

# Exclusive townhouse near the sea Molinar Palma

1744C - For Sale

€3,495,000

PALMA DE MALLORCA › Portixol - Molinar / Villa & House



## Exclusive townhouse near the sea Molinar Palma

This magnificent house, built in 2019, is located just a few steps away from the seafront in Palma's popular El Molinar neighbourhood. The property has a constructed area of 204 m<sup>2</sup>. In the lower living area is the living room with fireplace in which a high-quality and fully equipped kitchen is integrated (appliances from Mile, Smeg and Siemens). The living area offers access via large sliding glass doors to a unique terrace of approx. 60 m<sup>2</sup>, with a private swimming pool. There is also a guest toilet on the ground floor. In the upper living area, this exclusive property offers a bedroom with bathroom en suite, two further bedrooms, two balconies with sea views and a separate bathroom. Another highlight is certainly the approx. 62 m<sup>2</sup> roof terrace with a wonderful view of the sea. In the basement, there are also two further bedrooms, a bathroom, a steam sauna, a utility room and a storage room. This level offers plenty of natural light and an innovative feature where you can see the water of the pool through a glass pane. There are two private parking spaces in the outbuilding, which are included in the purchase price.

Air conditioning hot/cold, heating, fully fitted luxury kitchen with Siemens, Miele and Smeg appliances, double glazed windows, tiled and parquet flooring, solar heated swimming pool, 60 m<sup>2</sup> terrace area, 62 m<sup>2</sup> roof terrace with sea views, sauna, utility room, storage room, solar system.

Palma's urban district Portixol and adjacent Es Molinar are situated in the southeast of the city directly at the sea and are well-known due to its beautiful promenade alongside the sea, very popular for bicycle riders, inline skaters and joggers. Here you find some beautiful beach sections and a variety of exclusive restaurants and cafes. In Portixol you also find a small marina and the city beach of Palma de Mallorca. To the city center you get within a 10 min. drive by bus or by car. The international airport you reach within just 5 minutes by car.

Bedrooms	5
Bathrooms	3
Plot size	126 m <sup>2</sup>
Area	204 m <sup>2</sup>
Parking	2 x
Heating	under floor, air con h/c
Built year	2019

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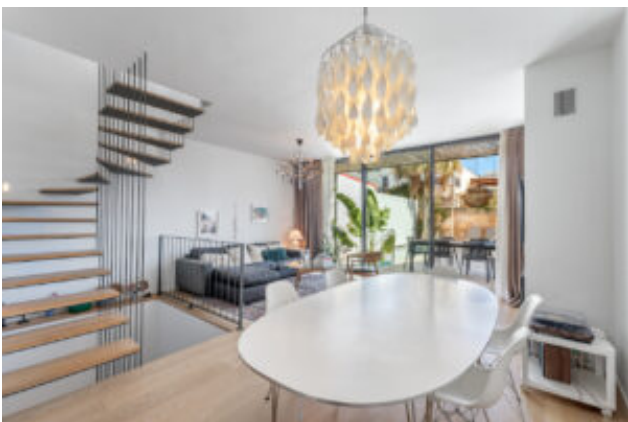
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# Additional Features

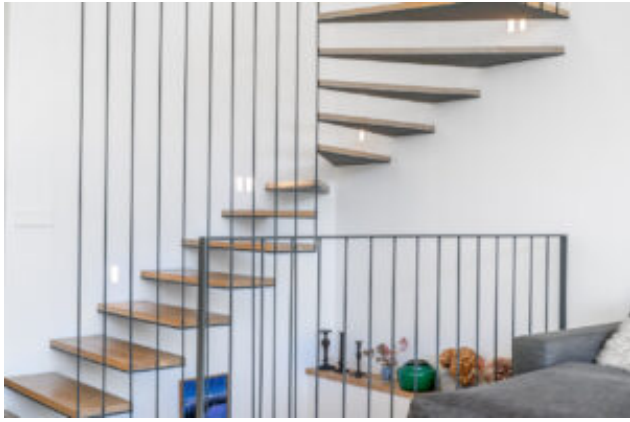
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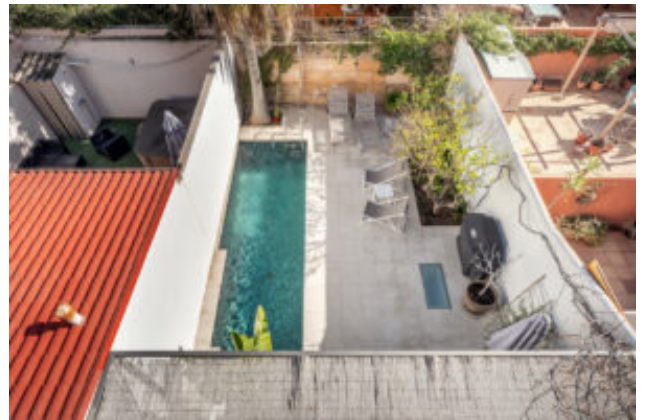
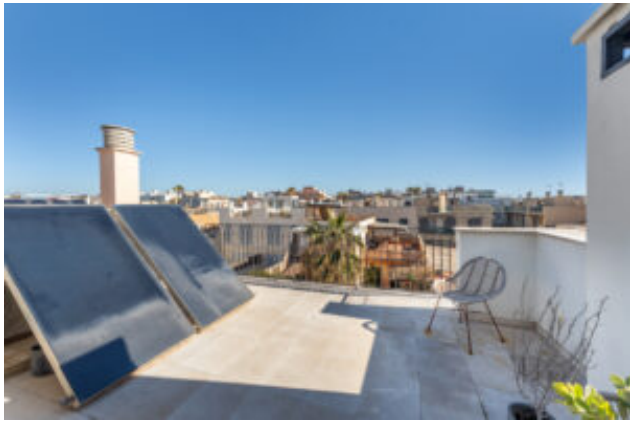
## Image Gallery

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## Property Location

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The map does not show the exact location of the property.

## Contact the Agent

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