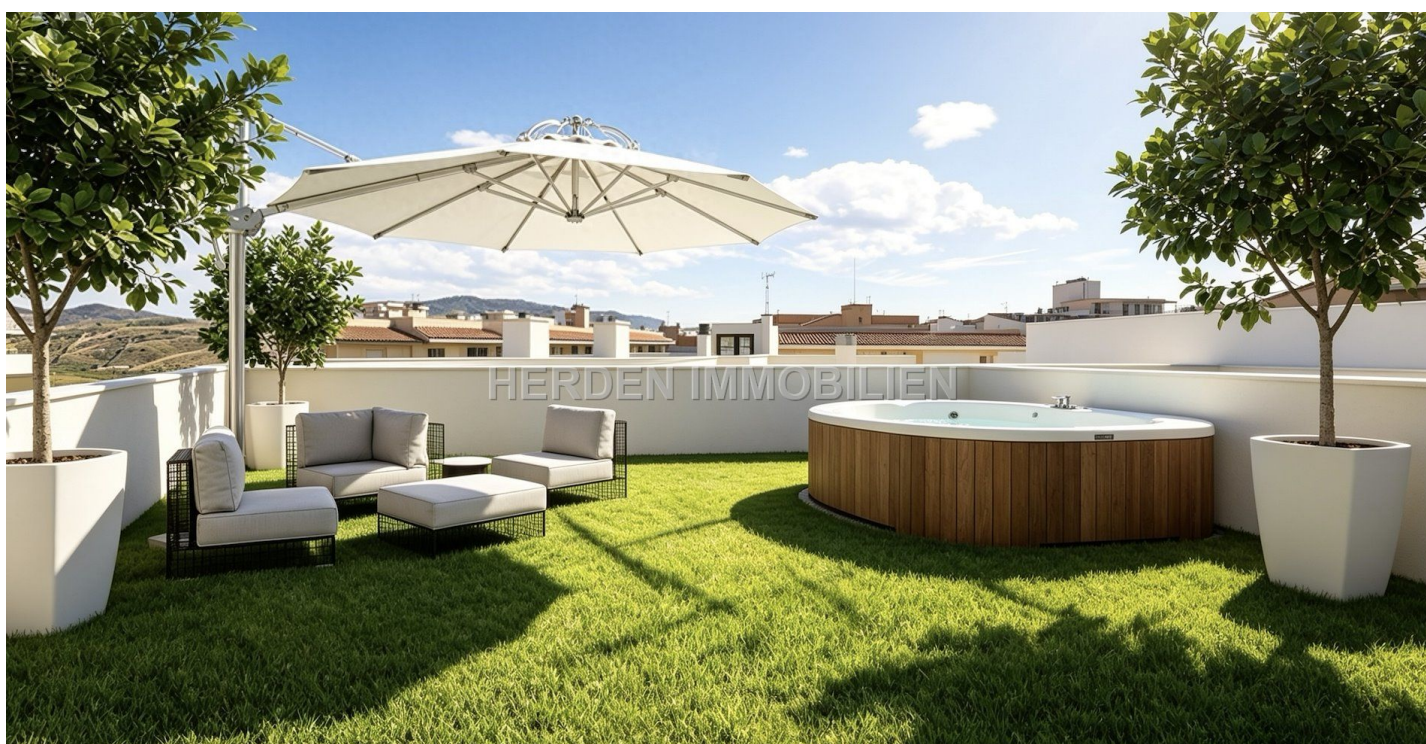




HERDEN IMMOBILIEN®

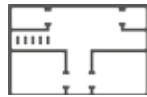
— *Finest Properties* —



EXCLUSIVE NEWLY BUILT DUPLEX APARTMENT WITH
PRIVATE XXL GARAGE AND STUNNING ROOFTOP
TERRACE – ONLY 80 METRES FROM THE SEA IN
COLÒNIA DE SANT JORDI



740.000 €



150 m²



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Description

Exclusive Newly Built Duplex Apartment with Private XXL Garage and Stunning Rooftop Terrace – Only 80 Metres from the Sea in Colònia de Sant Jordi

Presented by Manfred Herden – Herden Immobilien Mallorca. Over 34 years of experience in the Mallorcan real estate market.

Discover an exceptional newly built duplex apartment in the heart of the charming coastal town of Colònia de Sant Jordi, just 80 metres from the sea and only a short walk from the famous natural beach of Es Trenc.

This outstanding property combines contemporary architecture, premium construction quality and Mediterranean lifestyle, making it the ideal permanent residence, luxurious holiday home or secure investment.

The exclusive building consists of only four duplex apartments, with two already sold, ensuring privacy and a peaceful atmosphere.

The first floor features a spacious open-plan living and dining area with a modern designer kitchen opening onto a beautiful 25 m² private terrace, perfect for outdoor dining. A guest toilet completes this level.

Upstairs are three spacious bedrooms and two elegant bathrooms, including a luxurious en-suite.

The spectacular 65–75 m² rooftop terrace with jacuzzi and barbecue area offers the perfect setting to enjoy Mallorca's sunshine throughout the year.

A unique highlight is the 75 m² private garage with its own independent entrance, accommodating up to four vehicles. It also offers a utility room, natural daylight and enough space to create a private gym, workshop or additional storage area.

Features

Approx. 150 m² living area

Approx. 75 m² private garage

Approx. 25 m² kitchen terrace

Approx. 65–75 m² rooftop terrace

Underfloor heating

Independent air conditioning in every room

Energy-efficient aerothermal heating system

Premium thermal-break windows with high-performance glazing

Jacuzzi

Barbecue area

Ready for immediate occupancy

The built-in wardrobes and bathroom vanity units will be completed according to the purchaser's individual preferences, allowing the future owner to personalise the finishing touches.



Price: €740,000

This is a rare opportunity to own a luxury duplex only moments from the sea in one of Mallorca's most desirable coastal locations.

Manfred Herden of Herden Immobilien Mallorca has successfully advised buyers and sellers on Mallorca for more than 34 years.

I would be delighted to provide further information or arrange a private viewing of this exceptional property.

More info

Utility surface 300 m²

Resilient door

Heating

Balcony

Air condition

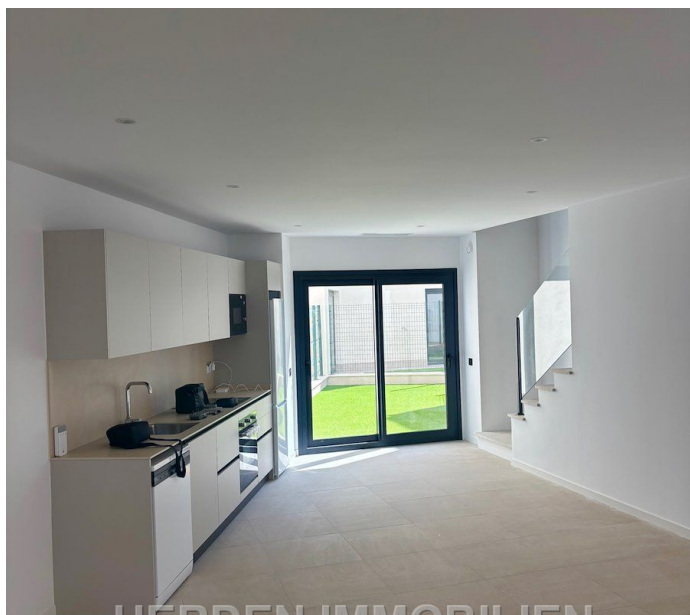


Energy rating



Emissions CO2





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