

**Exclusive seafront property with large terrace and direct private access to the sea.**

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## Price

2.485.000 €

## Location

Cala Mayor-San Agustín / Palma City / Sant Agustí

## Description

Enjoy the magic of bathing in the sea at any time of the day directly from the terrace of your house; calm and relaxation guaranteed.

To wake up looking at the sea and dive into its clean waters is a privilege that very few can enjoy. This fantastic ground floor offers us 100 m2 of terrace from where we can have totally private access to the sea that bathes the coastal area of San Agustín, in Palma, a locality full of life with all the necessary services for day-to-day life around it, as well as the prestigious marina of Cala Nova.

The property has a total of 170 m2 facing south and occupies the ground floor of a well-kept building on the seafront.

It has 2 bedrooms with en suite bathrooms, the main one with a large dressing area as well as a more interior room that can be used as desired, a games room, an office or add an additional dressing room. A large main space is occupied by the living-dining room with a large open and fully equipped kitchen. Both this area and two of the rooms are open through large windows to the magnificent sea views and the private terrace of the house from where you can almost touch the sea.

The house includes a large garage for the maximum comfort of its owners.

Living in an eternal summer in front of the Mediterranean with all the comforts of everyday life and 5 min. from the centre of Palma.

### CHARACTERISTICS:

-Air conditioning hot/cold by ducts, electric heating, built-in wardrobes, dressing room, stoneware flooring, building with lift.

-Open fitted kitchen.

-Private terrace of 100 m2, garage

### LOCATION

-South facing

-Sea views, direct access to the sea.

-Close to restaurants, close to shops, close to marina, close to shopping centres, 5 min. from Palma city centre.

### Details

Double room	2
Bathrooms	3
Living space	170
Terrace area	100
Year of construction	2002

### Extras

Air conditioning
Fitted wardrobes
Lift
Heating



Photos

