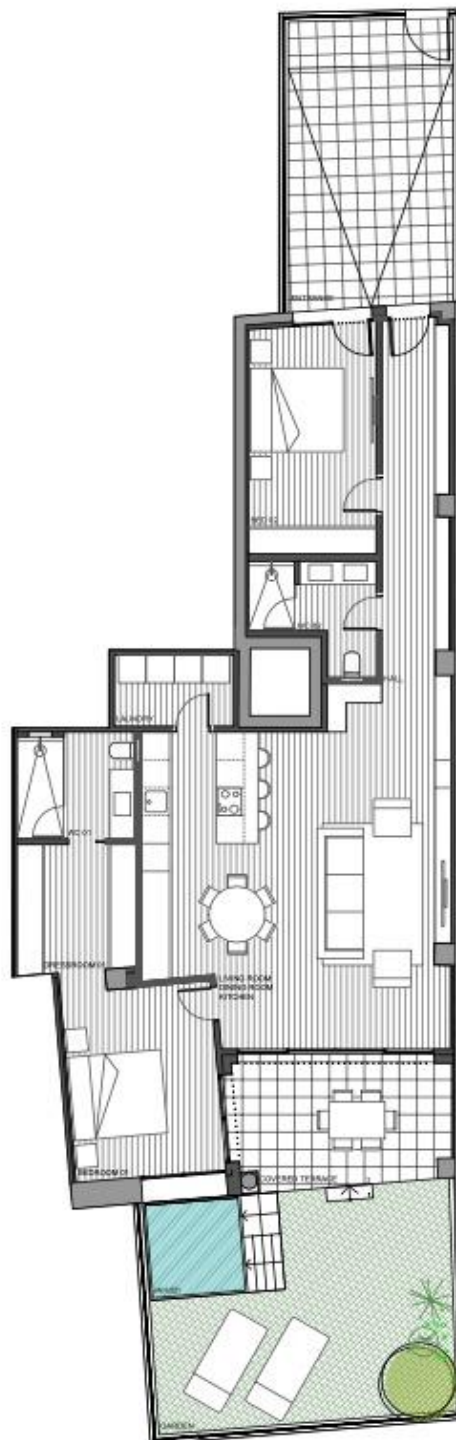


Elegant Ground-Floor Residence with Garden and Terraces Just Steps from the Beach in Ciudad Jardín

SIX GARDENS - CIUDAD JARDÍN

GARDEN 2



GARDEN 2	
USABLE SURFACE AREA / NUTZBARE FLÄCHE	
Living-Dining Room, Kitchen / Wohn-Essbereich, Küche	48,70 m²
Bedroom 01 / Schlafzimmer 01	16,23 m²
Dressroom 01 / Ankleide 01	8,67 m²
Bedroom 02 / Schlafzimmer 02	16,45 m²
Bathroom 01 / Badezimmer 01	6,67 m²
Bathroom 02 / Badezimmer 02	6,38 m²
Hall / Flur	12,33 m²
Laundry / Hauswrt.	4,78 m²
Total	120,91 m²

EXTERIOR AREA / AUSSENBEREICH	
Entrance / Eingang	24,96 m²
Covered Terrace / Überdachte Terrasse	12,45 m²
Garden / Garten	30,51 m²
Total	72,92 m²

Price

995.000 €

Location

Portixol-Molinar-Ciudad Jardin / Palma City / El Coll d'en Rabassa

Description

Just a short walk from the beach and only minutes from Ciudad Jardín and El Molinar, this ground-floor residence captures the tranquillity of Mallorca's coastline through a contemporary architectural lens. Cafés, restaurants and bars bring life to the surrounding streets, while the property remains a peaceful and private retreat, ideal as a permanent residence or an exceptional holiday home.

Completely renovated to a high standard, the property offers 122 m² of interior living space and 73 m² of outdoor areas, comprising a 36 m² private garden, a 12 m² covered terrace ideal for al fresco dining, and a welcoming 25 m² entrance terrace that creates a generous first impression. Floor-to-ceiling windows and sliding doors blur the boundaries between indoors and outdoors, allowing natural light to flow throughout the day, while high ceilings and clean architectural lines enhance the sense of understated spaciousness.

The living room, dining area and bespoke kitchen come together in an open-plan space that forms the heart of the home, complemented by a separate utility room that keeps everything neatly organised. The private quarters comprise two bedrooms and two bathrooms, one of which is en suite. The principal bedroom also features a walk-in wardrobe.

The quality of the finishes complements the contemporary design, with ducted hot and cold air conditioning, underfloor heating powered by an air-to-water heat pump, premium appliances, carefully planned lighting and designer taps and fittings. A private parking space completes the property.

A rare opportunity to enjoy a home with a garden, high-quality finishes and the sea just a few steps away, in one of Palma's most sought-after areas.

FEATURES:

- Ducted hot and cold air conditioning, underfloor heating, aerothermal climate control system, aluminium double-glazed windows and built-in wardrobes.
- Bespoke integrated kitchen fitted with Bosch appliances.
- Terrace, garden, plunge pool and private parking.

LOCATION:

-A 5-minute walk from the beach, close to restaurants, shops and supermarkets, and just a few minutes from Palma city centre.

Details

Double room	2
Bathrooms	2
Year of construction	2023
Living space	122
Terrace area	72
Area plot	195

Extras

- Adapted for disabled
- Central air conditioning
- Fitted wardrobes
- Central heating
- Heating
- Laundry room
- Bright
- Private swimming pool
- Solarium
- Automatic irrigation system

