



HERDEN IMMOBILIEN®

— *Finest Properties* —



## EXCLUSIVE NEW BUILD GROUND FLOOR APARTMENT IN PALMA NOVA FOR SALE



755.000 €



96 m<sup>2</sup>



3



2

## Description

Exclusive Newly built ground floor flat in Palma Nova  
Reference 2383-VI-1 -B -0 -A

Located in the highly sought-after area of Palma Nova on Mallorca's southwest coast, this exclusive Newly built ground floor flat is part of a prestigious residential complex with only 20 units. Just 400 metres from the beautiful sandy beaches, this property offers a perfect combination of modern architecture, comfort and quality.

The ground floor flat a constructed area of 206,32 m<sup>2</sup>, including 95.30 m<sup>2</sup> of living space and a 37,69 m<sup>2</sup> terrace . It offers 3 bedrooms and 2 bathrooms, designed with an intelligent layout and large floor-to-ceiling windows that flood the interiors with natural light and create a warm, elegant atmosphere.

The purchase price is €755,000, including an underground parking space and a private storage room valued at €25,000, already included in the price.

The architecture of this home has been meticulously designed, both inside and out, combining functionality with refined design. The open-plan living area flows seamlessly onto the terrace, allowing you to fully enjoy Mallorca's exceptional climate.

The residential complex represents the perfect balance of modernity, quality and sustainability. High-end building specifications, state-of-the-art energy efficiency, excellent thermal and acoustic insulation, and pre-installation for an electric vehicle charging station ensure long-term value, reduced maintenance and lower utility costs. Advanced glazing technology maintains a constant indoor temperature, significantly reducing air-conditioning expenses while providing outstanding sound insulation for maximum tranquillity.

Location highlights:

- Palma Old Town only 15 minutes away
- The exclusive marina Puerto Portals just 5 minutes away
- Several renowned golf courses nearby
- Supermarkets, restaurants, and German & international schools within close proximity

This property is ideal as a permanent residence, holiday home or high-quality investment.

Manfred Herden looks forward to welcoming you.

Arrange your viewing today and do not miss this exceptional opportunity.

33 years of experience in selling premium properties on Mallorca.

## More info

Utility surface 207 m<sup>2</sup>

Floor GROUND FLOOR



Terrace 38 m<sup>2</sup>  
Pool  
Air condition  
Outside

Resilient door  
Lift  
Heating



**Energy rating**

In process

**Emissions CO2**

