HERDEN IMMOBILIEN®

Finest Properties




# FANTASTIC NEW GROUND FLOOR APARTMENT IN PALMA NOVA FOR SALE

HERDEN IMMOBILIEN / Manfred Herden Invest S.L.
Passeig Illetes, 6 - Local 1
07181 Ses Illetes Calvia Mallorca Baleares

+34 871 611 209
info@herden-immobilien.com
www.herden-immobilien.com

| | | | |
|---|---|---|---|
| 785.000 € | 97 m² | 3 | 2 |

# Description

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

Located in the highly sought-after area of Palma Nova on Mallorca's southwest coast, this fantastic 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 fantastic ground floor flat a constructed area of 273,97 m², including 96,16 m² of living space and a 33,06 m² 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 €785,000, 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 274 m²

Floor GROUND FLOOR

Terrace 33 m²
Pool
Air condition
Outside

Resilient door
Lift
Heating



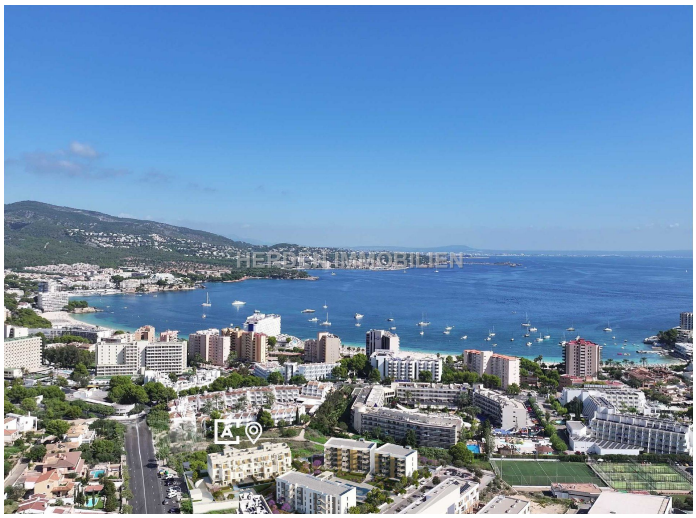
**Energy rating**

In process

**Emissions CO2**

HERDEN IMMOBILIEN / Manfred Herden Invest S.L.
Passeig Illetes, 6 - Local 1
07181 Ses Illetes Calvia Mallorca Baleares

+34 871 611 209
info@herden-immobilien.com
www.herden-immobilien.com






















HERDEN IMMOBILIEN / Manfred Herden Invest S.L.
Passeig Illetes, 6 - Local 1
07181 Ses Illetes Calvia Mallorca Baleares

+34 871 611 209
info@herden-immobilien.com
www.herden-immobilien.com