

**Portixol**

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## Newly-built penthouse with 2 bedrooms, private roof terrace, jacuzzi and sea views in Nou Llevant, Palma

constructed area: 190 m<sup>2</sup>  
bedrooms: 2  
bathrooms: 2  
balcony/terrace: ✓  
sea view: ✓

swimming pool: ✓  
energy certificate: in process

**price: € 2,430,000.-**



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## Details:

Luxurious 2-bedroom new-build penthouse with high-end fittings and exceptional design.

Xojay Residences offers comfort and service with excellent facilities and services, including a cafe, a private meeting room and various leisure / and communal areas such as the rooftop swimming pool, a modern gym, an elegant pavilion or the "Owners Lounge". Modern urban living is redefined here.

This duplex penthouse has a total area of around 190 sqm, distributed over 2 bedrooms and 2 bathrooms, one of which is en suite, a 7 sqm terrace on the living level, a roof terrace, the living area with open kitchen and separate utility room.

The 50 sqm roof terrace is equipped with an outdoor kitchen and a private Jacuzzi. There is also private elevator access to the apartment.

The residential complex is equipped with a high-tech security system, video surveillance and a 24-hour concierge service.

Sustainability is a top priority here. Energy class A is achieved through the use of rainwater, intelligent planting and façade greening, as well as the use of top-quality materials. This is the first multi-family building on the island to achieve this energy class.

The restrained, modern ISLAND design line adorns this luxurious dream home and ensures an unobtrusive and clear living ambience.

Parking spaces in the building's own underground garage can be purchased for €30,000, including an electric charging station if desired.

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### **Location & surrounding area:**

With unbeatable location just minutes from the beach (250 meters), Portixol (200 meters), the old town and Puerto de Palma (500 meters), and the airport 10 minutes away.



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Your home. Our passion.



Impressive roof top pool



Green exteriors



Dining area



Dining area



Kitchen



Inviting double bedroom



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PORTA MONDIAL®

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Noble bathroom



Alternative bathroom style



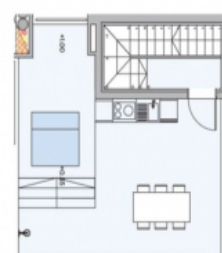
Community gym area



Exterior view of the residential complex



Apartment



Roof terrace