

## Puerto Pollensa

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Enchanting duplex-apartment on the sea: Luxurious lifestyle in Port Pollençà on the marina and close to the sandy beach

constructed area:	251 m <sup>2</sup>	swimming pool:	-
bedrooms:	4	energy certificate:	in process
bathrooms:	3		
balcony/terrace:	-		
sea view:	-	<b>price:</b>	<b>€ 1,150,000.-</b>



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### Details:

This wonderfully-renovated duplex apartment is situated in a prime location on the harbour of Port Pollençà.

On its entrance level is a spacious living area fitted with panorama sliding doors providing impressive views of the harbour, with access to a front terrace from where the harbour-life can be observed. On this level is also the utility area, a guest WC, a small room which would be ideal, for example, to be used as an office, and a fully equipped fitted kitchen with a separate laundry room and pantry.

From this level an elegant staircase leads to the upper floor which is characterised by a long hallway with numerous fitted wardrobes and storage space. Also on this floor is the master bedroom with views over the harbour and its own private sun terrace, and an en-suite bathroom with bathtub and shower, a separate bathroom and 2 double bedrooms.

The apartment is equipped with air conditioning and central heating, and it would be possible to install a lift connecting the 2 levels.

This lovely duplex apartment represents a rare opportunity to acquire a very high-quality property right by the sea in Port Pollençà.

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### Location & surrounding area:

Puerto de Pollensa with its coveted and popular beach promenade, is known for a very special and very well-known top real estate area: Paseo Voramar, or "Pine Walk" in English, so named as the sea promenade is mostly lined with very old pine trees. Right on the seafront and with fun-filled sea - and harbour views, the promenade with its many apartments, as well as long-established residential estates, provides an incomparable living experience - pure sea! It should be also mentioned that the south facing bay of Pollensa has an absolute cult status with surfers and especially kite surfers.

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Large terrace with a harbour view



Beautiful harbour view



Sea and mountain views



Sweeping views



Large living area



Living area with access to the terrace

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Elegant dining area



Fully equipped live-in kitchen



Spacious bedroom with fantastic views



Bedroom with built-in cupboards



Additional bedrooms



Beautiful hallway

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Bright bathroom with bathtub



Additional terrace



Superb view



Impressive sea and mountain views