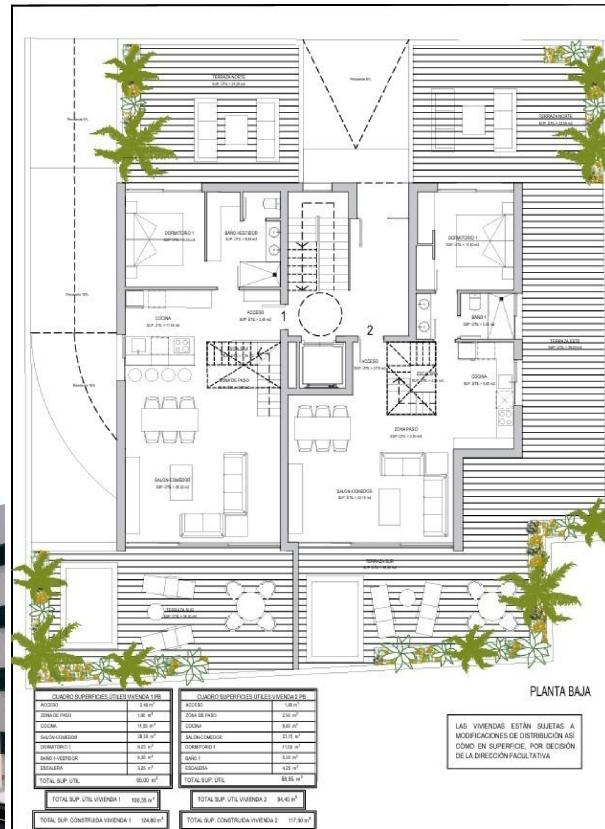


duplex for sale Sant Jordi De Ses Salines, Sant Josep De Sa Talaia



Exclusive new-build duplex on the ground floor located in Colònia de Sant Jordi, one of the most sought-after areas in the southeast of Mallorca, just a few minutes from the sea and some of the best beaches on the island.~~Located in a building with only three homes, this property offers privacy, contemporary design, and a carefully selected range of materials. Ideal as a permanent residence, second home, or investment.~~The development is currently under construction, with an expected completion date at the end of 2026.~~Distribution and areas – Housing 1 (Duplex)~~The property is spread over two floors, with a clear separation between the living area on the ground floor and the sleeping area on the first floor.~~Total built area: 124.80 m²~Total usable area: 100.35 m²~Private exterior spaces:~• South terrace: 39.30 m²~• North terrace: 29.25 m²~Includes underground parking space and storage room.~~Ground floor – Living area:~~Independent access to the property (2.40 m²)~Spacious, bright living-dining room (28.30 m²) with direct access to the terraces~Independent kitchen (11.55 m²)~Ground floor bedroom (9.25 m²)~Bathroom with integrated dressing room (8.35 m²)~Hallway (1.90 m²)~Internal connecting staircase (3.25 m²)~From this floor, you access the spacious private terraces, with the standout feature being the south-facing terrace with private jacuzzi, a distinctive element that adds significant value and a high level of comfort.~~First floor – Sleeping area:~~Bedroom 2 (10.50 m²)~Bedroom 3 (10.50 m²)~Full bathroom (4.80 m²)~Independent laundry room (4.05 m²)~Hallway (5.50 m²)~This floor is dedicated to the more private areas of the property, offering peace and a functional layout for daily living.~~Quality and equipment:~~Large-format porcelain flooring~Bathrooms with suspended sanitaryware, black finish taps, and large shower trays~Contemporary bathroom

furnishings~Kitchen equipped with modern cabinetry, XTONE countertops, and high-end appliances~Materials selected for their durability, aesthetics, and easy maintenance~~Location:~~Colònia de Sant Jordi is known for its peaceful atmosphere, marina, and proximity to beaches such as Es Trenc, Es Dolç, and Es Carbó, along with all the necessary amenities within walking distance.~~A unique opportunity:~~A new-build ground-floor duplex with spacious private terraces and an outdoor jacuzzi, in a development of only three homes, represents an exclusive and rare opportunity in the area.~~Legal note: The surfaces and layouts are indicative and may be subject to modifications by the project management. This information is purely indicative and does not have contractual value.~~Call us and come visit before it's too late.~Official Real Estate Agent of the Balearic Islands No. GOIBE584661/2024.

property details

Spanishestate id:	6336118
reference::	SIMMAR2
close to/ located:	Sant Jordi De Ses Salines
region:	Sant Josep De Sa Talaia
property type:	duplex
rooms:	3
property surface:	124 m2
surface plot:	439 m2
price:	€ 850.000

contact

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