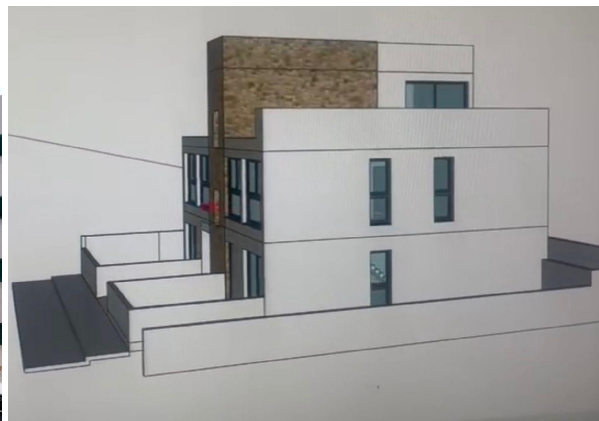


duplex for sale Sant Jordi De Ses Salines, Sant Josep De Sa Talaia



Exclusive new-build ground-floor duplex located in Colònia de Sant Jordi, one of the most sought-after areas in the southeast of Mallorca, just minutes from the sea and some of the island's best beaches.~~Situating in a building with only three homes, this property offers privacy, contemporary design, and carefully selected materials. Ideal as a permanent residence, second home, or investment.~~The development is currently under construction, with completion scheduled for the end of 2026.~~Layout and areas – Property 2 (Duplex)~~The property is arranged 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: 117.90 m2~Total usable area: 94.40 m2~Private outdoor spaces:~• South-facing terrace: 36.00 m2~• North-facing terrace: 32.55 m2~Includes underground parking space and storage room.~~~ Ground floor – Living area:~~Independent access (1.80 m2) ~Bright living-dining room (23.15 m2) with direct access to the terraces~Separate kitchen (9.60 m2)~Ground-floor bedroom (11.50 m2)~Full bathroom (5.35 m2)~Hallway (2.90 m2)~Internal staircase (4.25 m2)~~~ First floor – Sleeping area: ~Bedroom 2 (10.70 m2)~Bedroom 3 (10.00 m2)~Full bathroom (5.10 m2)~Independent laundry room (5.15 m2)~Hallway (4.90 m2)~~~ Quality and equipment:~~Large-format porcelain flooring~Bathrooms with suspended sanitaryware, black-finish taps, and large shower trays~Contemporary bathroom furniture~Kitchen fitted with modern cabinetry, XTONE countertops, and top-brand appliances~Materials selected for 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, with all essential services within walking distance.~~~ A unique opportunity:~~A new-build ground-floor duplex with spacious private terraces, in a development of only three homes, represents a rare and exclusive opportunity in the area.~~Legal note: Areas and layouts are indicative and may be subject to changes by the project management. This information is for guidance only and has no contractual value.~~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

contact

Spanishstate id: **6336119**
reference:: **SIMMAR3**
close to/ located: **Sant Jordi De Ses Salines**
region: **Sant Josep De Sa Talaia**
property type: **duplex**
rooms: **3**
property surface: **117 m2**
surface plot: **439 m2**
price: **€ 750.000**

real estate agent: **Inmosole**
name: **not available**
spreekt: **not available**
telefoon: **+34971623516**