



SUNLIFE HOMES
MALLORCA *Real Estate*

Exclusive Luxury Apartment in a Prime Harbor Location in Puerto Portals | Long-Term Lease



Property: SHM0332 | 07181 Portals

Constructed area	130,00 sqm	Deposit	13.800,00 €
Living area	100,00 sqm	Kind of property	Apartment
Usable area	130,00 sqm	Year of construction	1980
Rooms	3	Year of last modernization	2025
Bedrooms	2	Condition	Fully refurbished
Bathrooms	2	Energy certificate	available
No. of terraces	1	Energy efficiency class	D
No. of parking spaces	1	CO2 emission class	D
Basic rent	6.900,00 €		

SUNLIFE HOMES MALLORCA S.L.

Calle Carlos Sáenz de Tejada García

6

07181 Magaluf

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www.sunlifehomes-mallorca.com

Description

This exceptional, fully furnished luxury apartment is located right on the waterfront in Puerto Portals and combines modern design with exclusive living comfort. From the terrace, you can enjoy a beautiful view of the Mediterranean Sea and the marina. One of the most sought-after residential areas in southwestern Mallorca is combined here with high-quality finishes and state-of-the-art building technology.

With a total area of approximately 130 m², including the terrace, the apartment features an open-concept living and dining area, two spacious bedrooms, and two stylish bathrooms. Generous windows flood the rooms with natural light and create a harmonious living atmosphere.

The elegant designer kitchen is equipped with high-quality built-in appliances from Miele, as well as a cooktop and oven from BORA, and blends perfectly into the open-concept living space. The tasteful furnishings, including pieces from Eichholtz, underscore the apartment's exclusive character and make it ready to move into immediately.

A modern aerothermal system ensures a comfortable indoor climate by operating the underfloor heating, the central air conditioning with individually controllable climate zones, and the hot water supply in a particularly energy-efficient manner. Living comfort is enhanced by a fully integrated smart home system and a high-quality JBL sound system, which has been discreetly installed in the walls and ceilings.

Elegant oak wood elements in the kitchen, doors, and built-in cabinets lend the apartment a warm and timeless atmosphere. High-quality aluminum windows from Cortizo offer excellent thermal and sound insulation and round out the high-end overall design.

Location

Portals Nous is one of the most exclusive residential areas in southwestern Mallorca and is particularly well-known for the renowned Puerto Portals marina. Exclusive restaurants, stylish cafés, boutiques, and luxurious yachts lend the area a unique Mediterranean atmosphere.

The apartment is located right on the waterfront in Puerto Portals. The promenade, the sandy beach, and numerous shopping options are all within easy walking distance. International schools, medical facilities, and a wide range of sports and recreational activities are also located in the immediate vicinity.

The island's capital, Palma, is about a ten-minute drive away, and the international airport is about twenty minutes away. The combination of an exclusive location, excellent infrastructure, and close proximity to the sea makes Portals Nous one of the most sought-after residential areas in Mallorca.

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Furnishing description

- Approx. 130 m² total living space including terrace
- Beautiful views of the Mediterranean Sea and Puerto Portals Marina
- Directly located at Puerto Portals Marina
- Fully furnished
- Open plan living and dining area
- 2 bedrooms
- 2 bathrooms
- Designer kitchen
- Miele appliances
- BORA cooktop and oven
- Aerothermal system
- Underfloor heating
- Central air conditioning with individually controlled climate zones
- Smart home system (Domótica)
- Integrated JBL sound system
- High quality oak finishes
- Cortizo aluminium windows
- Underground parking space
- Rent: €6,900 per month plus €150 per month for the underground parking space
- Included: Community fees, water and WiFi
- Electricity charged separately
- Agency fee: 1.5 months' rent plus applicable VAT

Other data

For more information, please contact us, quoting property ID SHM0332.

All details regarding this property are based exclusively on information provided by our client. SUNLIFE HOMES MALLORCA S.L. assumes no liability for the completeness, accuracy, or timeliness of this information. Registered real estate agent: GOIBE 482660 / 2024



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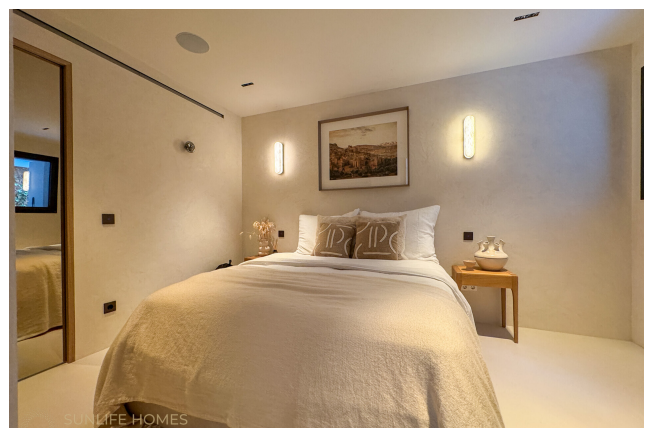
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