



HERDEN IMMOBILIEN®

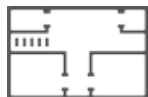
— *Finest Properties* —



EXCLUSIVE NEWLY BUILT DUPLEX APARTMENT WITH
PRIVATE XXL GARAGE AND STUNNING ROOFTOP
TERRACE – ONLY 80 METRES FROM THE SEA IN
COLÒNIA DE SANT JORDI



840.000 €



200 m²



3



2

Description

Exclusive Luxury Duplex Apartment with Private XXL Garage, Rooftop Terrace & Jacuzzi – Only 80 Metres from Es Trenc Beach

Presented by Manfred Herden – Herden Immobilien Mallorca. With more than 34 years of experience in the Mallorcan property market, I would be delighted to introduce you to this exceptional home personally.

This outstanding newly built duplex apartment is located in the charming coastal town of Colònia de Sant Jordi, just 80 metres from the sea and only a short stroll from the famous natural beach of Es Trenc.

Combining generous living spaces, premium construction quality and exceptional outdoor areas, this property represents a rare opportunity on Mallorca's southern coast.

The duplex offers approximately 200 m² of living space distributed over two elegant floors.

The first level features a spacious and light-filled living and dining area with an open-plan kitchen, direct access to a magnificent 75 m² wrap-around terrace, and a guest toilet.

The upper floor comprises three spacious bedrooms and two stylish bathrooms, one of them en-suite. A further 75 m² wrap-around balcony provides beautiful outdoor living space and plenty of natural light.

The spectacular 150 m² private rooftop terrace is undoubtedly one of the property's highlights. Equipped with a jacuzzi and barbecue area, it offers complete privacy and an ideal setting for entertaining, relaxing and enjoying the Mediterranean lifestyle all year round.

One truly unique feature is the impressive 150 m² private garage with space for up to six vehicles. It has its own private entrance and direct internal access to the apartment. Thanks to its semi-basement position, the garage benefits from natural daylight and also includes a laundry room with additional space suitable for a private gym, workshop or storage area.

Premium features include:

- Individual air conditioning in every room
- Underfloor heating
- Energy-efficient aerothermal heat pump
- High-performance thermal-break glazing
- High-quality construction
- Ready for immediate occupancy

The future owner will also have the opportunity to personalise the built-in wardrobes and bathroom washbasins, which will be completed according to their individual preferences before handover.

The building consists of only four exclusive duplex apartments, two of which have already been sold, creating an intimate and peaceful residential community.



Property Highlights

Approx. 200 m² living area

Approx. 300 m² over two residential floors

150 m² private garage

150 m² rooftop terrace

Two wrap-around terraces of 75 m² each

Only 80 metres from the beach

Walking distance to Es Trenc

Price

€840,000

Manfred Herden – Herden Immobilien Mallorca

For more than 34 years, I have specialised in premium properties across Mallorca, offering professional advice and personal service throughout every step of the purchasing process.

I look forward to hearing from you and arranging your private viewing.

More info

Toilet 1

Terrace 300 m²

Resilient door

Heating

Utility surface 600 m²

Balcony

Air condition

Outside



Energy rating



Emissions CO2



