



## Exclusive ground floor apartment with 99m2 terrace for sale in Marratxi.

	<b>3</b> Bedrooms		<b>2</b> Bathrooms		<b>163 m<sup>2</sup></b> Built		<b>414 m<sup>2</sup></b> Total		<b>625.000€</b> Price
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## Description

Your new home: Ground floor with soul, private terrace and space to enjoy life~~Imagine waking up every morning in a place that not only offers you comfort, but also peace, privacy and a quality of life that is hard to match. We present this charming 99 m<sup>2</sup> ground floor apartment, where every corner has been designed for you to live life to the fullest, in style and with everything you need at your fingertips. A building with only three floors, one neighbor per floor. Located in Pont d'Inca, a quiet and well-connected area.~~ This property is sold fully furnished and equipped, ready for you to start a new chapter in your life without worrying about a thing.~~An interior that invites you to stay:~~From the moment you step inside, you will feel the warmth of a home that has been cared for down to the smallest detail. It has:~• Three bedrooms, one of which has a spacious 9 m<sup>2</sup> dressing room, perfect for those who love order and style~• Two modern and functional bathrooms with showers~• A separate, fully equipped kitchen with direct access to a beautiful 14 m<sup>2</sup> glazed terrace, ideal for breakfast in the sun~• A spacious living room with elegant custom-made furniture and an incredible 4K XGIMI-PRO cinema projector, so you can enjoy movie nights with family or friends, as if you were in your own cinema~Details that make the difference:~• Hot/cold air conditioning in all rooms~• Interior woodwork in solid wood lacquered in white, elegant and durable~• Exterior woodwork with Climalit double glazing, providing tranquillity and insulation~• Solid wood sliding doors in the study and gym, adding character and warmth~• Reinforced entrance door with advanced security system: three-point lock, anti-lever hinges and invisible lock with mobile control, wherever you are, surveillance cameras in the garden, on the porch, at the entrance, in the master bedroom, 4 motion sensors.~ • Oak laminate parquet flooring, adding warmth and elegance to the entire interior~• Aluminium Mallorcan shutters~~An exterior that connects you with what matters most:~~From the glazed terrace, a private staircase leads to an impressive 99 m<sup>2</sup> terrace, an oasis where you can disconnect from the world and reconnect with yourself or your loved ones.~• Enjoy yourself under a 13 m<sup>2</sup> handcrafted wooden pergola, perfect for al fresco dining or reading.~• Cook outdoors on a mixed butane and charcoal barbecue while sharing laughter with family and friends~• Take advantage of the air-conditioned studio, divided into:~• An acoustic room with a vaulted ceiling, ideal for music, recording or as an office, for working or simply relaxing~ An 8 m<sup>2</sup> gym with equipment, because taking care of yourself is also part of feeling at home~• And if you wish, you have the option of building a private swimming pool that will make this space truly unique~~ Includes a 10 m<sup>2</sup> parking space~~?~~? This property is not just square metres or a good investment. It is a new way of living, of enjoying your spaces, of creating memories. It is the home where you can start again, or continue your story with everything you deserve.~~ Can you imagine living here? Come and discover it for yourself. You will fall in love with it.~ ~ Registration ROAIIB-GOIBE-739576/2024~ ~~~

## Details

- ✓ Ref: 26119467
- ✓ Exterior
- ✓ Built in wardrobes
- ✓ Air conditioner
- ✓ Terrace
- ✓ Parking place
- ✓ Energy certification: E
- ✓ Built in wardrobes
- ✓ Air conditioner
- ✓ Terrace
- ✓ Parking place
- ✓ Parking place included in price

✓ Parking place included in price  
✓ Storage room

✓ Storage room  
✓ Garden