







## New construction. Ground floor for sale in Porto Petro with a large garden and community pool.

<https://www.studeblas.com/en/propiedad/obra-nueva-porto-petro-residencial-son-duri-planta-baja-edificio1-2-2-4-2/>

**505.000€**

REF: Bloque 1  
Escalera 1 PB-B

 TOTAL AREA <b>98,42 M<sup>2</sup></b>	 USEFUL AREA <b>83,93 M<sup>2</sup></b>	 ROOMS <b>2</b>	 BATHROOMS <b>2</b>	 PARKING <b>1</b>	 YEAR OF CONSTRUCTION <b>2024</b>
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Porto Petro: Ground floors, apartments, and penthouses just 150 meters from the harbour. Mallorca.

Official real estate agency

Residencial Son Duri is a new construction project in Porto Petro designed for your holidays in Mallorca, but with qualities that make it suitable for your permanent residence. Porto Petro is a paradise within the paradise of Mallorca; come and discover it.

Ground floor of 83.93 m<sup>2</sup> of housing with pergola of 14.49 m<sup>2</sup> and 22.42 m<sup>2</sup> of garden. Located in front of the community pool.

The flat has a large living-dining room facing the terrace to achieve as much light as possible, with an open kitchen. Laundry room, a double bedroom, a complete bathroom, and a double bedroom with a dressing room and an en-suite bathroom.

It has the necessary home automation to make life more pleasant. The kitchen is delivered with base units, oven and hob, and porcelain worktop.

Included in the purchase price is garage parking space of 10.35 m<sup>2</sup> and a storage room of 8.58 m<sup>2</sup>.

### Qualities:

The construction's qualities have taken into account important aspects such as durability, energy efficiency, comfort, and functionality.

The façade walls are made of high-quality materials with special attention to insulation.

Exterior carpentry in aluminum with thermal break and double glazing for energy saving and maximum insulation.

Both the interior partition walls and those between apartments are insulated.


Interior doors made of quality veneer.

Both the interior and exterior feature porcelain stoneware tiles.

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Garden paths with continuous concrete floors.

Electric switches and sockets from Jung, hot water supplied through solar energy with aérothermal technology. Air conditioning, cooling-heating through ducts with adjustable thermostat.

The buildings have adapted elevators that connect the parking spaces with all floors of the building.

**Note:**


All information in this advertisement has been provided by the developer, and there may be some variations in the surfaces or in some of the described elements. It is not binding information, and the real estate agency cannot be held responsible for it in any case

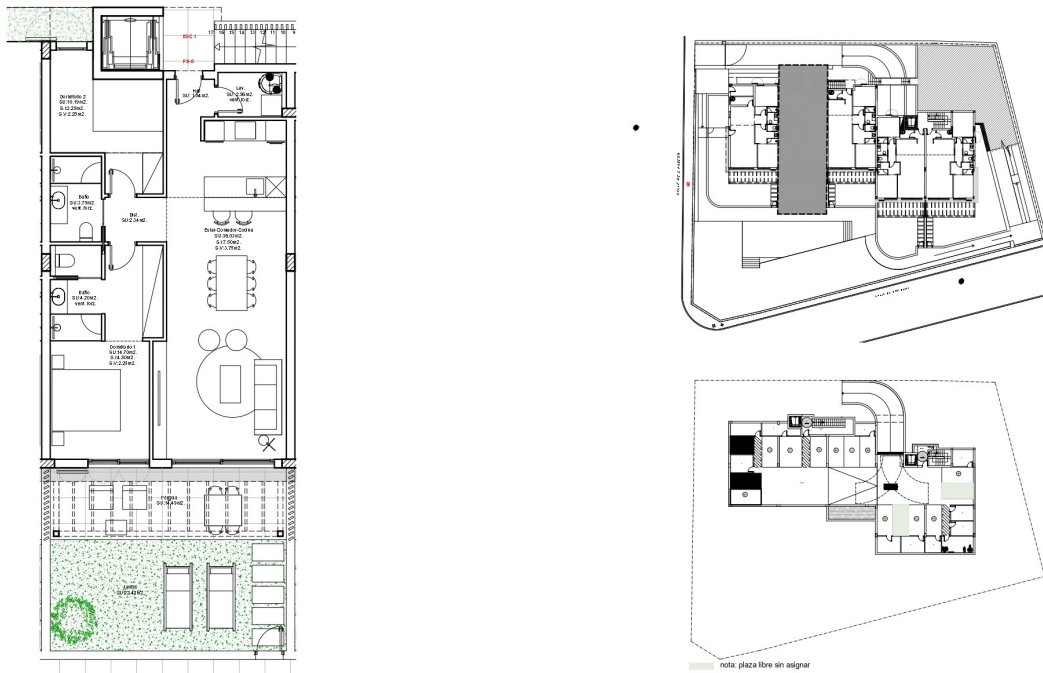


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CUADRO DE SUPERFICIES POR VIVIENDA EFECTOS VENTA

ESCALERA 1	PLANTA BAJA	VIVIENDA B	Cerrada:	83.93m <sup>2</sup>	Parking 1
			Pergola:	14.49m <sup>2</sup>	10.35m <sup>2</sup>
			Terraza:	...m <sup>2</sup>	Trastero 3
			Jardin:	22.42m <sup>2</sup>	8.58m <sup>2</sup>



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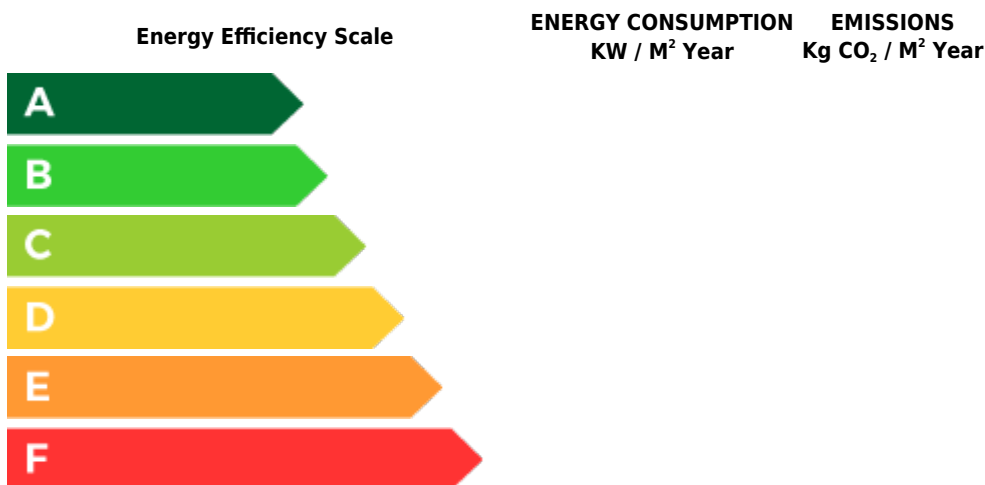
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## Characteristics

- Elevator
- Air condition
- Pool / community
- Pool / community
- Terrace / community
- Garage
- Heating
- Kitchen
- Garden / private
- Terrace / private
- Laundry
- Storage room

## Energy Performance Certificate



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## Location

Avenida de Ponent nº 1A  
Porto Petro

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