

## Luxurious penthouse apartment with private pool and exclusive communal areas in Talamanca



**Price: 3.250.000 €**

### GENERAL INFORMATION

Property Ref:	CW-D-T-325	Category:	Apartments
Location:	Santa Eulària des Riu	Area:	Talamanca
N. Bedroom:	3	N. Bathroom:	3
M <sup>2</sup> Property:		M <sup>2</sup> Inside:	195



This property is not for sale until the energy certificate has not been submitted.

### DESCRIPTION

This fantastic penthouse apartment is located near Talamanca beach in a luxurious complex of 54 apartments of exceptional quality and private security.

The common areas impress with a reception, double outdoor pool, children's pool, green areas with benches and lighting, indoor pool and a fitness area with changing rooms and sauna.

The construction features of the house meet all the needs for comfort in a Mediterranean climate,

without forgetting the efficiency that is currently required in terms of energy consumption.

Factors such as orientation, facade insulation, interior and exterior cladding and insulation systems, air conditioning/ventilation systems with energy recovery (aerothermal) and highly efficient lighting systems have been taken into account to achieve the best.

The penthouse can be easily reached by elevator from the underground car park with 2 parking spaces and a storage room. This offers a spacious living/dining room with an open kitchen equipped with high-quality appliances, a utility room, 3 double bedrooms each with a bathroom en suite.

From the living-dining room and the master bedroom you have access to the spacious, covered south-facing terrace with views to the sea.

A motorized glass roof system opens up access via an internal staircase to the impressive roof terrace. This is distributed over 2 levels with seating and a private swimming pool with fantastic views of the sea, Formentera and the old town of Dalt Vila. A high-quality synthetic floor in wood imitation and plants make this place an oasis.

An exceptional property for the most demanding clients looking for exclusivity and privacy in a secure environment.

**Object Properties:**

- 3 bedrooms
- living/dining room
- kitchen
- 3 bathrooms en suite
- guest toilet
- Dressing room
- 2 underground parking spaces storage
- room
- utility room

**Equipment / Extras:**

ADSL, aerothermal heating system, alarm system, aluminum windows, dressing room, exterior lighting, automatic irrigation system, en suite bathrooms, roof terrace, double glazing, fitted kitchen, fitted wardrobes, electric shutters, electric garage door, intercom with video surveillance, communal gym, communal pool / garden, communal sauna, fiber optics Internet, integrated ceiling lighting, pool, spa area, terraces, underground parking space, central air conditioning warm/cold







































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