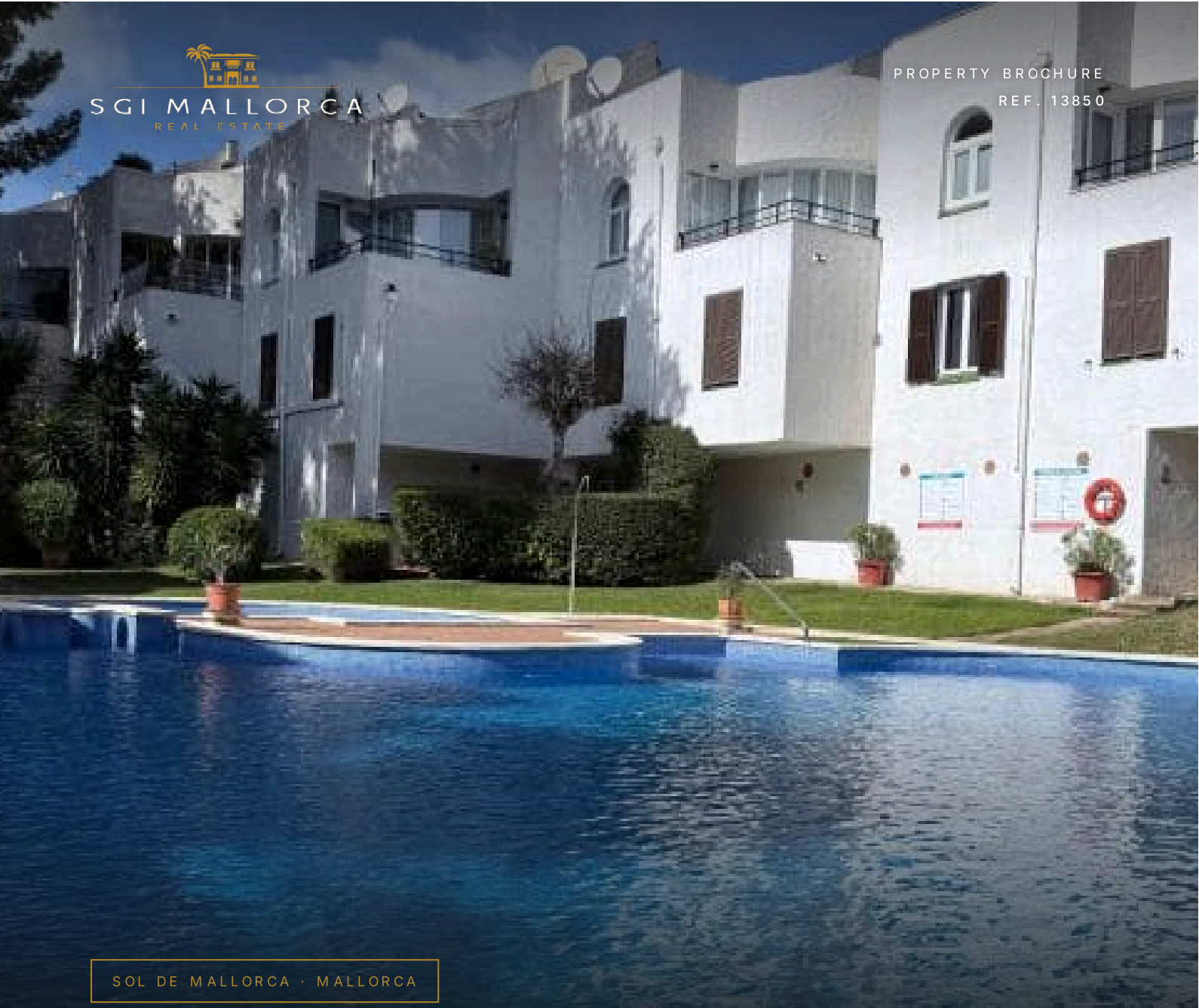


SGI MALLORCA
REAL ESTATE

PROPERTY BROCHURE
REF. 13850

SOL DE MALLORCA · MALLORCA

Investment opportunity duplex for reform *in Sol de Mallorca*

Investment opportunity duplex for reform in Sol de Mallorca Discover a rare opportunity to transform a spacious duplex in the prestigious and peaceful area of Sol de Mallorca, one of the most desirable residential enclaves in the southwest of the island. Known for its crystal-clear coves, Mediterranean pine forests, and proximity to Palma, this location combines privacy, natural beauty, and strong long-term investment potential. The property offers approximately 170 m² of built space distributed

ASKING PRICE	LIVING AREA	PLOT	BEDROOMS	BATHROOMS
€550,000	≈ 160 m²	≈ 170 m²	3	3

SGI MALLORCA
REAL ESTATE

THE PROPERTY

Apartment in *Sol de Mallorca*

Investment Opportunity: Duplex in Need of Renovation in Sol de Mallorca

Discover an attractive investment opportunity in one of the most exclusive and tranquil residential areas of south-west Mallorca – Sol de Mallorca. Surrounded by Mediterranean nature, idyllic bathing coves and a high-quality neighbourhood, this location combines privacy, quality of life and excellent potential for capital appreciation.

The duplex offers approx. 170 m² of living space spread over two levels, with versatile scope for redesign and modernisation. At present the property has three bedrooms, two bathrooms (one of them en suite), a guest WC, a bright living and dining room and a separate kitchen. Thanks to its southerly orientation, the apartment enjoys plenty of natural light throughout the day.

A particular highlight is the generous private roof terrace – ideal for creating a lounge area, an outdoor kitchen or a stylish alfresco dining space, and for enjoying the Mediterranean climate to the full.

The property is located in a well-kept residential development with a communal garden and swimming pool, providing a pleasant and secure environment. The features also include a private garage of approx. 45 m², an additional outdoor parking space, air conditioning (hot/cold) and double-glazed windows.

Although renovation work is required, this property offers enormous potential – for investors and owner-occupiers alike who wish to create their own individual dream home in a sought-after location. With well-considered modernisation, the value of the property can be increased significantly.

A sound investment with great development potential in one of the most sought-after coastal regions of Mallorca.

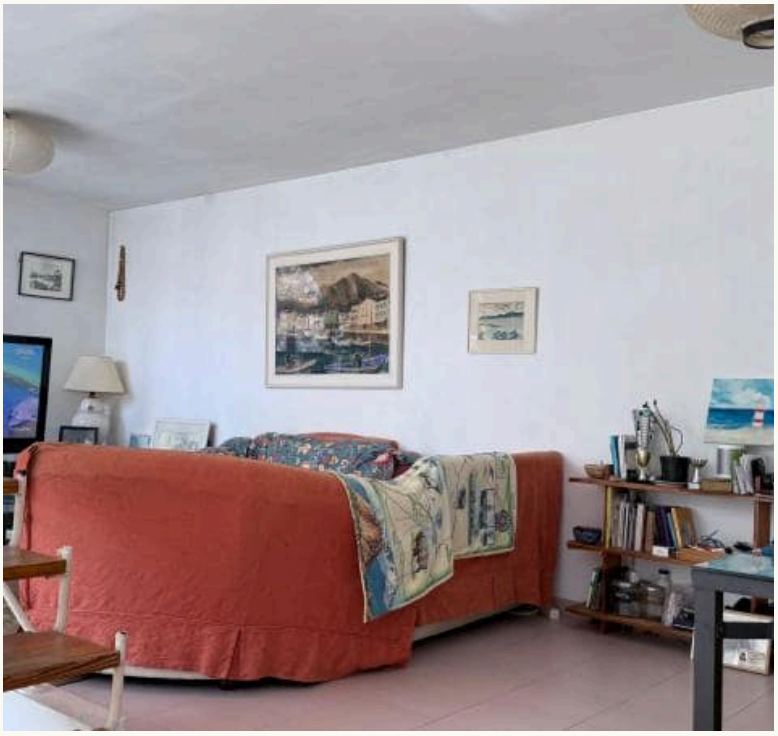
AT A GLANCE

Key facts

ASKING PRICE
€550,000

REF. 13850

PROPERTY TYPE Apartment	OFFER For sale	LOCATION Sol de Mallorca, Mallorca
LIVING AREA ≈ 160 m²	BUILT AREA ≈ 170 m²	PLOT ≈ 170 m²
BEDROOMS 3	BATHROOMS 3	TERRACES ≈ 55 m²
YEAR BUILT 1998	ENERGY RATING pending	REF. 13850



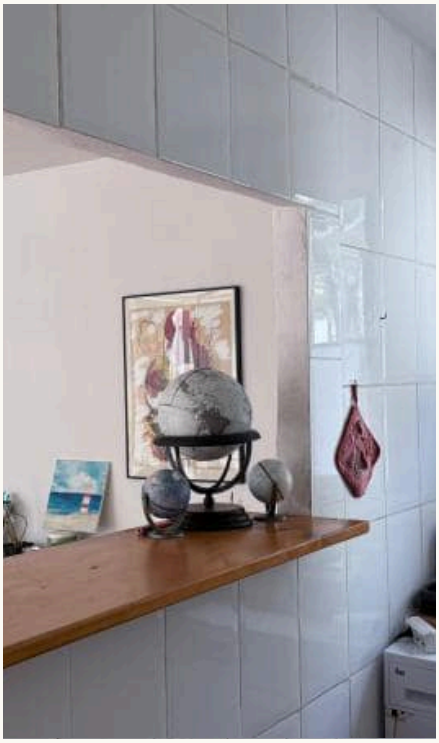


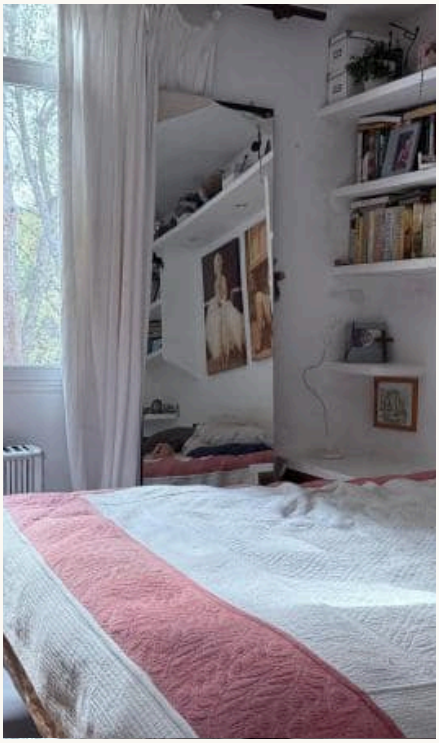


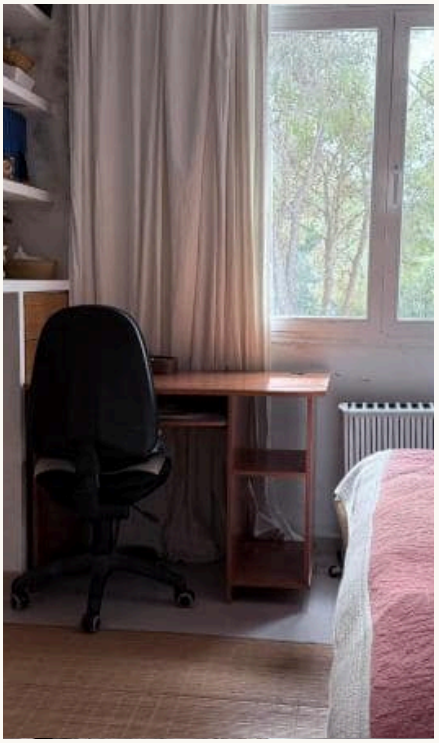
IMPRESSIONS

Spaces *with character*



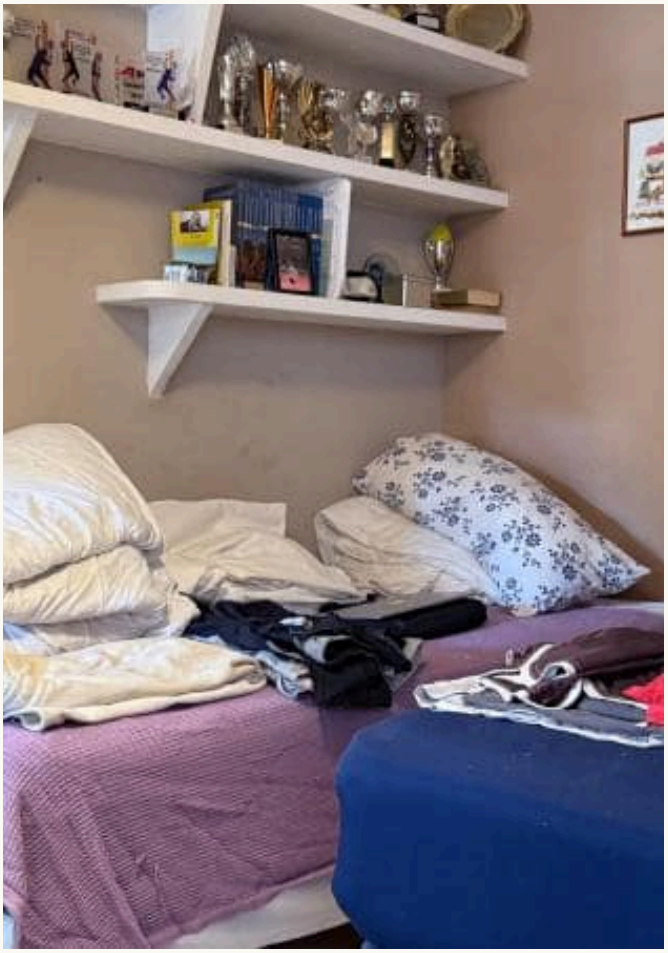


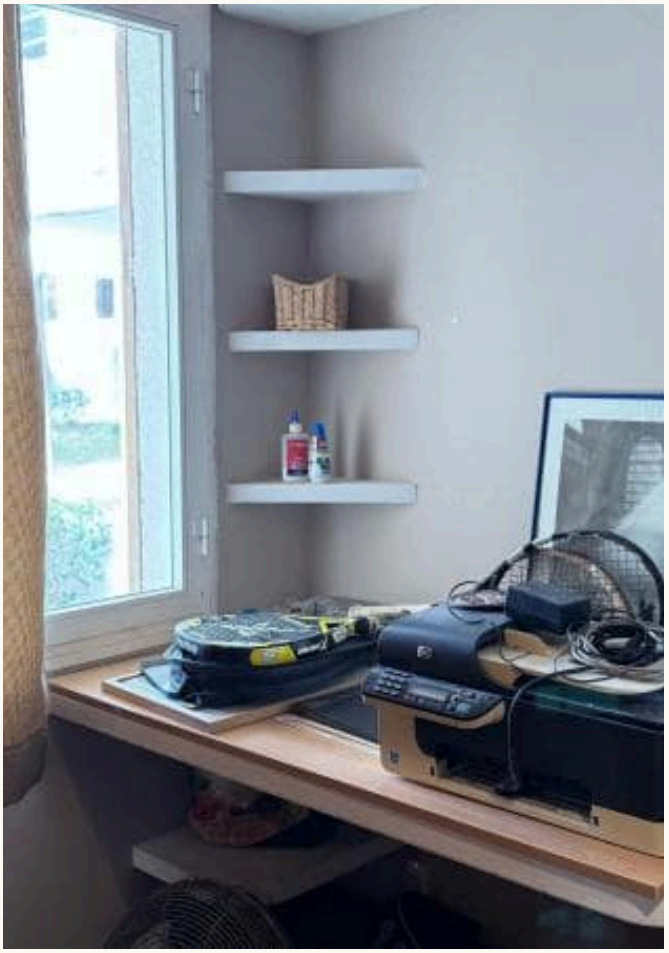


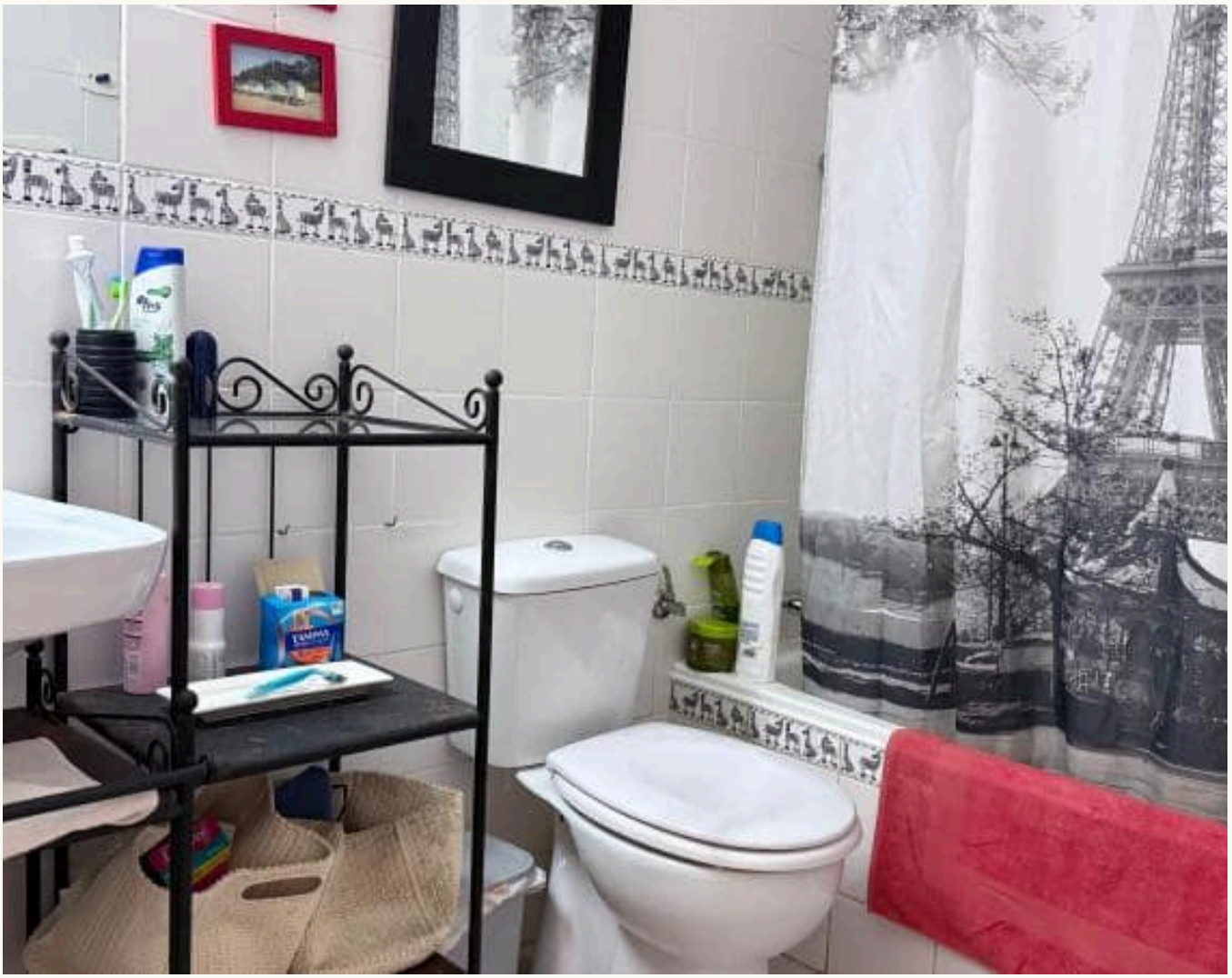




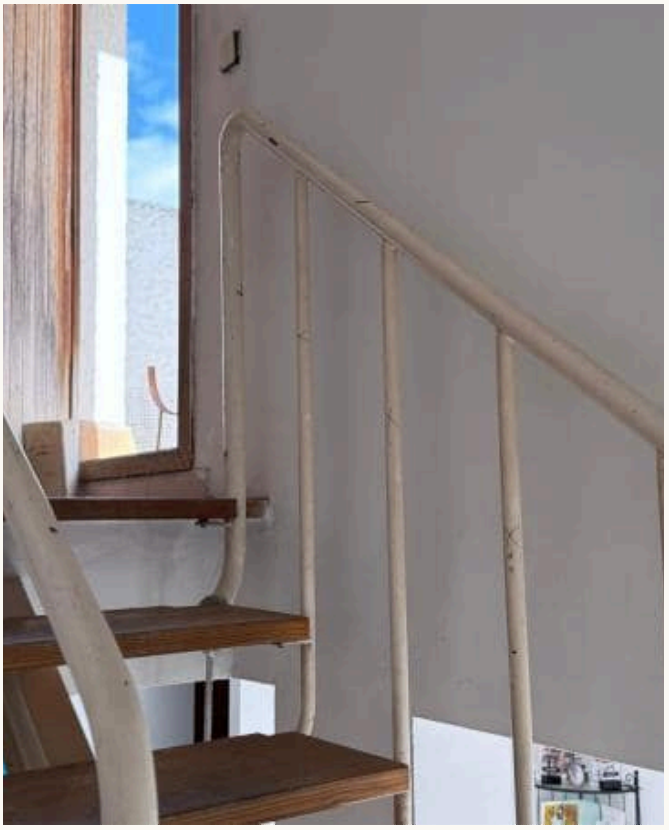












CONTACT

Your path to the property – *we guide you*

We will gladly send you further information or arrange a personal viewing – from the first conversation to the handover of the keys, we are there for you.



YOUR CONTACT

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