



E&V ID W-02X01T

SANTA EULALIA — CALA PADA

## Mediterranean duplex penthouse close to the beach

TOTAL SURFACE

approx. 98 m<sup>2</sup>

NUMBER OF BEDROOMS

2

TERRACE SIZE

approx. 12 m<sup>2</sup>

ASKING PRICE

€789,000



## Property Details

Total Surface  
approx. 98 m<sup>2</sup>

Terrace Size  
approx. 12 m<sup>2</sup>

Number of Bedrooms  
2

Asking price  
€789,000

Total Number of Bathrooms  
2

Rooftop Terrace Size  
60 m<sup>2</sup>

Year of construction  
2002

## Commission Text

Availability upon agreement.

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Taxes, notary and registry fees must be paid by purchaser, the commission to E&V paid by the seller as stipulated by Spanish regulations.





## Property Description

Situated in the exclusive area of s'Argamassa, just a few steps from the sea and within convenient proximity to Santa Eulalia, this charming duplex penthouse offers a high level of comfort and a welcoming atmosphere. The property captivates with its Mediterranean character and warm ambiance – ideal for those seeking a tranquil retreat near the coast.

The main living area occupies the first floor and comprises two comfortable bedrooms and two bathrooms. The separate kitchen offers ample space and leads directly into the adjoining living and dining room, which opens harmoniously onto the terrace. Here you can enjoy a sheltered outdoor area, perfect for relaxing moments and peaceful privacy – pleasantly shaded and ideal for warm island afternoons. The master bedroom also features a private balcony, offering a personal outdoor retreat.

The upper floor presents an open space with a sofa bed, allowing for versatile use – whether as a guest area, workspace or cozy lounge. From here, you access two generous rooftop terraces with beautiful sea views. These outdoor areas provide exceptional added value, offering the perfect setting for private sunbathing and relaxed evenings under the stars.

The well-maintained residential complex is surrounded by Mediterranean gardens and features a spacious communal pool, ideal for unwinding. A parking space in the underground garage adds further everyday convenience.

This penthouse is a rare opportunity for lovers of authentic island living: a welcoming retreat in a highly desirable coastal location – ideal as a second home or holiday residence close to the sea and town.



## Location Description

S'Argamassa is a quiet residential and tourist area with a wide range of services such as restaurants, bars and water sports. Located between Santa Eulalia and Es Canar, with a sandy beach and very

close to two other beaches, Cala Pada and Cala Martina.

A few metres from the beach there is a Roman aqueduct (from between the 1st and 2nd centuries A.D.).

















**ESCALA DE LA CALIFICACIÓN ENERGÉTICA**

Consumo de energía:  
kWh / m² año

Emisiones:  
kg CO<sub>2</sub> / m² año

<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>	<b>EN TRÁMITE</b>	
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		



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