

# LA PERLA DE SA COMA

Mallorca / Sant Llorenç des Cardassar

## URBANISATION



### **Your seaside flat on the coast of Mallorca for an extraordinary life in a privileged environment**

La Perla de Sa Coma by TM is located in the northeast of the island of Mallorca, in the magnificent area of Sa Coma, in the municipality of Sant Llorenç des Cardassar. It is close to spectacular wide sandy beaches with crystal-clear waters and to the Punta de n'Amer protected nature reserve. All this makes your seaside home the perfect place to enjoy the coast of Mallorca and its beautiful nature. The residential complex has two and three-bedroom and two-bathroom flats and penthouses with a solarium and includes an outdoor and/or underground parking space with a storage room. The residential estate has a perimeter fence, meaning greater security for you and your family to enjoy its excellent communal areas with adult and children's swimming pool, jacuzzi, playground, interior garden area and interior pathways.

## THE SURROUNDING AREA



### **The Beaches**

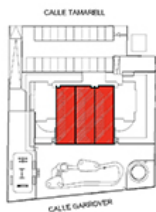
The residential estate is in a perfect location for you to enjoy the magnificent beaches with their crystal-clear waters and the wide range of nautical activities on offer. Moreover, just a few metres from the residential complex you will find the spectacular promenade that connects the beach of Sa Coma and Cala Millor.

### **Golf courses**

If you are a golf lover, you will be able to enjoy two magnificent golf courses just a few kilometres from La Perla de Sa Coma by TM: Son Servera Golf and Canyamell Golf. Two 18-hole courses of medium-high difficulty that will challenge you.

## PLANS

la perla  
DE SA COMA



#	SUPERFICIES ÚTILES / FLOOR AREA / NUTZFLÄCHE	TIPO TYPE Ba
1	VESTIBULO / HALL / HALL	4.54 m <sup>2</sup>
2	PASO 1 / CORRIDOR 1 / CIRCULATION 1	2.19 m <sup>2</sup>
3	COCINA / KITCHEN / KÜCHE	6.10 m <sup>2</sup>
4	GALLERÍA / GALLERY / HOF / SCHUFTTERRAUM	4.30 m <sup>2</sup>
5	SALÓN COMEDOR / LIVING-DINING ROOM / WOHNESSZIMMER	17.28 m <sup>2</sup>
6	DORMITORIO 1 / BEDROOM 1 / SCHLAFZIMMER 1	12.37 m <sup>2</sup>
7	DORMITORIO 2 / BEDROOM 2 / SCHLAFZIMMER 2	13.44 m <sup>2</sup>
8	BANO 1 / BATHROOM 1 / BADZIMMER 1	4.98 m <sup>2</sup>
9	BANO 2 / BATHROOM 2 / BADZIMMER 2	3.63 m <sup>2</sup>
TOTAL SUP. ÚTILES / TOTAL FLOOR AREA / GESAMTE NUTZFLÄCHE		64.86 m <sup>2</sup>
SUP. CONSTRUIDA INTERIOR / BUILT INTERIOR AREA / BEBAUTE INNENFLÄCHE		77.26 m <sup>2</sup>
10	SUP. CONSTRUIDA DE TERRAZA 1 / BUILT TERRACE 1 AREA / BEBAUTE TERRASSE 1	21.00 m <sup>2</sup>
TOTAL SUP. CONSTRUIDA PRIVADA / TOTAL BUILT PRIVATE AREA / GESAMTE BEBAUTE FLÄCHE		98.26 m <sup>2</sup>

### TIPO / TYPE / TYPE Ba

Apartamento, 2 Dormitorios + 2 baños - Planta 1-4  
Apartment, 2 Bedrooms + 2 Bathrooms - Floor 1-4  
Apartment, 2 Schlafzimmer + 2 Badezimmer - Etage 1-4



Plan sujeto a posibles modificaciones por razones de índole técnica o jurídica. Las superficies son aproximadas. Contar y aneja a los planos, en su caso, los planos de detalle.  
Plan subject to possible modifications for technical or legal reasons. Measurements shown are approximate. Kitchen and bathroom are for display purposes only, not to be construed as such.  
Plan unterliegt möglichen Änderungen aus technischen oder rechtlichen Gründen. Die Flächen sind ca. Flächen und nicht verbindlich.  
JULIO/JULY/JULI 2022

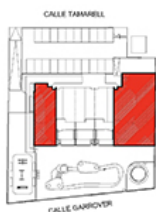
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NOTA: La terraza y jardines pueden variar en función de la ubicación de la vivienda. Ver Planos de Planta.  
NOTA: The terrace and gardens may vary depending on the location of the house. See top view plans.  
HINWEIS: Die Terrasse und die Pflanzfläche können je nach Lage des Hauses variieren. Siehe Grundriss.

Bb	
VARIACIÓN DE TIPO POR TERRAZA	
TOTAL SUP. ÚTILES	64.86 m <sup>2</sup>
SUP. CONSTRUIDA INTERIOR	77.26 m <sup>2</sup>
10 SUP. CONSTRUIDA TERRAZA	19.83 m <sup>2</sup>
TOTAL SUP. CONSTRUIDA PRIVADA	97.09 m <sup>2</sup>

Bc	
VARIACIÓN DE TIPO POR TERRAZA	
TOTAL SUP. ÚTILES	64.86 m <sup>2</sup>
SUP. CONSTRUIDA INTERIOR	77.26 m <sup>2</sup>
10 SUP. CONSTRUIDA TERRAZA	21.00 m <sup>2</sup>
TOTAL SUP. CONSTRUIDA PRIVADA	98.26 m <sup>2</sup>

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#	SUPERFICIES ÚTILES / FLOOR AREA / NUTZFLÄCHE	TIPO TYPE A0a
1	VESTIBULO / HALL / HALL	4.54 m <sup>2</sup>
2	PASO 1 / CORRIDOR 1 / CIRCULATION 1	2.19 m <sup>2</sup>
3	COCINA / KITCHEN / KÜCHE	6.20 m <sup>2</sup>
4	GALLERÍA / GALLERY / HOF / SCHUFTTERRAUM	4.30 m <sup>2</sup>
5	SALÓN COMEDOR / LIVING-DINING ROOM / WOHNESSZIMMER	20.33 m <sup>2</sup>
6	DORMITORIO 1 / BEDROOM 1 / SCHLAFZIMMER 1	12.37 m <sup>2</sup>
7	DORMITORIO 2 / BEDROOM 2 / SCHLAFZIMMER 2	12.37 m <sup>2</sup>
8	DORMITORIO 3 / BEDROOM 3 / SCHLAFZIMMER 3	10.81 m <sup>2</sup>
9	BANO 1 / BATHROOM 1 / BADZIMMER 1	4.98 m <sup>2</sup>
10	BANO 2 / BATHROOM 2 / BADZIMMER 2	4.98 m <sup>2</sup>
TOTAL SUP. ÚTILES / TOTAL FLOOR AREA / GESAMTE NUTZFLÄCHE		79.51 m <sup>2</sup>
SUP. CONSTRUIDA INTERIOR / BUILT INTERIOR AREA / BEBAUTE INNENFLÄCHE		97.09 m <sup>2</sup>
11	SUP. CONSTRUIDA TERRAZA DE PORCHE 1 / BUILT PORCH 1 AREA / BEBAUTE VORPLATZ 1	22.82 m <sup>2</sup>
22	SUP. CONSTRUIDA TERRAZA DE DESCUBERTA 1 / BUILT OPEN TERRACE 1 AREA / BEBAUTE TERRASSE 1	113.00 m <sup>2</sup>
TOTAL SUP. CONSTRUIDA PRIVADA / TOTAL BUILT PRIVATE AREA / GESAMTE BEBAUTE FLÄCHE		233.87 m <sup>2</sup>
SUP. JARDÍN / GARDEN / GARTENFLÄCHE		114 m <sup>2</sup>

### TIPO / TYPE / TYPE A0a

Apartamento, 3 Dormitorios + 2 baños - Planta Baja  
Apartment, 3 Bedrooms + 2 Bathrooms - Ground Floor  
Apartment, 3 Schlafzimmer + 2 Badezimmer - Erdgeschoss



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JULIO/JULY/JULI 2022

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NOTA: El porche, la terraza y jardines pueden variar en función de la ubicación de la vivienda. Ver Planos de Planta.  
NOTA: The porch, the terrace and the gardens may vary depending on the location of the house. See top view plans.  
HINWEIS: Der Vorplatz, die Terrasse und die Pflanzfläche können je nach Lage des Hauses variieren. Siehe Grundriss.

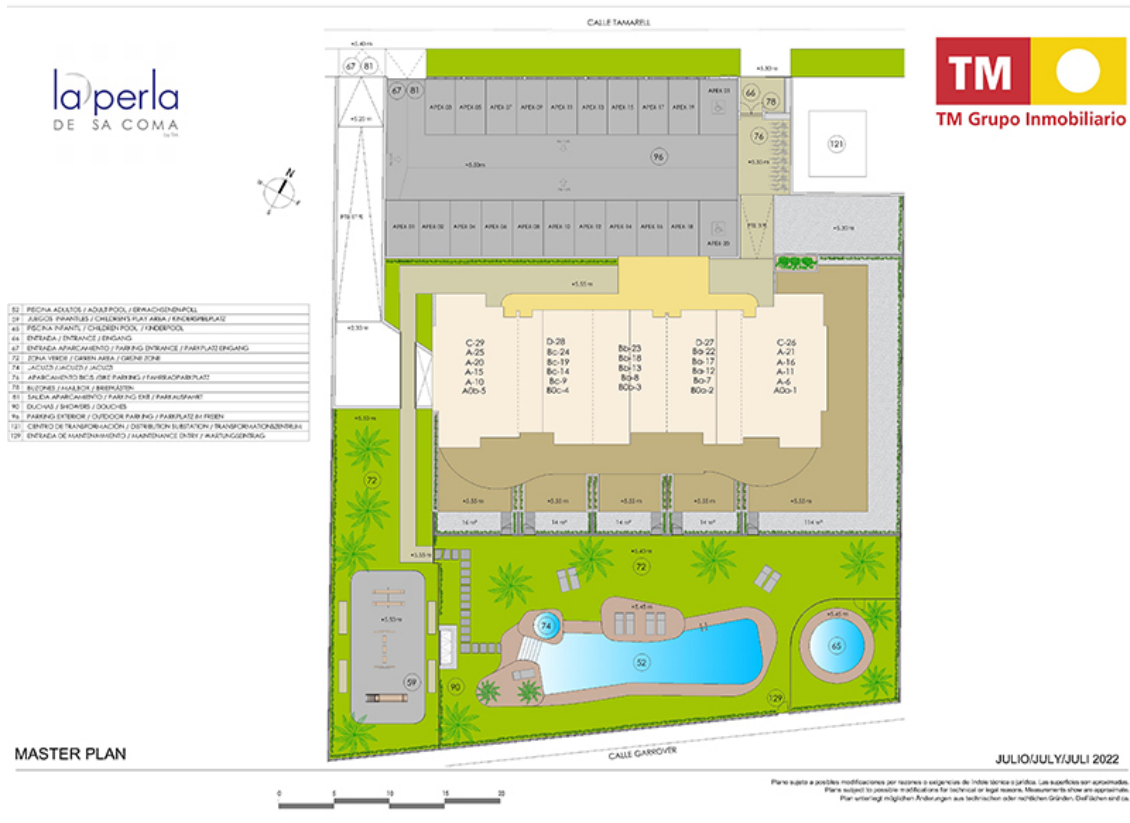
A0b	
VARIACIÓN DE TIPO POR TERRAZA	
TOTAL SUP. ÚTILES	79.51 m <sup>2</sup>
SUP. CONSTRUIDA INTERIOR	97.09 m <sup>2</sup>
11 SUP. CONSTRUIDA PORCHE	24.00 m <sup>2</sup>
22 SUP. CONSTRUIDA TERRAZA DESCUBERTA	145.40 m <sup>2</sup>
TOTAL SUP. CONSTRUIDA PRIVADA	166.49 m <sup>2</sup>
TOTAL SUP. JARDÍN	114 m <sup>2</sup>

## AERIAL VIEW





## PLAN OF THE COMPLEX





Solicita información en la oficina de venta TM más cercana a tu domicilio o ponte en contacto con nosotros en el teléfono **902 15 15 12** o en la dirección de email **comercial@tmgrupoinmobiliario.com**

**TM GRUPO INMOBILIARIO**