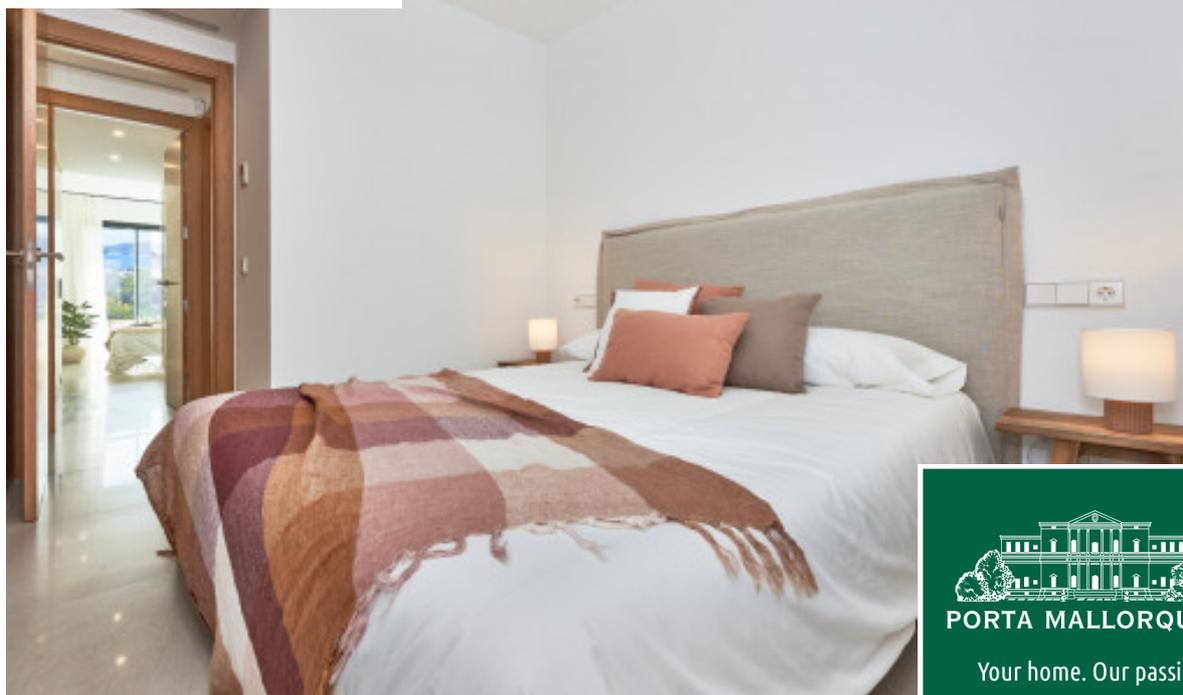


Sant Elm

Referens 122309E



Your home. Our passion.

Dream garden apartment in Sant Elm – just steps from the sea,
with a spacious private roof terrace

Byggyta:	226 m ²	Pool:	✓
Sovrum:	3	Energicertifikat:	a
Badrum:	3		
Balkong/Terrass:	✓		
Havsutsikt:	✓	Pris:	€ 1.300.000,-



Sant Elm Referens 122309E



Detaljer:

In a prime location in Sant Elm, one of the most charming coastal villages in the southwest of Mallorca, an exclusive residential development with only 20 units is being built – nestled in Mediterranean nature, opposite the island of Dragonera and overlooking the turquoise sea. Sant Elm captivates with its Ibiza-style flair, small restaurants, charming shops and a relaxed atmosphere. Here you experience the authentic Mallorca – peaceful, natural and full of character.

A particular highlight of this garden apartment is the spacious private roof terrace of 109.05 sqm, offering beautiful views of the surrounding landscape and the bay. This generous outdoor space creates additional living area under the open sky and invites you to enjoy relaxing moments, sociable evenings and spectacular sunsets in a private setting. The property is further complemented by walking distance to the beach, energy efficiency class A, and a clear Mediterranean design that harmoniously connects indoor and outdoor living.

The high-quality new development comprises 8 penthouses, 8 garden apartments and 4 duplex apartments with garden and roof terrace. Generous outdoor areas, a stylish communal pool, and private carports ensure a high level of comfort. The architecture combines natural tones, lightness and high-quality materials in the style of modern Mediterranean elegance.

The garden apartment offers 94.89 sqm of constructed interior space on one level with three bedrooms and three bathrooms, two of them en suite. The bright open-plan living and dining area with island kitchen opens onto a 21.94 sqm terrace. The idyllic garden of 53.01 sqm provides additional space to relax and enjoy the greenery.

Features: Silestone worktop & Siemens appliances, underfloor heating in the bathroom, solid wood doors, aluminium windows with double glazing, flush terrace doors, electric shutters, indoor and outdoor tiled floors, air-to-air heat pump air conditioning system and LED lighting package.

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Läge & omgivningar:

Sant Elm is surely one of the most flourishing areas on the island, and in the simple former fishing village an exceptionally pleasant flair has been created. It has a population of only 500 and so is very suitable to be visited for a tranquil bathing and hiking holiday. Views over the bay are dominated by the 4 km long island of Dragonera, which rises out of the water like a sleeping dragon. Famous for its fresh delicacies and incredible sunsets, Sant Elm also offers the possibility to live privately but without having to forego convenient access to well-known places. Only 10 minutes drive away, for example, is the popular harbour of Port d'Andratx, and the island-capital Palma can be reached within 30 minutes.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

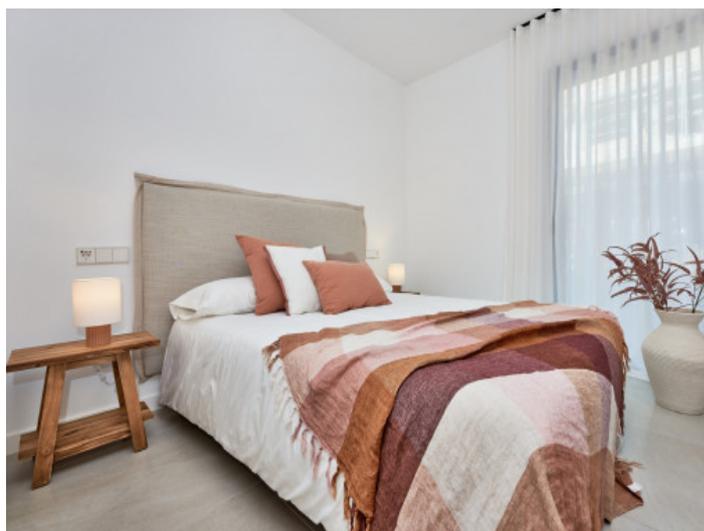
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Escala de la calificación energética

	Consumo de energía kWh / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente	5.19	1.49
B		
C		
D		
E		
F		
G menos eficiente		



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