

## Cala Santanyi

Objekt-Nr. 122400



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Beautiful duplex apartment in a complex close to the beach in Cala Santanyi

living space: 128 m<sup>2</sup>  
Slaapkamers: 2  
Badkamer: 1  
Terras/Balkon: ✓  
Uitzicht op zee: -

Zwembad: ✓  
LABEL\_ENERGIEKLA C  
SSE:

**Prijs: € 749.000,-**



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### Objektbeschreibung:

This fantastic duplex apartment is located on its own end plot in a small, well-kept residential complex with a total of 14 apartments, which was completed in 2019.

An electrically operated entrance portal with intercom system provides a spectacular view of the communal grounds, which are overgrown with large plants typical of the island. The pool area, surrounded by tall palm trees, is slightly elevated.

The property is accessed via a few steps that lead to the modern 14 sqm entrance area, which also serves as a covered terrace. The first floor consists of a fully furnished living/dining area, which radiates cosiness thanks to its natural stone wall. In winter, the pellet stove provides pleasant warmth. The open-plan kitchen with cooking island (Nolte brand) is equipped with Siemens appliances, a washing machine (Miele brand) and a side-by-side refrigerator. A guest WC with towel radiator and a small storage room under the stairs add to the comfort of this living level.

From the kitchen, you have access to the lovingly planted, approx. 200 m<sup>2</sup> garden with its tasteful teak outdoor furniture under an electrically operated awning. An outdoor shower and a Biohort hut provide additional amenities. An opaque fence and a lockable gate ensure privacy in this property.

On the second floor there are 2 bright double bedrooms with generous fitted wardrobes and natural stone walls as well as a spacious bathroom with walk-in shower and natural stone shelves. One of these rooms has access to a 14 sqm balcony with views of the pool area and the large palm trees.

The entire residential complex and each residential unit is fenced off with high-quality stone walls. A private parking space at the front of the property is included in the total price.

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### Locatie en omgeving:

Santanyi in the southeast of Mallorca is among the most popular villages of the island and has resisted over centuries Romans, Arabs and pirates. The beautiful small city with its golden façade of sandstone is elevated from the green surrounding and attracts tourists as well as residents on Wednesdays and Saturdays to the colourful weekly market. Around the Plaza Mayor, there are various cafés and restaurants offering a broad culinary selection. The surrounding narrow streets with beautiful shops invite you to stroll.

The natural preserve of Mondragó is nearby offering numerous routes for hikers, whereas the idyllic bays at the east coast, as Cala Santanyi or Cala Llombarts are perfect for bathing. The harbour of Portocolom and the golf course of Vall d'Or are at a short distance

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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](mailto:INFO@PORTAMALLORQUINA.COM)

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Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente		
B		
C	33.19	9.00
D		
E		
F		
G menos eficiente		

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