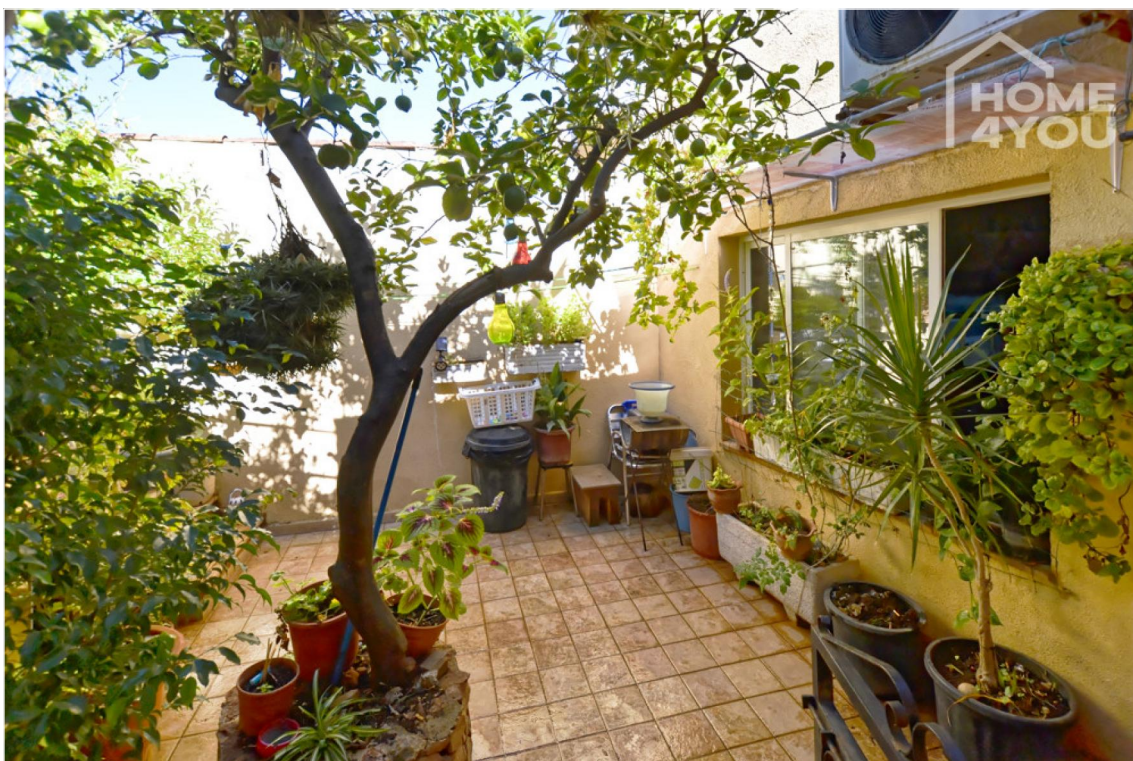


# Attractive first floor apartment in the center of Campos, 177m<sup>2</sup>, 3 bedrooms, 1 bathroom, terrace, air conditioning, natural stone

07630 Campos (Spain), Ground floor apartment for sale

Object ID: 1589-23ES



Living area approx.: **124 m<sup>2</sup>** - Total space approx: **177 m<sup>2</sup>** - Zimmer: **4** - Purchase price: **405,000 EUR**



## Attractive first floor apartment in the center of Campos, 177m², 3 bedrooms, 1 bathroom, terrace, air conditioning, natural stone

Object ID	1589-23ES
Property Type	Apartment, Ground floor apartment
Address	(Mallorca) 07630 Campos Spain
Floor	1
Living area approx:	124 m²
Area approx.	53 m²
Total space approx	177 m²
Grundstück ca.	177 m²
Zimmer	4
Schlafzimmer	3
Badezimmer	1
Terraces	1
Haustiere	erlaubt
Primary energy supplier	Air/water heating pump
Year of construction	1979
Condition	Partly/fully refurbished
Available from	sofort
Features	Air-conditioned, Chimney, Fully furnished, Kabel-/Sat-TV, No cellar, Terrace
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	405,000 EUR



# Objektbeschreibung

Unique apartment with sunny terrace in central location of Campos.

This jewel is a beautiful 177m<sup>2</sup> apartment.

When you enter your new home, you will be amazed by the light-flooded apartment.

3 bedrooms and 1 bathroom, a spacious living & dining area with terrace, as well as the open kitchen on about 177m<sup>2</sup> offer plenty of space for your future living point in Mallorca.

The fully equipped modern kitchen offers all modern conveniences and allows for an effortless cooking experience with top of the line appliances and ample storage space. It allows sociable communication with friends and family.

Large windows let in the warmth of the Mallorcan sun and Mallorcan details such as natural stone walls and round arches create a very special feeling of living in the Mediterranean climate.

The apartment has air conditioning in the living and sleeping area. Furthermore, the aluminum windows offer the advantage of excellent heat and sound insulation and long life.

The bedrooms are equipped with built-in wardrobes.

When will you visit your new dream home?

Please feel free to arrange your appointment today.

Apartments in a central location offer decisive advantages:

- Central location and "living in a community"
- Restaurants and cafés within walking distance
- Connection to utilities (water, electricity, sewage, internet)
- Protection against burglary due to central location
- Low maintenance compared to a finca with land plot

If you want to avoid the risks of buying real estate in Mallorca as an investment, let our real estate professionals advise you.

## Features

Vacation real estate is an attractive investment.

If you want to invest your money with a good return and in a safe form, then real estate is recommended as an investment.

Different factors are primarily decisive for a vacation property:

- Accessibility
- location
- Structural developments
- Value increase prognosis

These ultimately determine the purchase price and thus your subsequent profitability.

Real estate prices on the central Mediterranean island of Mallorca continue to rise and are highly attractive.



Daily and often multiple flight connections from various airports in Germany and Austria are also available in the winter season at reasonable prices and make the vacation island with its mild Mediterranean climate especially interesting for commuters.

Nevertheless, the right region is crucial for a high return on investment.

The southeast of the island is the region of Santanyi is hardly affordable, on the other hand, the new freeway connection since 2021 makes the region around Campos quickly accessible. Around 20-30 minutes drive from the airport, the region is highly interesting for investors and capital investors from all over Europe due to its currently favorable real estate prices.

More info at: [www.home4you.info](http://www.home4you.info)

## Sonstiges

If you are interested, please ask our office for our detailed exposé. You prefer a classic print exposé? Please contact us!

We would be happy to arrange a first, impressive viewing appointment for you. Convince yourself in a relaxed atmosphere of the exclusivity and uniqueness of this property and let the impressions work on site in peace.

An important note on the sensitive subject of "EU-DSGVO":

If you transmit your data to us via a real estate portal (e.g. [immobilienscout24.de](http://immobilienscout24.de)), your data will only be stored for four weeks in order to make the sending of the exposé as well as a possible appointment for a property viewing possible. After the four weeks have expired, your data will be irrevocably deleted! We will neither send you new offers nor an unsolicited newsletter.

Of course, you can permanently deposit your property search in our database without obligation and free of charge. Thus you would be informed in the future by us completely automatically about new objects. Please visit our own homepage. There you will find the link "Search request" in the 'Footer' or you simply use the following link: <https://home4you.info>

The whole team of home4you real estates in Cologne and on Mallorca says thank you very much for your confidence!

## Energiezertifikat

Energiezertifikat

nicht vorhanden

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## Location

Campos is a lively small town on the south-east coast of Mallorca with high value growth, not far from the town of Santanyi, Ses Salines and Colonia de Sant Jordi.

The latter is famous for the dream beach "Es Trenc" and is only about 10 km away.

The entire eastern part of the island is especially known for its beautiful beaches and coves with well-kept sandy beaches. These are awarded with the European Blue Flag for good bathing water.

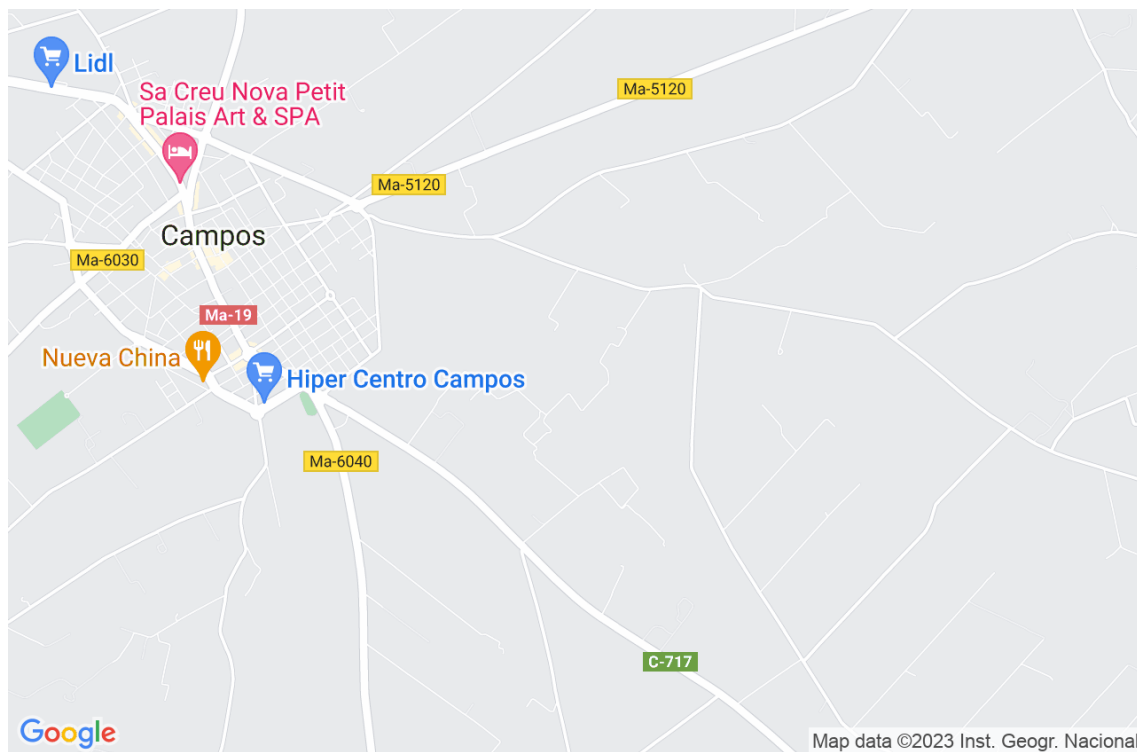
From the airport to Campos it is about 40 km and due to the freeway existing since 2020 to Campos and the then very well developed roads only 30 to 35 minutes driving time.

The municipality belongs historically to the wealthy communities of the island and therefore also has beautiful buildings, whose restoration often brings true treasures to light, including natural stone walls, round arches or dreamlike cool courtyards, which not infrequently offer space for a pool.

The clearly structured town consists mainly of typical Mallorcan townhouses or villas with corresponding plots of land. Most of the houses have small, mostly refreshingly cool inner courtyards (patio), or even small gardens. The houses are mostly inhabited year-round, but are also used as vacation homes. This makes the community a pleasant place to stay at any time of the year and always lively, but without being overrun with tourists.

In Campos you will find all year round open beside various restaurants and bars all things of the daily need, supermarkets, banks, hairdressers, cosmetics, laundry, massages and post office.

Only a few meters to the next small supermarket, the large supermarket chains on the outskirts are about 5 minutes. All things of daily need are therefore well within walking distance.







Terrasse



Wohnzimmer



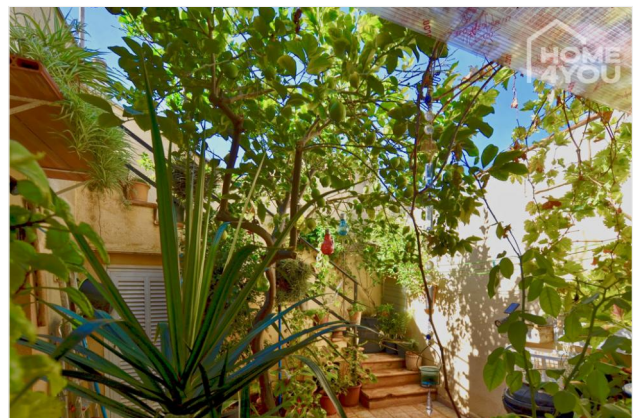
Schlafzimmer



Essbereich



Eingang



Terrasse



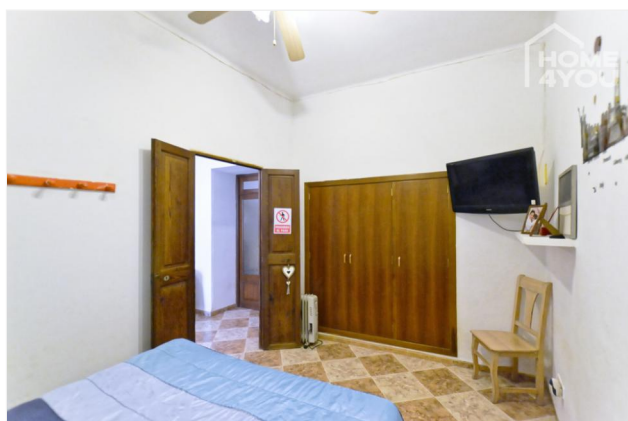




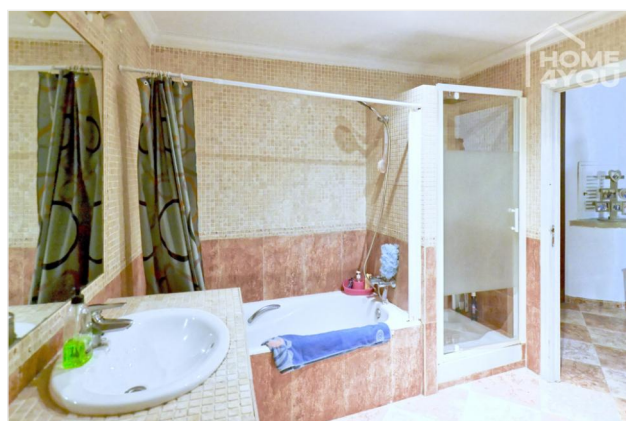
Schlafzimmer



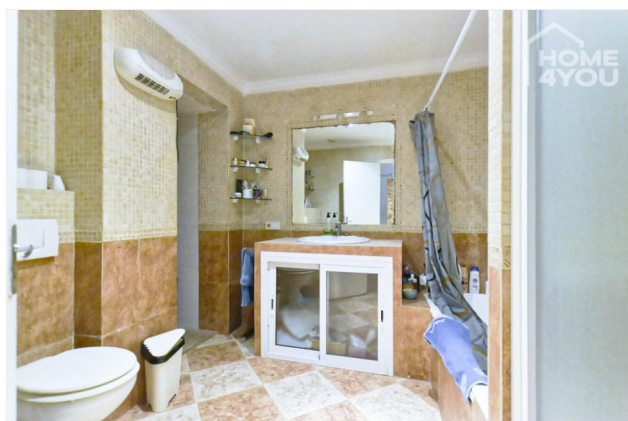
Schlafzimmer



Schlafzimmer



Badezimmer

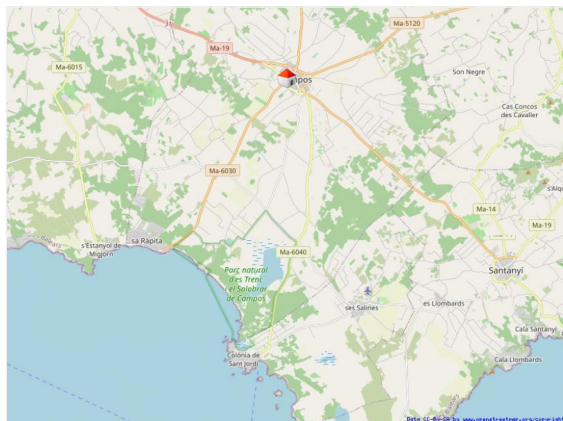


Badezimmer

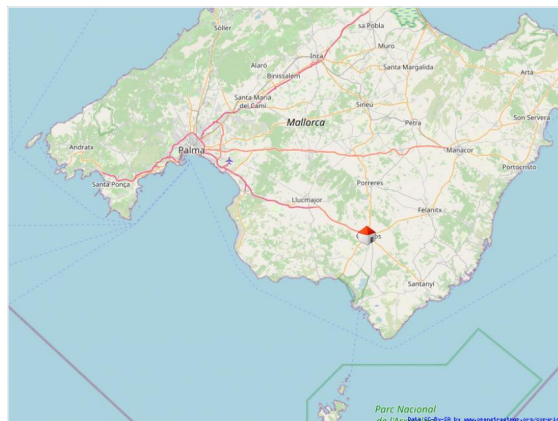


Campos





Region



Mallorca



Auslandsimmobilien



Kaufabwicklung



home4you Services





# Grundriss

Grundriss

