

# Modern apartment in quiet area, pools, terraces, ground floor 204sqm, 3 bedrooms, 2 bathrooms, air conditioning, central heating

07560 Sant Llorenç des Cardassar (Spain), Ground floor apartment for sale

Object ID: 1706-24ES



Living area approx.: **108 m<sup>2</sup>** - Total space approx: **204 m<sup>2</sup>** - Zimmer: **4** - Purchase price:  
**440,000 EUR**



## Modern apartment in quiet area, pools, terraces, ground floor 204sqm, 3 bedrooms, 2 bathrooms, air conditioning, central heating

Object ID	1706-24ES
Property Type	Apartment, Ground floor apartment
Address	(Mallorca) 07560 Sant Llorenç des Cardassar Spain
Floor	1
Etagen im Haus	3
Living area approx:	108 m <sup>2</sup>
Area approx.	96 m <sup>2</sup>
Total space approx	204 m <sup>2</sup>
Zimmer	4
Schlafzimmer	3
Badezimmer	2
Terraces	2
Haustiere	erlaubt
Heizungsart	Central heating
Primary energy supplier	Electricity
Year of construction	2010
Condition	Well maintained
Total parking spaces	1
Garage	1 parking spot
Available from	sofort
Features	Air-conditioned, Cellar, Kabel-/Sat-TV, Lift, Part-furnished, Swimming pool, Terrace, Underground car park
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	440,000 EUR



# Objektbeschreibung

Modern apartment with pool in top location of Cala Millor.

The 132m<sup>2</sup> apartment is located in the heart of a residential complex.

It has 2 bathrooms, 3 bedrooms, 1 modern kitchen with HWR and 2 private terraces. One of the bathrooms has been arranged as a dressing room, but can be easily changed back.

From one of the terraces you have a magnificent view of one of the total 3 pools of the residential complex. The 2nd terrace offers you more privacy. Both terraces have an awning that provides more or less shade according to your needs.

This quiet oasis is rounded off by its own orange, lemon and avocado trees and pure sun all day until sunset, where it can be on the cozy terraces, with a glass of vino to end the day ... "Viva la Vida".

In the bright apartment are only high quality materials installed, in addition, are included in the purchase price still a private garage parking space and a storeroom.

It is in excellent condition and has central heating and air conditioning in all rooms. The PVC windows are double glazed and provide appropriate peace even during the day.

The large common area is equipped with 3 pools and extensive green space, where you can enjoy your new living area extensively. In addition, the complex is not accessible to outsiders.

Also, visit the beach of Sant Llorenç, 1.5 kilometers away, which can be reached in a few minutes.

Fulfill your dream of owning an uncomplicated home in Mallorca. When will you visit your new dream home?

With this offer you should not hesitate for long.

## Features

Energy certificates are also mandatory for real estate in Spain, but are often not issued until shortly before the sale due to their validity. The value stated in the exposé is therefore given at the lowest level if it is not available and can improve significantly after preparation.

Vacation properties are an attractive investment.

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

Different factors are primarily decisive for a vacation property:

- Accessibility
- location
- Structural developments
- Value increase forecast

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 region around Felanitx and Cas Concos is quickly accessible due to the new highway connection since 2021. 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)

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## 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

Cala Millor is a popular resort on the east coast of the Spanish island of Mallorca, part of the Balearic archipelago in the Mediterranean Sea. With its beautiful sandy beaches, crystal clear waters and lively atmosphere, Cala Millor attracts visitors from all over the world.

The main attraction of Cala Millor is its beautiful beach, which stretches for more than a kilometer along the coast.

Here you will find a variety of restaurants, cafes, bars and stores. From traditional Spanish cuisine to international dishes, there is a wide choice so that every visitor can find something to his taste.

For those who want to explore the natural beauty of the area, there are several options nearby. The Punta de n'Amer nature reserve is just a short walk from Cala Millor and offers scenic hiking trails and a 17th-century watchtower. From Cala Millor you can also take a boat trip to nearby caves and bays, such as the famous Cuevas del Drach (Dragon Caves) in Porto Cristo.





Wohn und Essbereich



Wohnbereich



Wohn und Essbereich



Eingangsbereich



Terrasse



Blick auf den Pool





Terrasse



Badezimmer



Küche und HWR



Schlafzimmer



Schlafzimmer



Flur





Terrasse 2



Terrasse 2



Pool



Ankleidezimmer



Küche



Garage





Garage



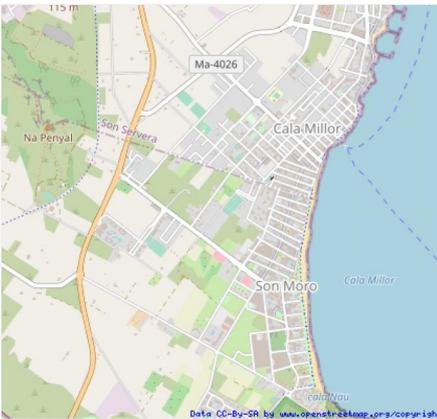
Pool



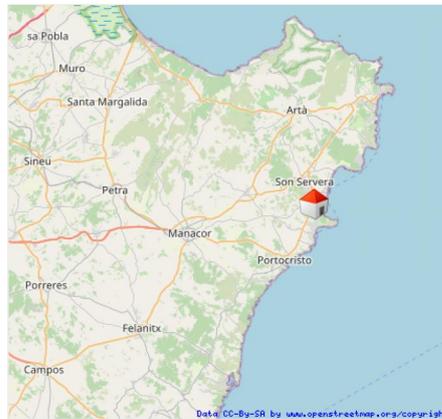
Interieur



Winter am Strand



Cala Millor



Region





Mallorca



Auslandsimmobilien



Kaufabwicklung



home4you Services



# Grundriss

Grundriss

