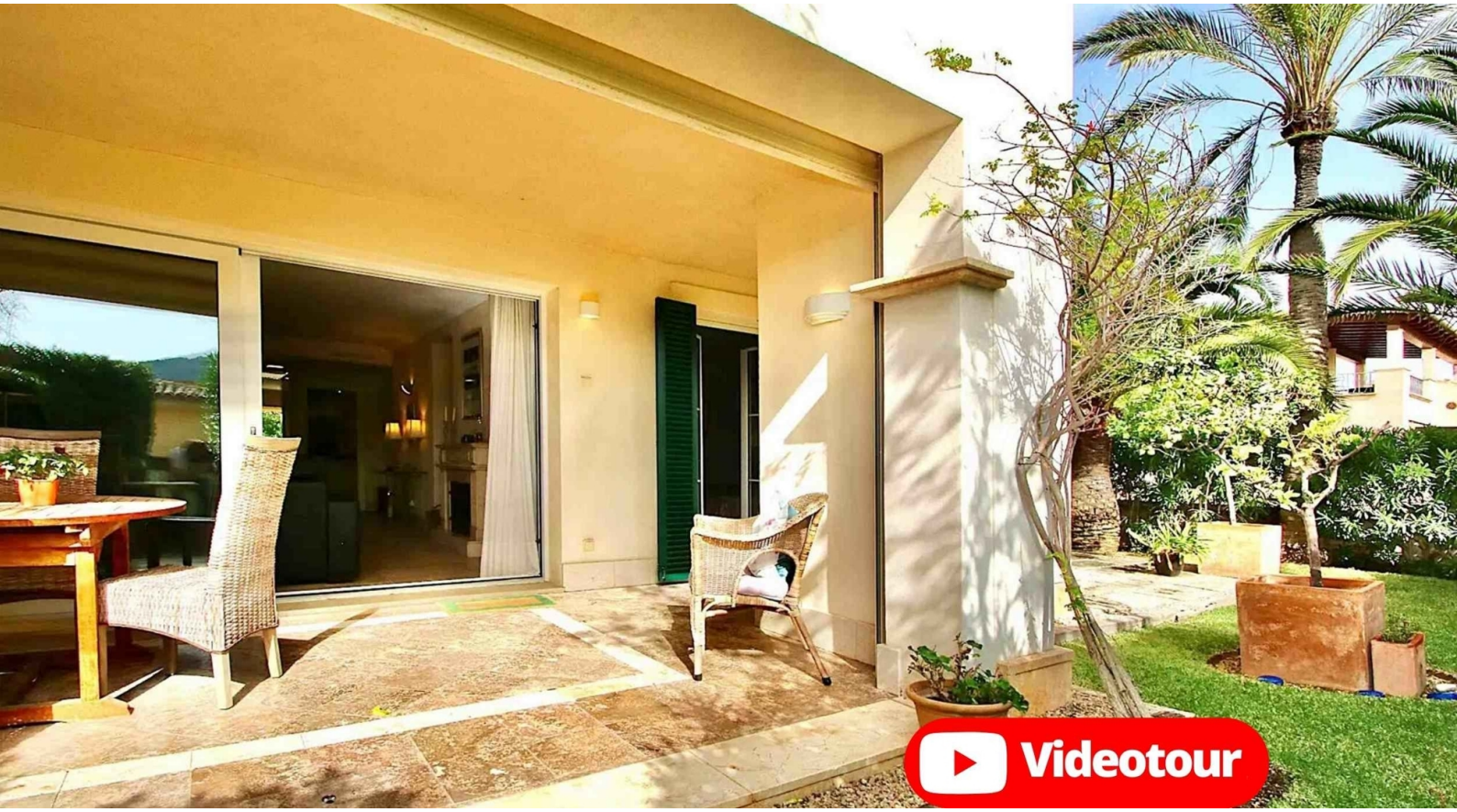
APARTBALEAR
Real Estate Agent Group



Property: C2145FH

Fantastic garden apartment in luxury residence "Gran Folies"

Ground floor, Port d'Andratx

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Data overview

PropNo	C2145FH
Type of property	Apartment
Kind of property	Ground floor
Type of use	Residential
Type of commercialization	Purchase
Housing complex	Gran Folies
Floor	Ground floor
Postcode	07157
City	Port d'Andratx
State	Balearic islands
Additional geographical information	Puerto Andratx
Constructed area	approx. 143 sqm
Living area	approx. 128 sqm
constructed area	approx. 143 sqm
Number of bedrooms	2
Number of bathrooms	2
Number of rooms	3
Number of sep. toilets	1
Balcony/terrace area	approx. 39 sqm
Garden area	approx. 78 sqm
Total area	approx. 213 sqm
Waste water connection	Yes
Construction style	Massive
Name of the community	Gran Folies
Year of construction	2004
Number of buildings	21
Number of floors	3
Number of residential units	125
Elevator	Lift
Type of parking space	Underground parking

Swimmingpool	Yes
Swimmingpool (indoor)	Yes
Whirlpool / Jaccuzi	Yes
Gym / Fitnessbreich	Yes
Trockensauna	Yes
Dampfsauna	Yes
Concierge Service	Yes
Security Service	24h Security
Kitchen	Fitted kitchen
Guest toilet	Yes
Heating type	Underfloor heating, Air Conditioning hot / cold (central)
Combustion	Wind / Water heat pump
Floor	Marble
Window	Double glazing, aluminium
Cable Sat TV	Yes
Terrace	Yes
Alignment of balcony/terrace	Southeast, South
private garden	Yes
Parking spaces	1 Underground parking space
Year of construction	2004
Condition	Well maintained

Highlights

Residence in the style of a 5 star hotel, wellness area (heated indoor pool, sauna area, jacuzzi, gym), two fantastic outdoor pool areas with sea views, children's pool, concierge service, security service, apartment with private garden, living/dining area, fully equipped kitchen by Poggenpohl with Küppersbusch built-in appliances, utility room with access to private patio, 2 bedrooms, 2 bathrooms, fitted wardrobes, underfloor heating throughout (air-water heat pump), air conditioning hot/cold, fireplace, aluminum windows with double glazing, shutters (aluminum), furnished, open and covered terraces, landscaped garden with lawns and subtropical plants, underground parking space easily accessible by elevator and much more....

Description

This apartment offers on a constructed area of approx. 140m^2 (approx. 116m^2 living space) a very nice living area with covered and open terrace in front (approx. 30m^2), private garden part (approx. 77m^2), a high-quality kitchen with separate utility room, private courtyard, two bedrooms, two bathrooms and guest toilet.

The apartment has its own underground parking space, which is easily accessible by elevator.

Energy certificate: in preparation

Location

High up in the exclusive urbanization Cala Llamp in Port Andratx lies the luxury residence Gran Folies, which leaves nothing to be desired. The very popular Gran Folies beach club and the famous harbor promenade of Port Andratx with its many bars, restaurants and boutiques are just a few minutes away. The beach and the golf course in Camp de Mar can be reached in approx. 5 minutes by car. The island capital Palma de Mallorca can be reached in approx. 30 minutes by car.

Other data

This apartment in Port Andratx is offered to you by your real estate agent HOLZMÜLLER - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions you can reach us at info@holzmueller-mallorca.com or by Whatsapp / phone at 0034 603 367 779.

The details are based on information provided by the seller and are passed on by us without assuming any liability. We will of course check this information before any sale by obtaining an extract from the land register.

Images



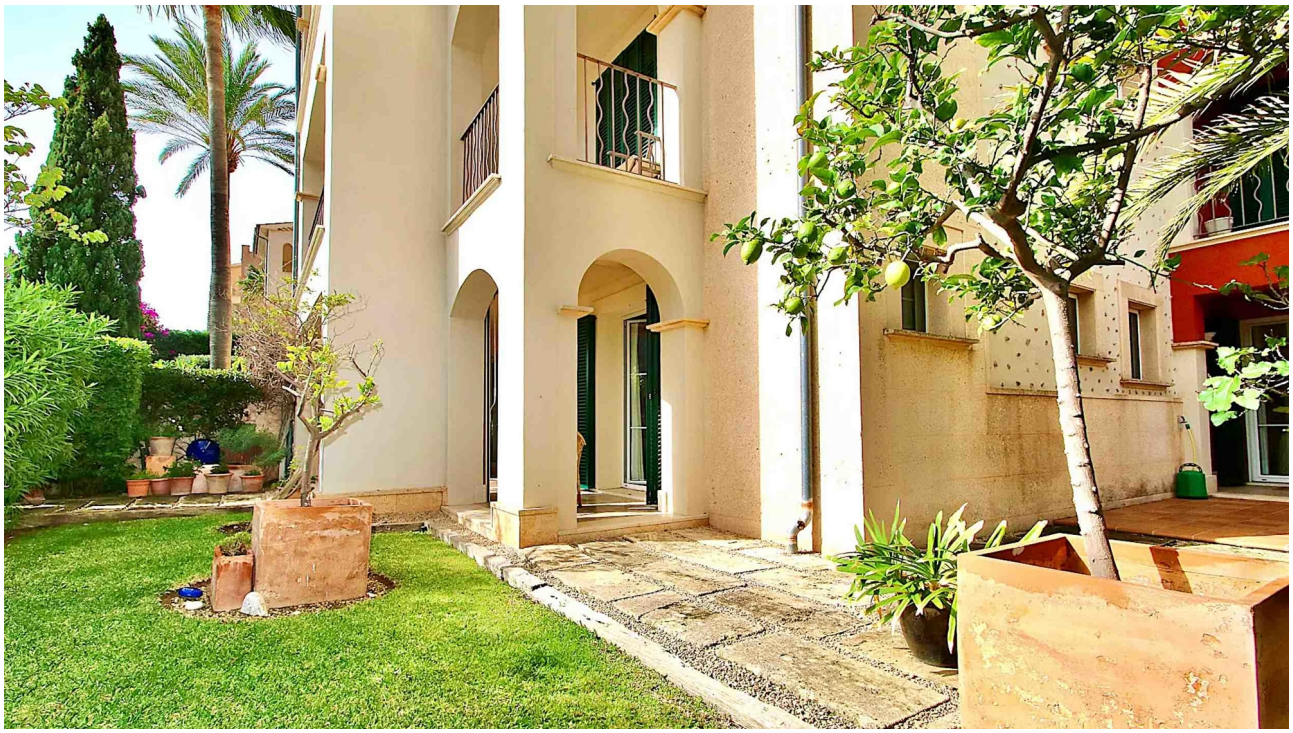
Swimmingpool A (Community)



Living room



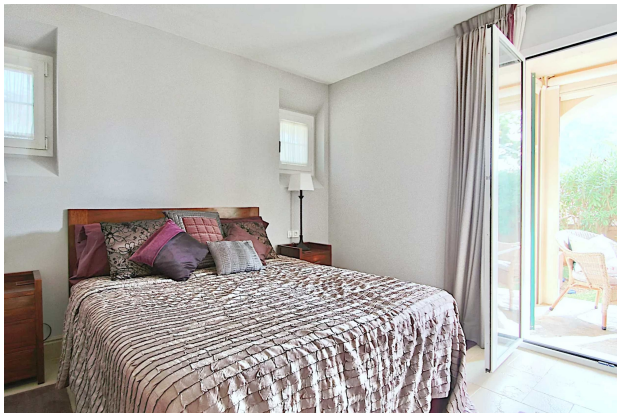
Kitchen



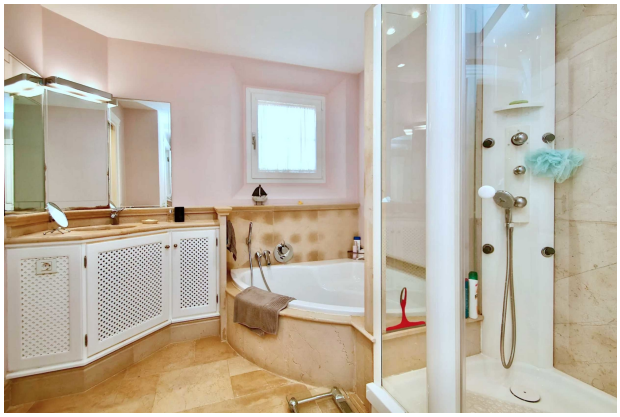
Garden (private)



Terrace



Bedroom 1



Bathroom 1 (en Suite)



Bedroom 2



Bathroom 2



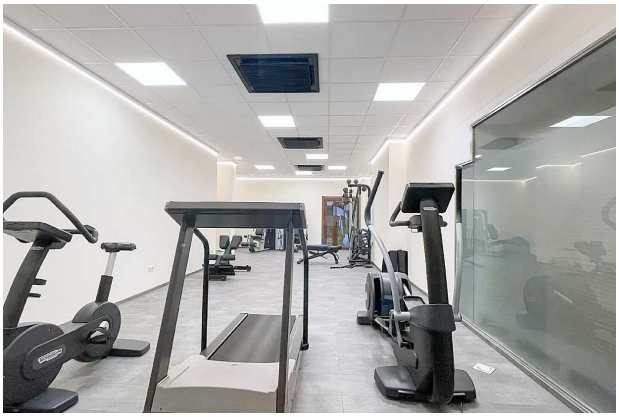
Terrace 2



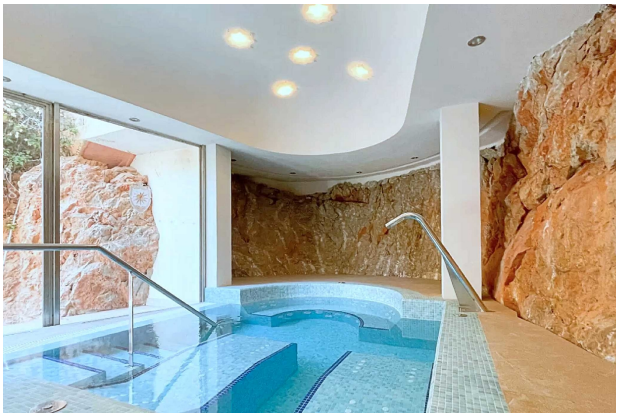
Swimmingpool C (Community)



Swimmingpool B (Community)



Gym (Community)



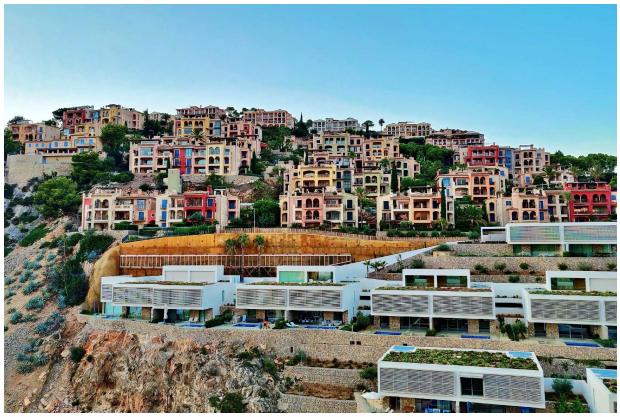
Jacuzzi (Community)



Swimmingpool C (Community)



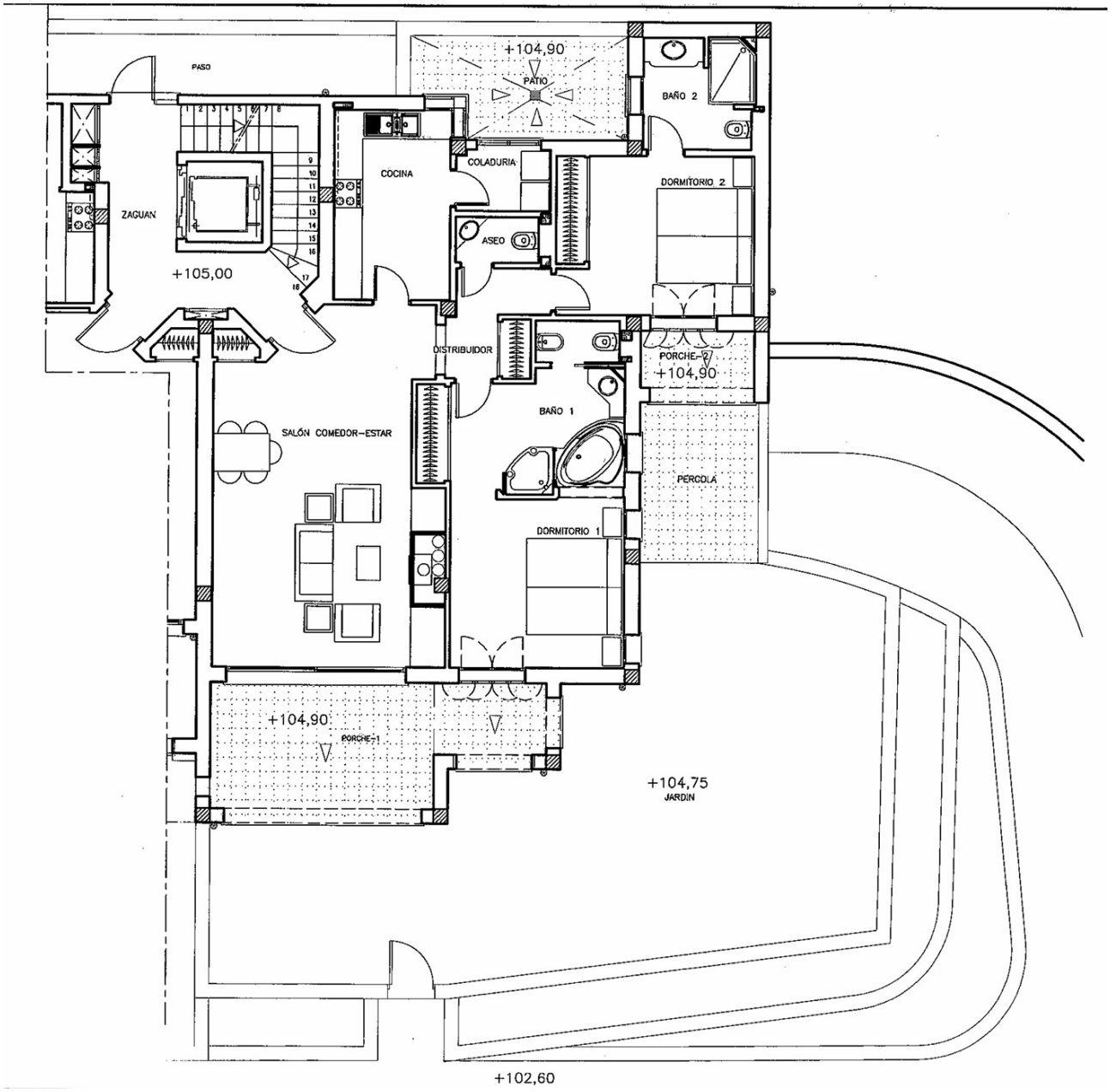
Swimmingpool A (Community)



Gran Folies / New Folies (Community)

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Floor Plan



Plano BRR1

Your contact person

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