



Property: D2506HM

**Modern apartment just  
200m from the sandy  
beach**

Flat, Palmanova

845.000,00 €

## Data overview

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| PropNo                              | D2506HM                               |
| Type of property                    | Apartment                             |
| Kind of property                    | Flat                                  |
| Type of use                         | Residential                           |
| Type of commercialization           | Purchase                              |
| Floor                               | 1                                     |
| Block                               | B                                     |
| Postcode                            | 07181                                 |
| City                                | Palmanova                             |
| State                               | Balearic islands                      |
| Additional geographical information | Palmanova                             |
| Constructed area                    | approx. 123 sqm                       |
| Living area                         | approx. 107 sqm                       |
| constructed area                    | approx. 123 sqm                       |
| Number of bedrooms                  | 4                                     |
| Number of bathrooms                 | 2                                     |
| Number of rooms                     | 5                                     |
| Number of sep. toilets              | 1                                     |
| Balcony/terrace area                | approx. 19 sqm                        |
| Waste water connection              | Yes                                   |
| Number of buildings                 | 3                                     |
| Number of floors                    | 2                                     |
| Number of residential units         | 30                                    |
| Elevator                            | Lift                                  |
| Type of parking space               | Underground parking                   |
| Swimmingpool                        | Yes                                   |
| Gym / Fitnessbereich                | Yes                                   |
| Kitchen                             | Fitted kitchen, Open kitchen          |
| Guest toilet                        | Yes                                   |
| Heating type                        | Air Conditioning hot / cold (central) |

|                                   |                                  |
|-----------------------------------|----------------------------------|
| Combustion                        | Wind / Water heat pump, Electric |
| Floor                             | Laminate flooring                |
| Window                            | Double glazing, aluminium        |
| Cable Sat TV                      | Yes                              |
| Balcony                           | Yes                              |
| Alignment of balcony/terrace      | Northwest                        |
| Parking spaces                    | 1 Underground parking space      |
| Year of construction              | 2019                             |
| Condition                         | Erstbezug / Neubau               |
| Purchase price                    | 845.000,00 €                     |
| Community fee per month (approx.) | 250,00 €                         |

## Highlights

Modern apartment, only 200m from the sandy beach, living/dining room, semi-open kitchen, fully equipped fitted kitchen, utility room, 4 bedrooms, 2 bathrooms, guest toilet, all bedrooms have direct access to the balcony, fitted wardrobes, laminate flooring, air conditioning hot/cold, insulated aluminum windows with double glazing, shutters, satellite TV connection, fiber optic internet connection, elevator, storage room, underground parking space, swimming pool (community), fitness room, bike workshop, garden (community), close to the beach

## Description

This modern apartment is located just a few meters from the beach in a modern residential complex from 2019 with many amenities.

The apartment on the second floor offers a living-dining room (approx. 24m<sup>2</sup>), a semi-open kitchen with high-quality electrical appliances, four bedrooms, two bathrooms (1 en suite), a guest WC and a utility room adjoining the kitchen on a constructed area of approx. 123m<sup>2</sup> (approx. 107m<sup>2</sup> living space). The approx. 19m<sup>2</sup> balcony offers enough space for relaxed dining and lounging.

The price includes an underground parking space and a lockable storage room, which are easily accessible by elevator.

The community has a large pool, landscaped gardens with Mediterranean plants and lawns, a children's playground, a very large fitness area with Technogym equipment, a large bike workshop and a community hall, which can also be used for private events.

Energy certificate: in progress

## Location

This apartment is located in the popular coastal town of Palmanova in the municipality of Calviá in the southwest of Mallorca. The location of this apartment is ideal. The nearest sandy beach is less than 200m away. Two other beautiful sandy beaches are within walking distance. A variety of restaurants, bars, cafés, supermarkets and other stores can be found in the immediate vicinity, some of which are open all year round. A smaller marina is located directly in Palmanova. The well-known marinas of Port Adriano and Puerto Portals can both be reached in approx. 10 minutes by car. For golf enthusiasts, there are many of the island's best-known golf courses in the

immediate vicinity. The island's capital Palma is also only 10 minutes away by car and the airport is around 20 minutes away by car.

## Other data

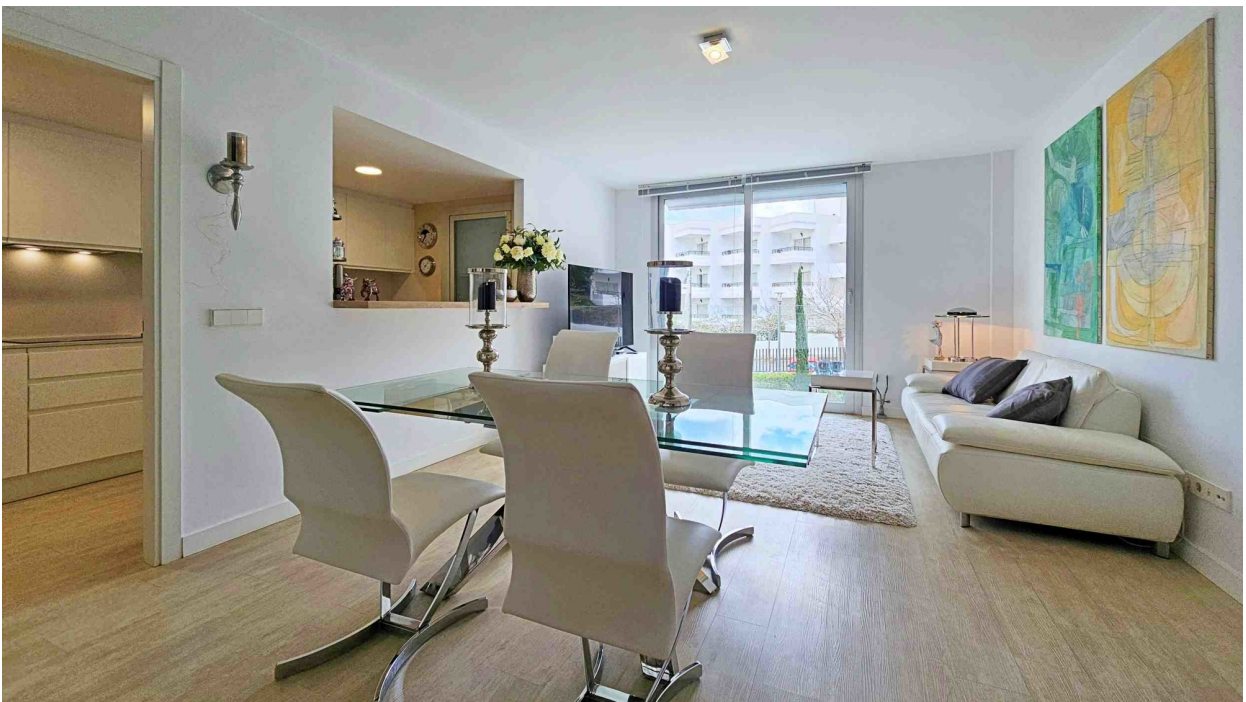
This apartment in Palmanova is offered to you by your real estate agent HOLZMÜLLER - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions you can reach us at [info@holzmueller-mallorca.com](mailto:info@holzmueller-mallorca.com)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

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

## Images



Balcony



Living / Dining



Living / Dining



Kitchen



Kitchen



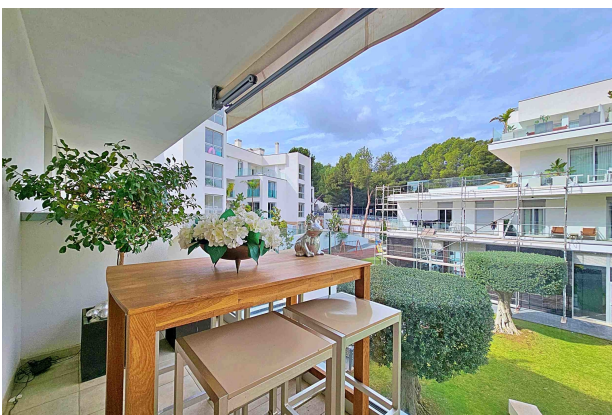
Living room



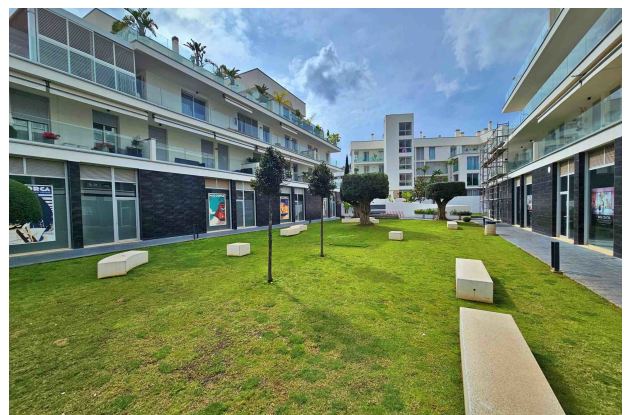
Living room



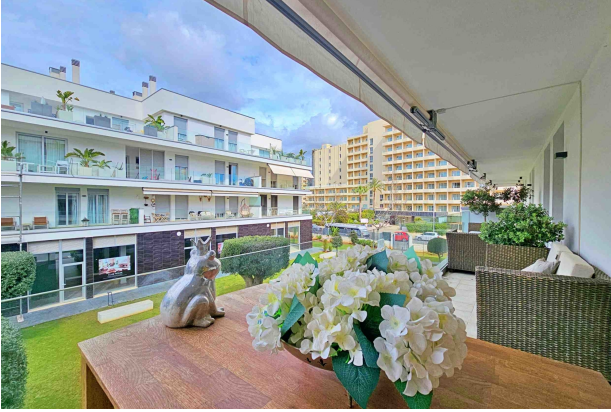
Guest toilet



Balcony



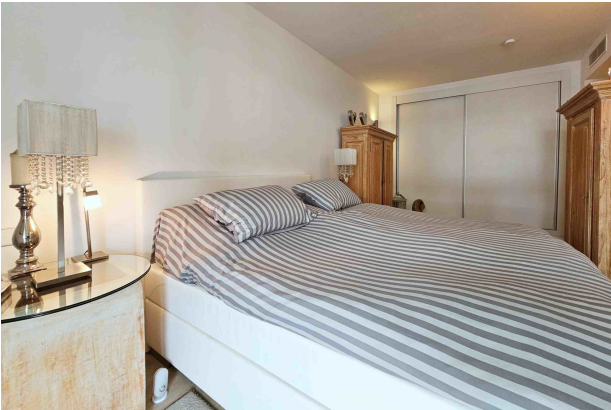
Garden (Community)



Balcony



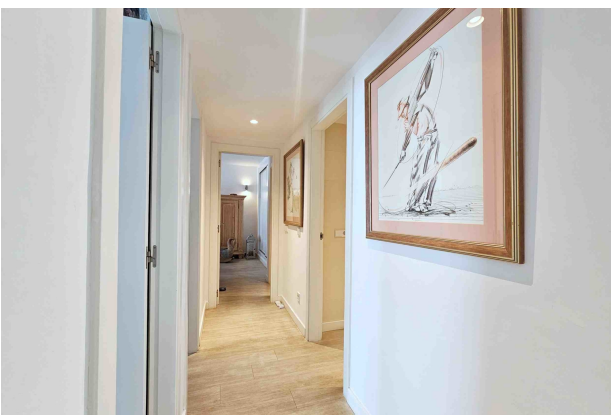
Bedroom 1



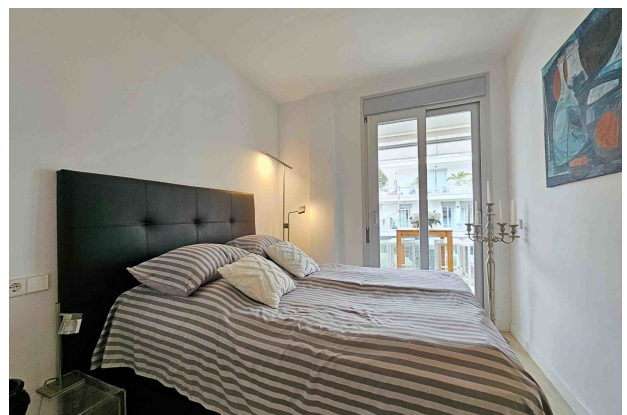
Bedroom 1



Bathroom 1



Floor



Bedroom 2



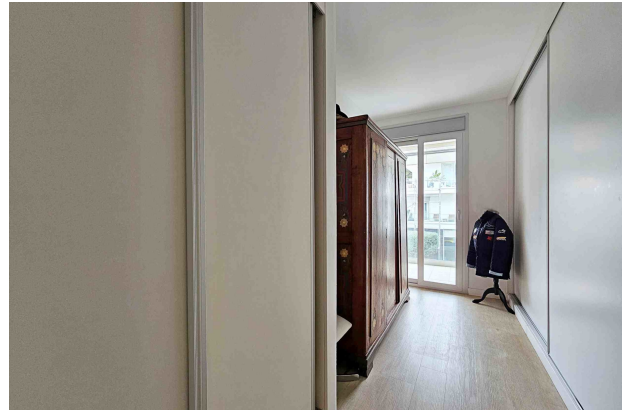
Bedroom 2



Bathroom 2



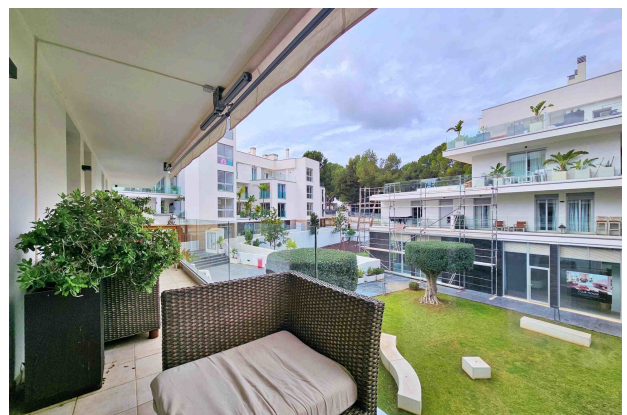
Bedroom 3



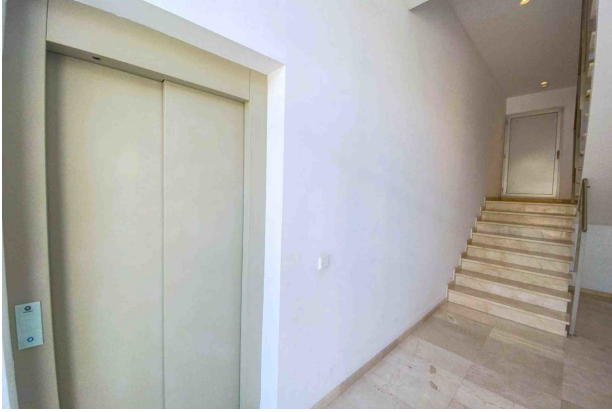
Bedroom 4



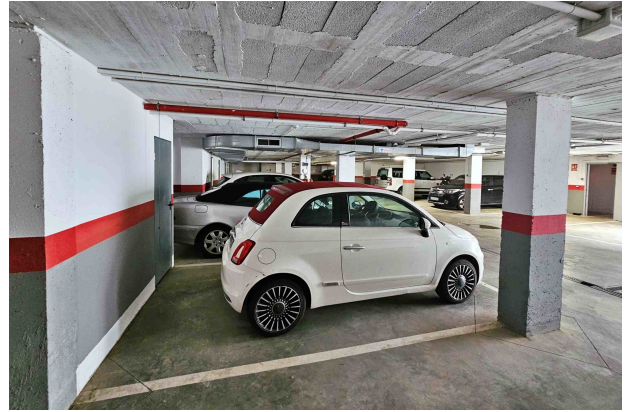
Balcony



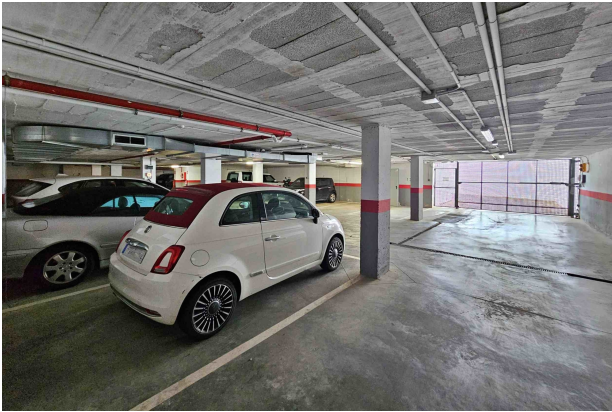
Balcony



Lift



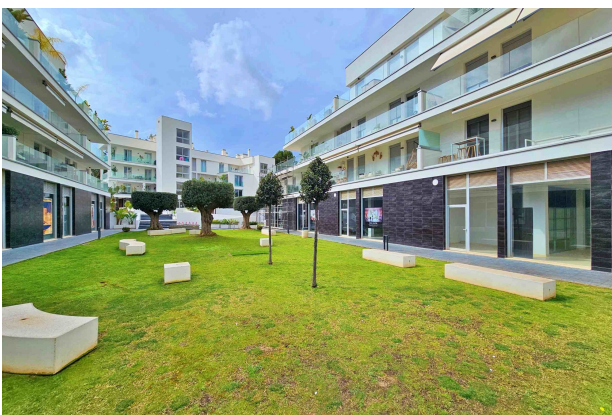
Storage / Parking space



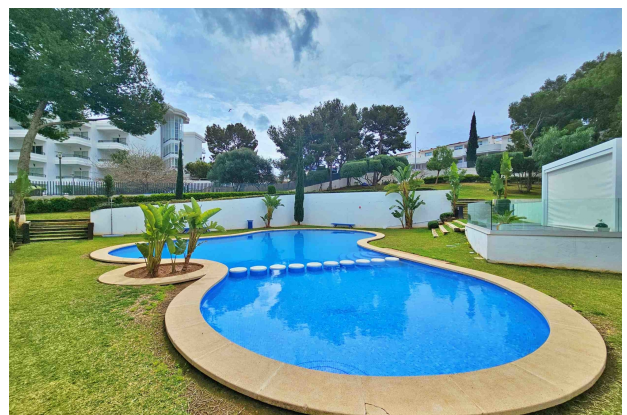
Parking space



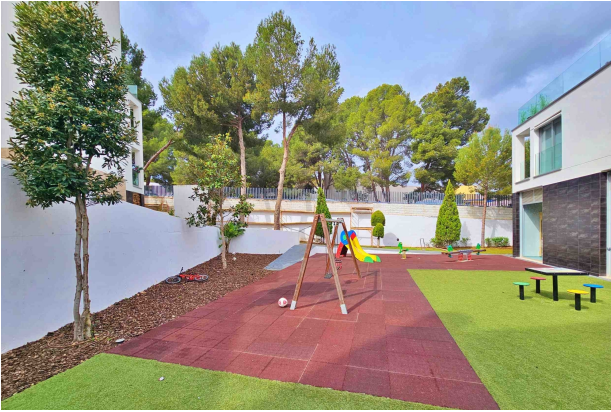
Entrance garage



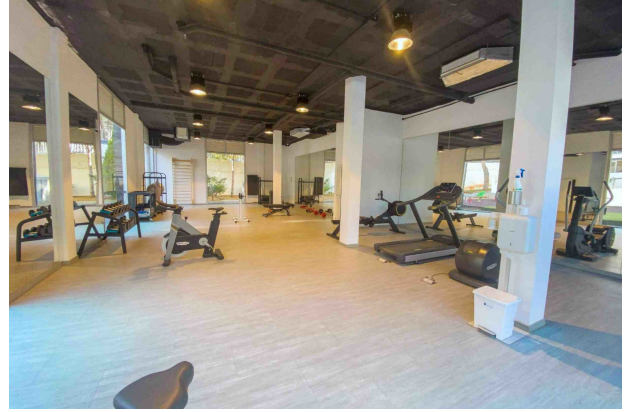
Garden (Community)



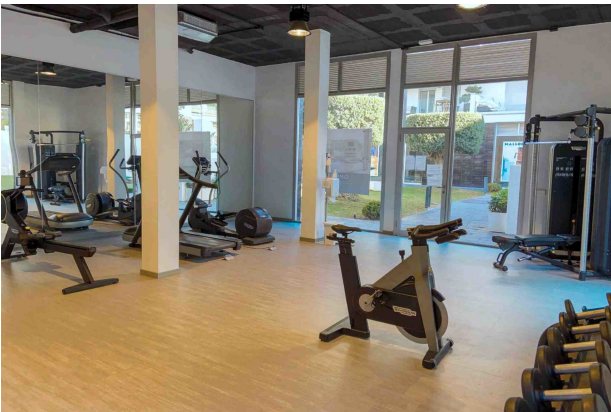
Swimmingpool (Community)



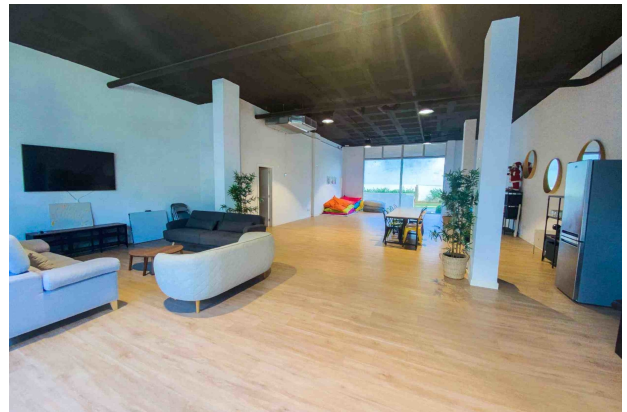
Playground ( Community)



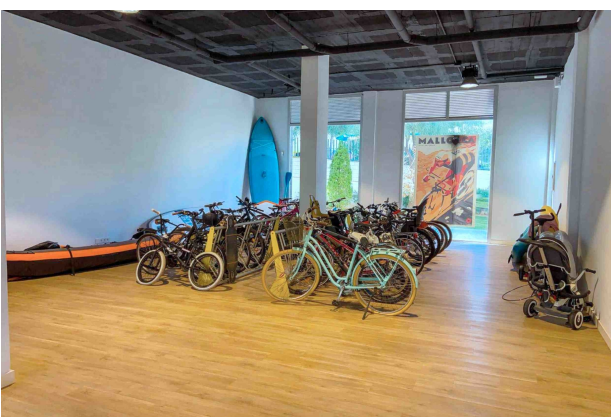
Gym (Community)



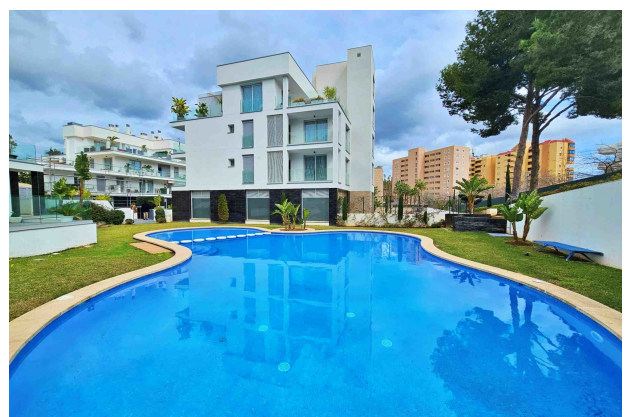
Gym (Community)



Event location (Community)

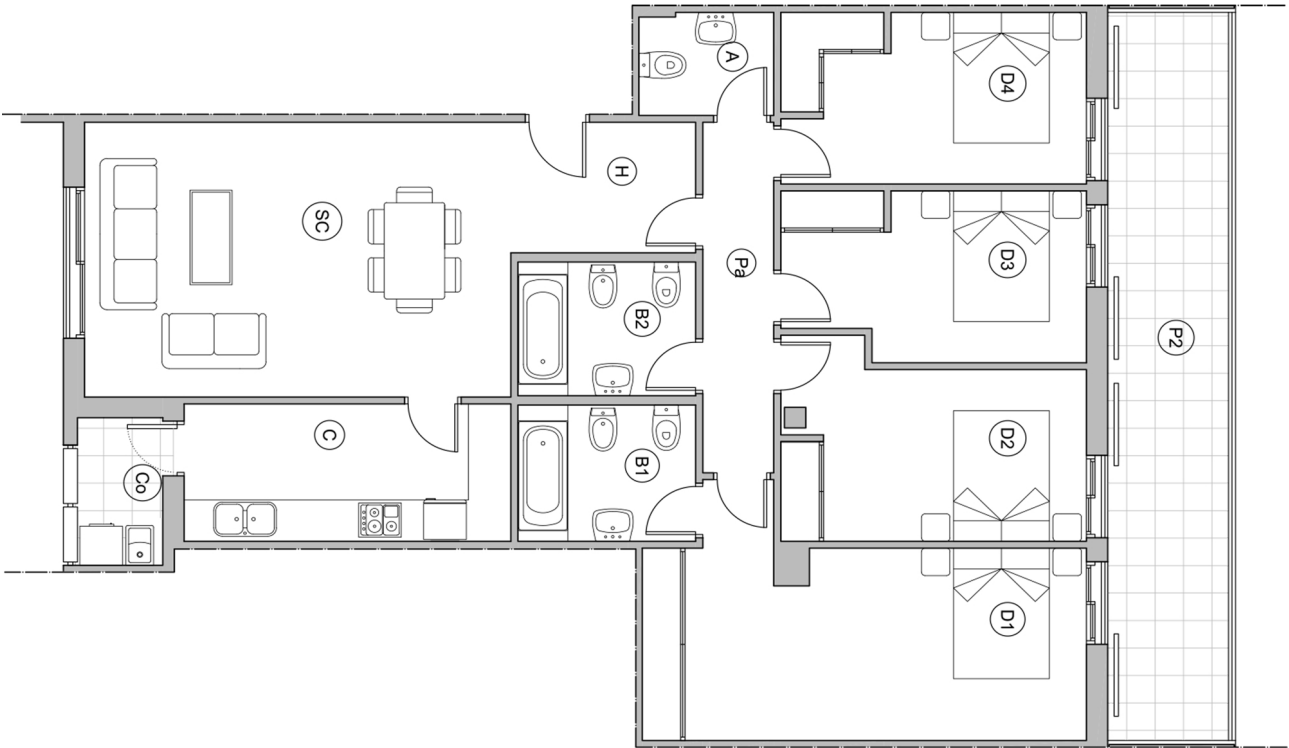


Bike workshop (Community)



Swimmingpool (Community)

## Floor Plan



Floorplan

## Your contact person

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