APARTBALEAR
Real Estate Agent Group



Property: C2202FH

Large garden apartment in luxury residence "Gran Folies"

Ground floor, Port D'Andratx

2.950.000,00 €

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Data overview

PropNo	C2202FH
Type of property	Apartment
Kind of property	Ground floor
Type of use	Residential
Type of commercialization	Purchase
Floor	Ground floor
Postcode	07157
City	Port D'Andratx
State	Balearic islands
Additional geographical information	Puerto Andratx
Constructed area	approx. 210 sqm
Living area	approx. 166 sqm
constructed area	approx. 210 sqm
Number of bedrooms	4
Number of bathrooms	4
Number of rooms	5
Number of sep. toilets	1
Balcony/terrace area	approx. 44 sqm
Garden area	approx. 216 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	24/7
Sea view	Yes
Kitchen	Fitted kitchen, Open kitchen
Guest toilet	Yes
Heating type	Underfloor heating, Air Conditioning hot / cold (central)
Combustion	Wind / Water heat pump, Electric
Window	Double glazing, aluminium
Cable Sat TV	Yes
Terrace	Yes
private garden	Yes
Parking spaces	2 Underground parking spaces
Jacuzzi (private)	Yes
Year of construction	2004
Condition	Well maintained
Purchase price	2.950.000,00 €
Community fee per month (approx.)	1.300,00 €

Highlights

Residence in the style of a 5 star hotel, wellness area (heated indoor pool, sauna area with dry and steam sauna, jacuzzi, gym), two fantastic outdoor pool areas with sea views, children's pool, concierge service, security service, large apartment with private garden, spectacular sea views, good privacy, quiet location (no road in front), large living/dining area with open kitchen, fully equipped electric kitchen, utility room, 4 bedrooms, 4 bathrooms en suite, guest toilet, fitted wardrobes, underfloor heating throughout (air-water heat pump), air conditioning hot/cold, fireplace, aluminum windows with double glazing, shutters (aluminum), open and covered terraces, private landscaped garden with lawns and subtropical plants, private whirlpool in the garden, 2 underground parking spaces easily accessible by elevator and much more....

Description

This spacious apartment with spectacular sea views offers on a constructed area of approx. 210m^2 a very nice living/dining area with front covered and open terrace (approx. 44m^2), private garden area (approx. 216m^2) with whirlpool, an open high-quality kitchen with separate utility room, four bedrooms, four bathrooms en suite and guest toilet.

The apartment has two underground parking spaces, which are easily accessible by elevator.

Energy certificate: E

The following additional purchase costs are not included in the price:
Land transfer tax, costs for notary and land registry, costs for gestoría/tax office/lawyer

All details are based on information provided by the owner. No liability is assumed for the accuracy, completeness and up-to-dateness of the data. Subject to changes, prior sale and errors excepted.

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 (Community)



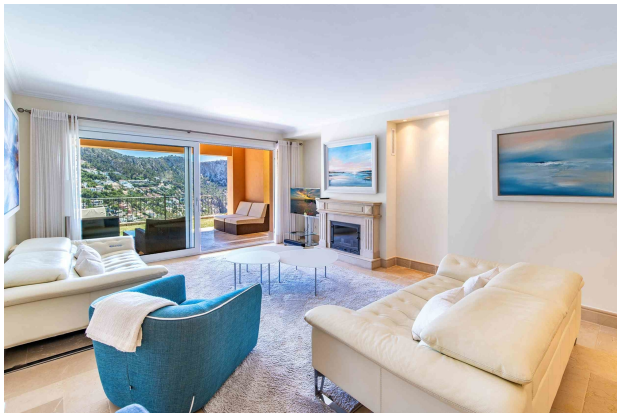
Living room



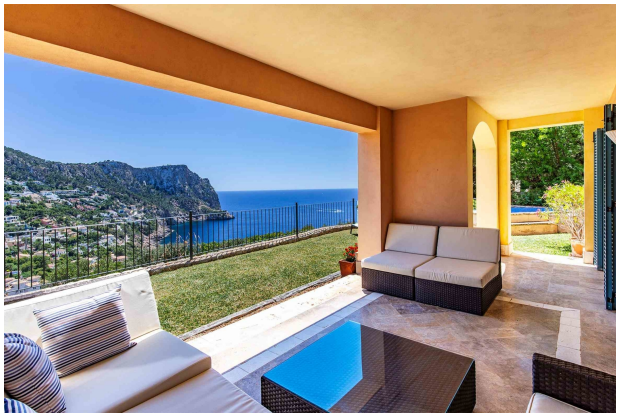
Kitchen



Dining area



Living



Terrace



Private garden / Sea view



Bedroom 1



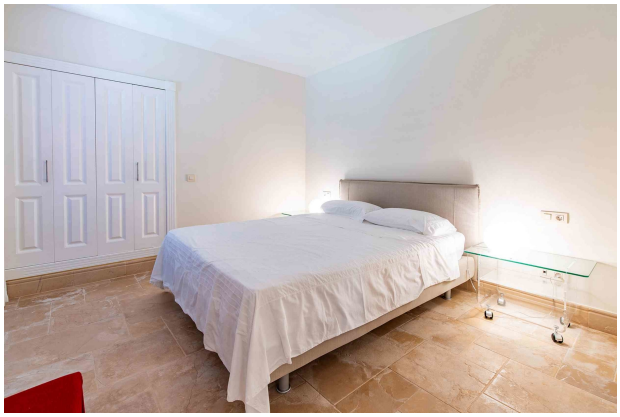
Bathroom 1



Bedroom 2



Bathroom 2



Bedroom 3



Bathroom 3



Bedroom 4



Bathroom 4



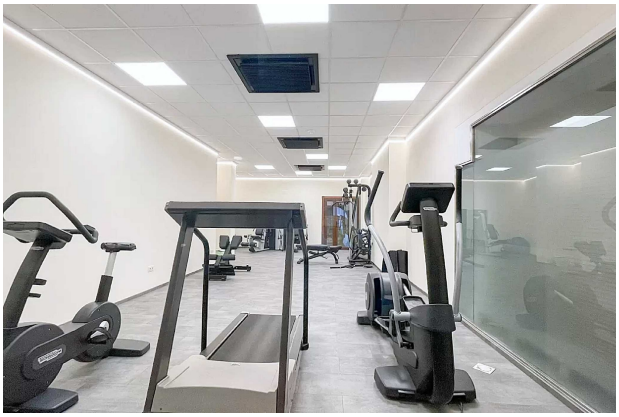
Sea view



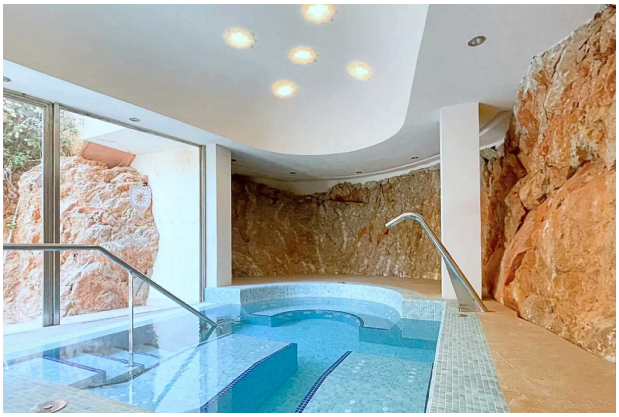
Swimmingpool (Community)



Heated Indoor Swimmingpool (Community)



Gym (Community)



Jacuzzi (Community)



Swimmingpool (Community)

Your contact person

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Legal notice

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