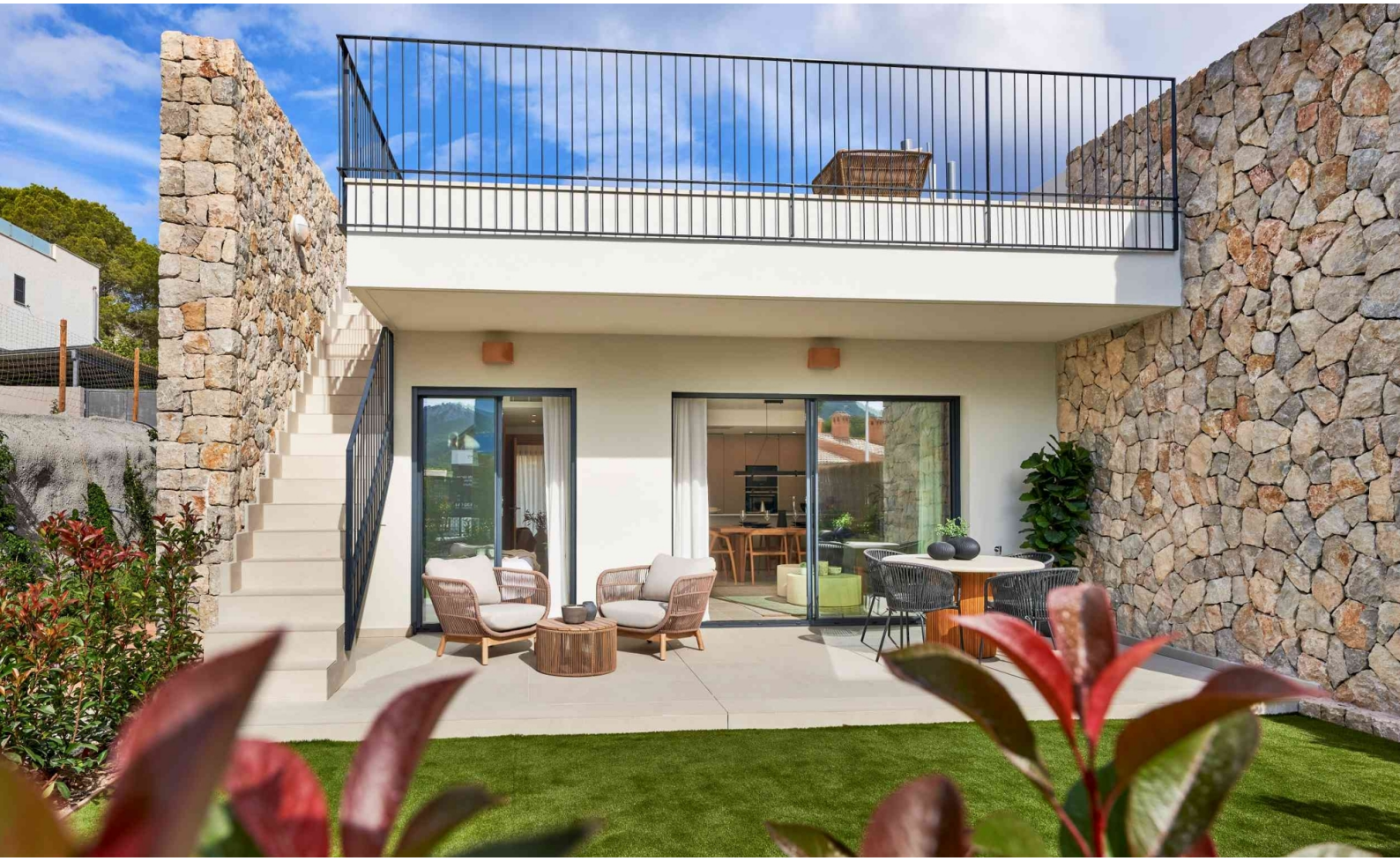
APARTBALEAR
Real Estate Agent Group



Property: D2513HM-B2-0-6

New building (under construction): Apartment with garden and roof terrace

Ground floor, Sant Elm

1.300.000,00 €

APARTBALEAR
Real Estate Agent Group

Data overview

PropNo	D2513HM-B2-0-6
Type of property	Apartment
Kind of property	Ground floor
Type of use	Residential
Type of commercialization	Purchase
Floor	PB
Block	1
Postcode	07159
City	Sant Elm
State	Balearic islands
Additional geographical information	Sant Elm
Constructed area	approx. 206 sqm
Living area	approx. 95 sqm
constructed area	approx. 206 sqm
Number of bedrooms	3
Number of bathrooms	2
Number of rooms	4
Balcony/terrace area	approx. 131 sqm
Garden area	approx. 53 sqm
Waste water connection	Yes
Construction style	Massive
Name of the community	Eclipse
Year of construction	2026
Number of buildings	4
Number of floors	2
Number of residential units	20
Elevator	No lift
Type of parking space	Carport
Sea access	Yes
Swimmingpool	Yes

Kitchen	Fitted kitchen, Open kitchen
Heating type	Underfloor heating (bathrooms only), Air Conditioning hot / cold (central)
Combustion	Wind / Water heat pump, Electric
Floor	Tiles
Window	Double glazing
Cable Sat TV	Yes
Terrace	Yes
Alignment of balcony/terrace	Southeast
Roof terrace	Yes
private garden	Yes
Parking spaces	1 Carport
Year of construction	2026
Condition	Erstbezug / Neubau
Purchase price	1.300.000,00 €

Highlights

New construction (under construction), first occupancy, modern apartment, living/dining room with access to the terrace, open kitchen, fully equipped kitchen including Siemens built-in appliances, utility room, 3 bedrooms, fitted wardrobes, 2 bathrooms (1 of them en suite), fully equipped bathrooms with electric underfloor heating, windows (aluminum) with insulating double glazing, electric shutters in the bedrooms, porcelain tiles in the interior and exterior, air-to-air heat pump air conditioning system hot/cold, LED lighting package, telephone and TV-TDT-SAT connections in the living room and in the bedrooms, security entrance door, furniture package (optional), small private garden, private roof terrace, community pool with separate children's pool, community garden, private parking space, storage room, close to the beach

Description

The new-build apartment offers a living/dining area with an open-plan kitchen and a utility room on approx. 95m^2 of constructed living space (excluding terraces). From the living room, there is access to the approx. 22m^2 south-east facing terrace and the approx. 53m^2 landscaped garden. The apartment offers a total of three bedrooms and two bathrooms. An external staircase leads to the approx. 109m^2 private roof terrace. The apartment has a parking space located directly within the gated complex and a storage room in the basement.

The community complex offers a beautiful pool area and landscaped gardens.

The images shown here are pictures of the show house or animated images, so-called renderings, and give a general impression of the new-build project. In particular, the views shown may differ from the respective residential units.

Completion of this property is planned for September 2026.

Energy certificate: A

The following additional purchase costs are not included in the price
VAT (10%), 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 alterations, prior sale and errors excepted.

Location

The apartment is located in a quiet residential area of Sant Elm, an idyllic coastal village in the municipality of Andratx in the southwest of Mallorca. There is direct access to the sea just 100m from the apartment. The idyllic village of Sant Elm offers a beautiful sandy beach, several bays and well-known restaurants such as Es Moli, Es Raor, Na Caragola and Cala Conills. Another special feature is the offshore island of Sa Dragonera, which is a nature reserve and a true paradise. The well-known port of Port Andratx is approx. 15 minutes away by car and the island's capital Palma is approx. 30 minutes away by car.

Other data

This newly built apartment in Sant Elm 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



Roof terrace (Showhouse)



Living (Showhouse)



Living (Showhouse)



Dining (Showhouse)



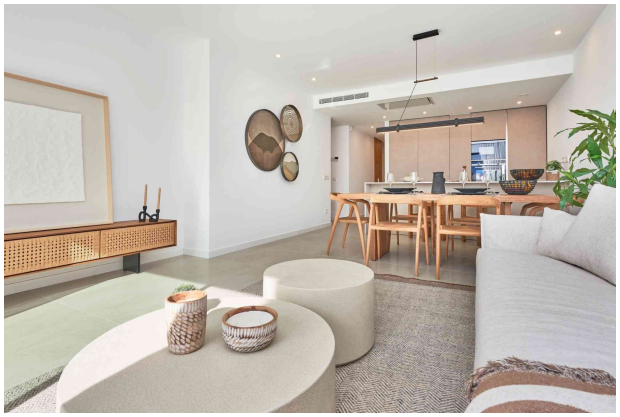
Dining (Showhouse)



Kitchen (Showhouse)



Kitchen (Showhouse)



Living (Showhouse)



Terrace (Showhouse)



Garden (Showhouse)



Terrace (Showhouse)



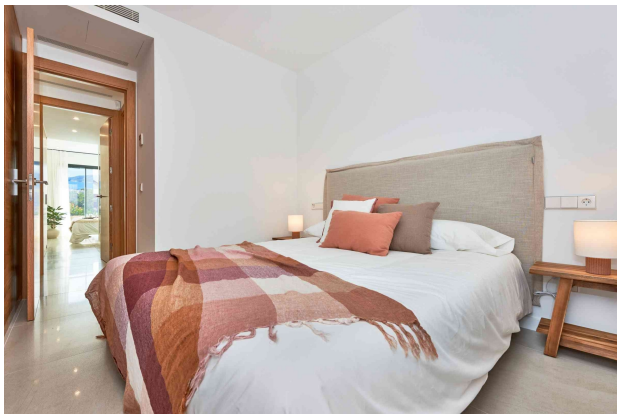
Roof terrace (Showhouse)



Roof terrace (Showhouse)



Bedroom 1 (Showhouse)



Bedroom 1 (Showhouse)



Bath 1 (Showhouse)



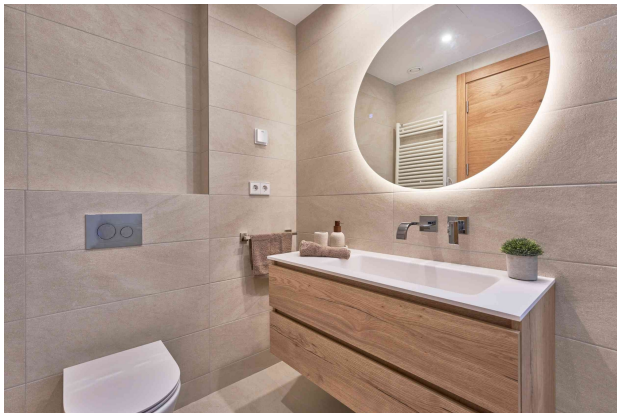
Bedroom 2 (Showhouse)



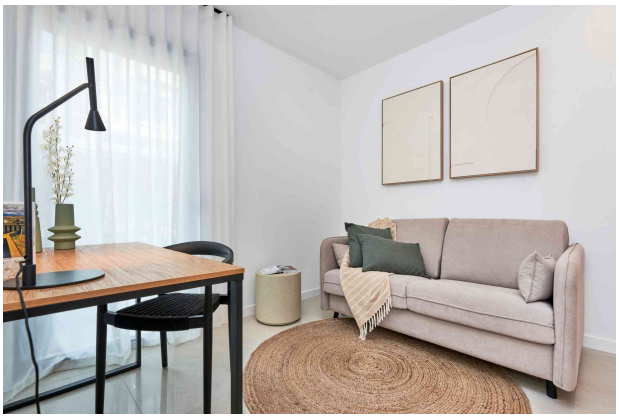
Bedroom 2 (Showhouse)



Bedroom 2 (Showhouse)



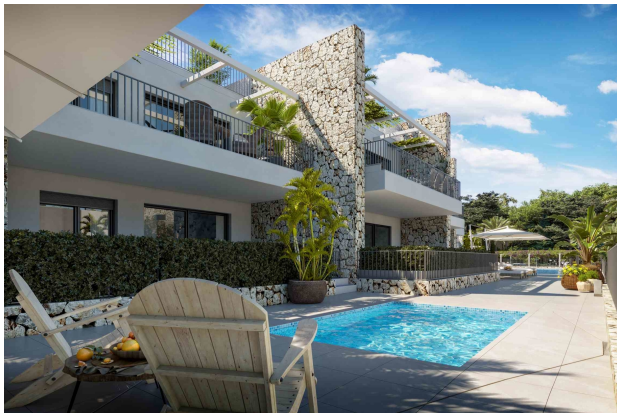
Bath 2 (Showhouse)



Bedroom 3 (Showhouse)



Garden / terrace (Showhouse)



Swimmingpool Community (Rendering)



Garden (Rendering)



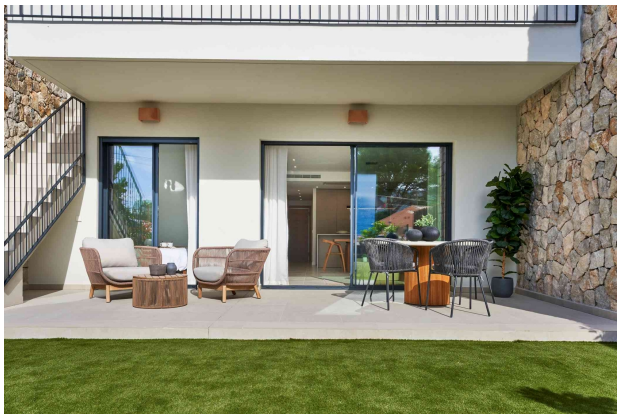
Swimmingpool Community (Rendering)



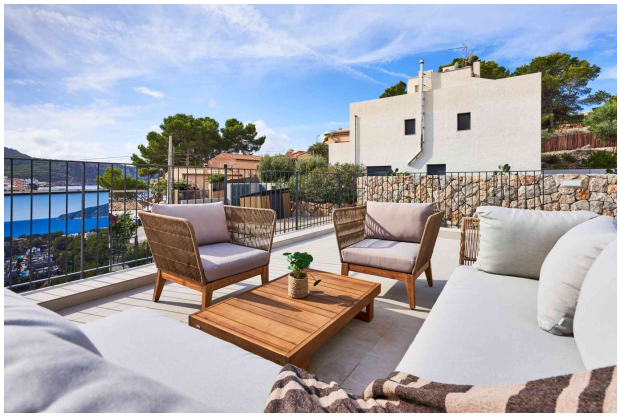
Parking (Rendering)



Parking (Rendering)



Terrasse (Showhouse)



Roof terrace (Showhouse)



Roof terrace (Showhouse)



Roof terrace (Showhouse)



Roof terrace (Showhouse)



Location



Location



Surrounding

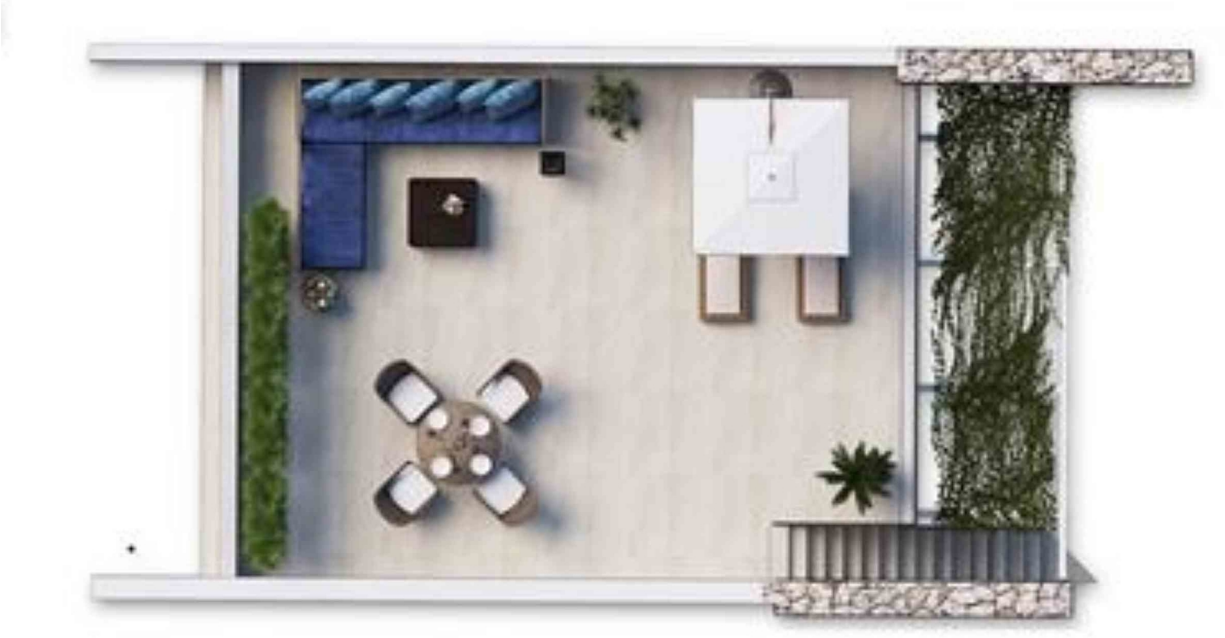


Surrounding

Floor Plan



Floorplan Flat



Floorplan Roofterrace



Community

Your contact person

Mr. Marcel Holzmüller
HOLZMÜLLER - Real Estate Mallorca (Numero de registre: GOIBE723026/2024)
Camí des Comellar 7
07157 Port d'Andratx

Mobile:0034 603367779

E-Mail: info@holzmueller-mallorca.com
Web: www.holzmueller-mallorca.com / www.luxusimmomallorca.com / www.apartbalear.com

Legal notice

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.