APARTBALEAR
Real Estate Agent Group



Property: D2513HM-B2-0-2

# New building (under construction): Apartment with 3 bedrooms and garden

Ground floor, Sant Elm

872.500,00 €

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# Data overview

| | |
|---|---|
| PropNo | D2513HM-B2-0-2 |
| 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. 111 sqm |
| Living area | approx. 91 sqm |
| constructed area | approx. 111 sqm |
| Number of bedrooms | 3 |
| Number of bathrooms | 2 |
| Number of rooms | 4 |
| Balcony/terrace area | approx. 20 sqm |
| Garden area | approx. 15 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 |
| private garden | Yes |
| Parking spaces | 1 Carport |
| Year of construction | 2026 |
| Condition | Erstbezug / Neubau |
| Purchase price | 872.500,00 € |

## 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, community pool with separate children's pool, community garden, private parking space, storage room, proximity to the beach

## Description

The new-build apartment offers a living/dining area with an open-plan kitchen and a utility room on approx. 91m$^2$ of constructed living space (excluding terraces). From the living room, there is access to the approx. 20m$^2$ south-east facing terrace and the approx. 15m$^2$ landscaped garden. The apartment offers a total of three bedrooms and two bathrooms. The apartment comes with a parking space, which is 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

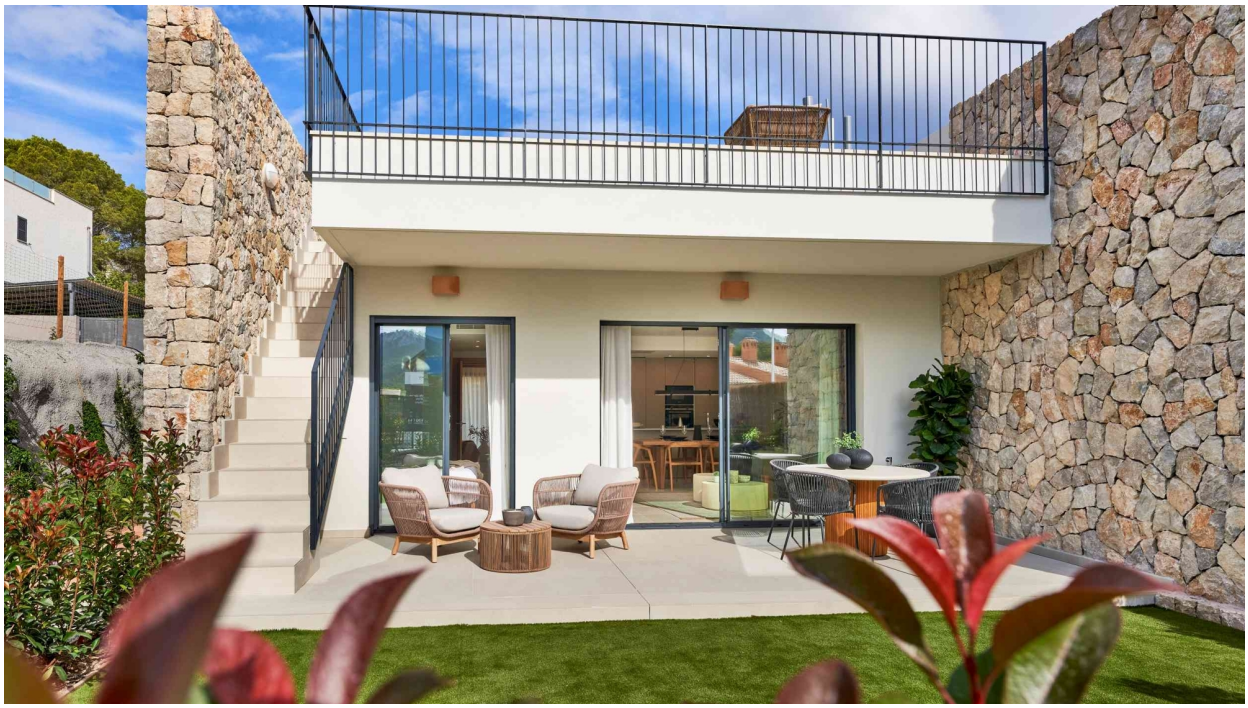
The apartment is located in a quiet residential area of Sant Elm, an idyllic coastal village in the municipality of Andratx in the southwest of Mallorca. There is direct access to the sea just 100m from the apartment. The idyllic village of Sant Elm offers a beautiful sandy beach, several bays and well-known 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



Facade (Showhouse)



Living (Showhouse)



Living (Showhouse)



Dining (Showhouse)



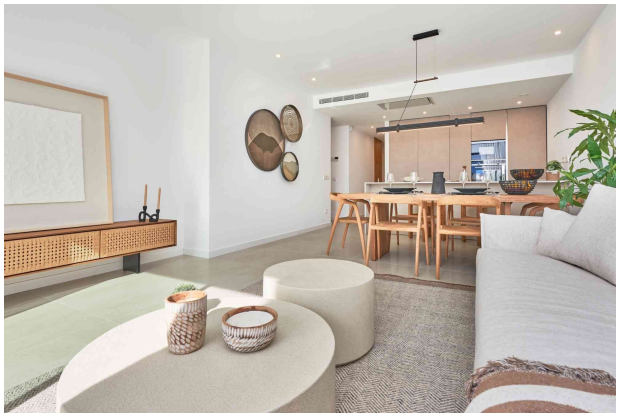
Dining (Showhouse)



Kitchen (Showhouse)



Kitchen (Showhouse)



Living (Showhouse)



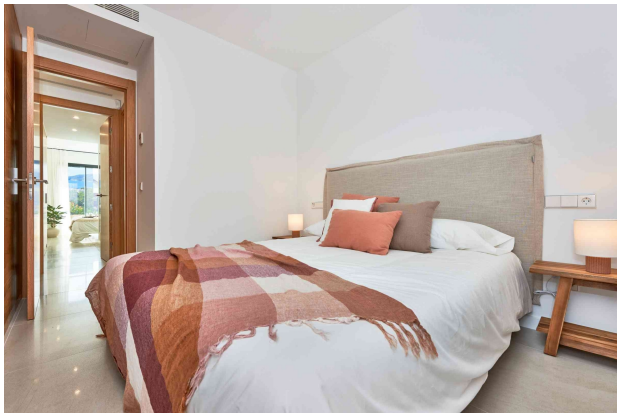
Terrace (Showhouse)



Garden (Showhouse)



Bedroom 1 (Showhouse)



Bedroom 1 (Showhouse)



Bath 1 (Showhouse)



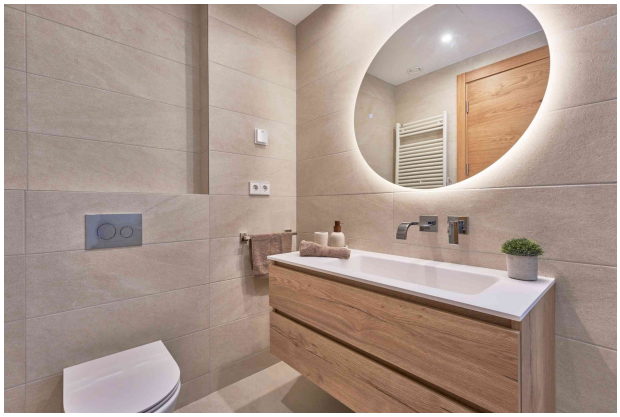
Bedroom 2 (Showhouse)



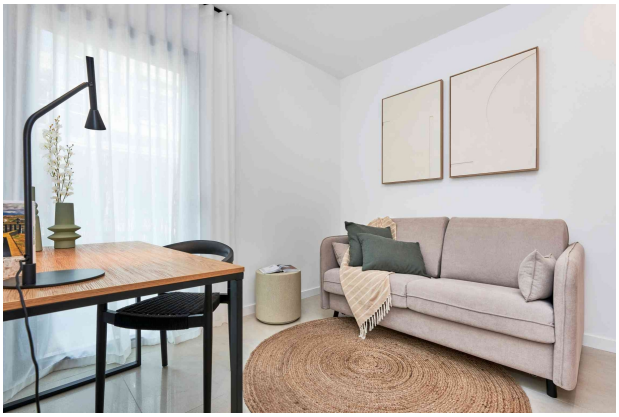
Bedroom 2 (Showhouse)



Bedroom 2 (Showhouse)



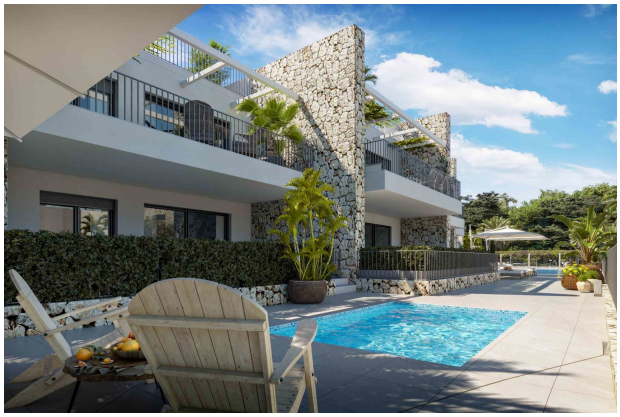
Bath 2 (Showhouse)



Bedroom 3 (Showhouse)



Garden / terrace (Showhouse)



Swimmingpool Community (Rendering)



Garden (Rendering)



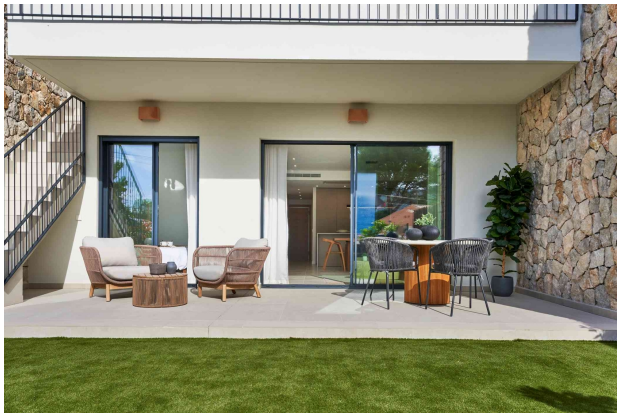
Swimmingpool Community (Rendering)



Parking (Rendering)



Parking (Rendering)



Terrasse (Showhouse)



Location



Location



Surrounding



Surrounding

# Floor Plan



Floorplan Flat



Community

## Your contact person

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