

Canyamel – Mallorca

# Last apartment (3 bedrooms) with pool - Turnkey - in Canyamel

Property ID: ES24379061



PURCHASE PRICE: 675.000 EUR • LIVING SPACE: ca. 99 m<sup>2</sup> • ROOMS: 4

Property ID: ES24379061 - 07589 Canyamel – Mallorca

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## At a glance

Property ID	ES24379061	Purchase Price	675.000 EUR
Living Space	ca. 99 m <sup>2</sup>	Condition of property	First occupancy
Rooms	4	Construction method	Solid
Bedrooms	3	Equipment	Terrace, Swimming pool, Garden / shared use, Built-in kitchen
Bathrooms	2		
Year of construction	2024		
Type of parking	1 x Outdoor parking space		

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## Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Energy certificate valid until	16.09.2029	Final Energy Demand	33.30 kWh/m <sup>2</sup> a
Power Source	Air-to-water heat pump	Energy efficiency class	C
		Year of construction according to energy certificate	2013

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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

This exclusive apartment is located in a completed new building and offers you the highest living comfort on approx. 100 square meters of living space. The apartment is characterized by its solid construction and the condition of the first occupancy. With a total of four spacious rooms, including three bedrooms and two modern bathrooms, this property offers plenty of space for families or couples who value space and comfort. The flooring throughout the apartment consists of high-quality tiles, which create an elegant and easy-care atmosphere. A particular highlight is the open-plan fitted kitchen, which is perfectly integrated into the living area and forms the heart of the apartment. Here you can fully develop your culinary skills. The west-facing terrace invites you to relax, where you can end the day with a wonderful sunset. The use of the garden and the communal pool offer additional opportunities for recreation and leisure activities right on the doorstep. Another advantage of this wonderful property is the existing cellar, which offers you additional storage space. There is also a private parking space. A pre-installation for electric cars is also available. The apartment is turnkey and can be occupied immediately.

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## Details of amenities

- Double-glazed windows
- Air conditioning hot/cold
- Air/water heat pump for hot water production
- Fitted kitchen
- Oven, induction hob, extractor hood from Siemens
- Terrace
- Community swimming pool
- Communal garden
- Cellar room
- Private parking space
- Pre-installation for electric car charging station
- Municipal water supply
- Municipal power supply



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## All about the location

Canyamel is a charming coastal village in the municipality of Capdepera on the east coast of Mallorca. It is known for its natural beauty, tranquil atmosphere and a number of attractions. Canyamel is located in a picturesque bay, surrounded by green hills and dense pine forests. The natural surroundings are ideal for nature lovers and those seeking relaxation. The hilly landscape offers numerous hiking and cycling trails with breathtaking views of the coast and the sea.

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## Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.

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## Contact partner

For further information, please contact your contact person:

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