

Cala d'Or – Südosten

# High-quality apartments with communal pool in Cala d'Or

Property ID: ES24379078



PURCHASE PRICE: 530.000 EUR • LIVING SPACE: ca. 84 m<sup>2</sup> • ROOMS: 3

Property ID: ES24379078 - 07660 Cala d'Or – Südosten

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## At a glance

Property ID	ES24379078
Living Space	ca. 84 m <sup>2</sup>
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2022
Type of parking	1 x Underground car park

Purchase Price	530.000 EUR
Condition of property	First occupancy
Construction method	Solid
Usable Space	ca. 0 m <sup>2</sup>
Equipment	Swimming pool, Built-in kitchen

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## Energy Data

Energy Source	Air-to-water heat pump	Energy Certificate	Energy demand certificate
Energy certificate valid until	04.11.2023	Final Energy Demand	13.56 kWh/m <sup>2</sup> a
Power Source	Air-to-water heat pump	Energy efficiency class	A

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## A first impression

This exquisite apartment is for sale in the picturesque Cala d'Or, in the charming south-east of the island. With a generous living space of approx. 84 square meters, this solidly built apartment offers enough space for your individual living dreams. The apartment impresses with its high-quality furnishings and well thought-out room layout. A total of three bright rooms await you, including two comfortable bedrooms that promise peace and relaxation. Two stylishly designed bathrooms provide additional comfort. The open-plan living area is equipped with a modern fitted kitchen and offers maximum flexibility and space for socializing thanks to its open-plan design. The floor is laid with elegant tiles for an appealing aesthetic and easy maintenance. A highlight of this property is the sunny balcony, which offers you a wonderful outdoor retreat. You can also enjoy the benefits of a communal swimming pool, perfect for sunny days and relaxing moments. Another plus point of this attractive apartment is the parking space in the underground garage and an existing cellar, which offers additional storage space.

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## Details of amenities

- Air/heat pump Air conditioning systems
- Air conditioning hot/cold
- Heat pump for hot water production
- Double-glazed windows
- Windows with thermal bridge interruption
- Bedroom windows with roller shutters
- Patio doors with safety glass
- Security apartment entrance door
- Interior doors with magnetic lock
- Fitted kitchen
- Siemens oven and induction hob
- Ceiling integrated extractor hood from Pando
- Built-in cupboards
- LED lighting
- Balcony
- Swimming pool
- Insulated facade
- TV antenna
- Car parking space with pre-installation for electric car charging station
- Municipal water supply
- Municipal power supply

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## All about the location

Cala d'Or is a coastal town in the east of Mallorca, around 60 km from the capital Palma and 50 km from the international airport. The nearest golf course is Vall d'Or Golf, around 10 km away. The town is known for its beautiful beaches, including Cala Gran, Cala Esmeralda and Cala Ferrera, which are all within walking distance. The beaches are surrounded by crystal clear waters and offer numerous water sports such as snorkeling, diving and kayaking. One of the main attractions is the Cala d'Or Marina, which is considered one of the best marinas in Mallorca. Here you will find a variety of restaurants and bars along the harbor as well as numerous stores, boutiques and art galleries. The marina is also a good starting point for boat trips along the Mallorcan coast. Cala d'Or is a popular destination for families, couples and golf lovers. The town offers a relaxed atmosphere and is ideal for a relaxing vacation. It is an ideal place for a relaxing vacation and offers good connections to the Vall d'Or golf course, Palma and the airport.

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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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