



**KENSINGTON**<sup>®</sup>

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# Duplex garden apartment 300m from the beach in Colònia de Sant Jordi, Mallorca



## general:

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<b>object number external:</b>	KPP07523	<b>as from:</b>	25.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	2026
<b>place:</b>	07638 Colònia de Sant Jordi	<b>available from:</b>	November 2026
<b>living space:</b>	158,00 m <sup>2</sup>	<b>Floor space:</b>	229,00 m <sup>2</sup>
<b>Number of Rooms:</b>	4,0	<b>Number of bedrooms:</b>	3,0
<b>Number of bathrooms:</b>	2,0	<b>Number of sep. bathrooms:</b>	1,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	as new

## prices:

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<b>purchase price:</b>	825.000,00 €	<b>house money:</b>	250,00 €
<b>broker's fee:</b>	4%		

## energy certificate:

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**beaconing:** air heat pump

## contact person:

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<b>name:</b>	Kensington Palma	<b>street:</b>	
<b>place:</b>		<b>phone:</b>	+34 971674306
<b>fax number:</b>	0034971673040	<b>Email:</b>	palma@kensington-international.com

## Infrastructure:

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## Description:

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NEWLY BUILT APARTMENTS with terraces in COLÒNIA DE SANT JORDI, in the south of Mallorca near Santanyí. They are located on a peninsula where you can enjoy the sea to the fullest. The coast is 100 metres away, and the access to the GORGEOUS "ES TRENC" BEACH IS JUST 300 METERS AWAY. The flats are part of a NEW GATED COMMUNITY with underground car park and a COMMUNITY POOL with jacuzzi.

The bright, spacious flats have a ground floor TERRACE IN FRONT OF THE LIVING ROOM and a terrace in front of the upper floor bedrooms (71-127m<sup>2</sup> in total). All have a PRIVATE GARDEN (72-214m<sup>2</sup>). In some cases, one can order a PRIVATE POOL (4x2 m) against surcharge. The key figures: Prices 825,000 - 925,000€, flat sizes 158-161m<sup>2</sup> (+ terraces + garden). Layout: on the ground floor, living/dining area with open-plan kitchen, guest WC, utility room; on the 1st floor, 3 twin bedrooms, 2 bathrooms (1 en suite). Included in the price: 1 GARAGE SPACE.

Features: LIFT, security door, fitted kitchen, PVC parquet, built-in wardrobes, blinds, double glazing, AC hot/cold, UNDERFLOOR HEATING (in the bathrooms, optional everywhere), HEAT PUMP, sat. TV, preparation for electric car charging point. Against surcharge, completely furnished.

Please ask us for further information (we have floor plans) or to arrange a viewing. We will not assume any liability for the information provided. Kensington reference: KPP07523

## Location:

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Colonia de Sant Jordi, a picturesque coastal town in the south of Mallorca, is located around 50 kilometers southeast of Palma de Mallorca. The town belongs to the municipality of Ses Salines and is known for its relaxed atmosphere and proximity to some of the most beautiful beaches on the island, including Es Trenc and Es Carbó. Popular with nature lovers, this town offers beautiful sandy beaches and a picturesque harbor promenade with restaurants and cafés. The surrounding area is characterized by salt lakes and dune landscapes that are perfect for hiking and exploring. Easily accessible via the Ma-19 and Ma-6020 country roads, the town offers an ideal combination of relaxation and nature experiences away from the major tourist centers.

## images

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Complex



