



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Sensational outdoor area - Light-flooded apartment in Cala d'Or



## general:

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<b>object number external:</b>	KPSO812	<b>as from:</b>	21.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	2000
<b>place:</b>	Cala d'Or	<b>living space:</b>	97,00 m <sup>2</sup>
<b>Floor space:</b>	90,00 m <sup>2</sup>	<b>floor:</b>	1
<b>Number of Rooms:</b>	3,0	<b>Number of bedrooms:</b>	2,0
<b>Number of bathrooms:</b>	1,0	<b>number of parking spaces:</b>	1,0
<b>Condition:</b>	part / full renovated		

## prices:

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<b>outside parking space:</b>	0,00 €	<b>purchase price:</b>	560.000,00 €
<b>house money:</b>	248,00 €		

## energy certificate:

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<b>beaconing:</b>	electric
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## contact person:

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<b>company:</b>	Albrecht Pogutter Group SL	<b>name:</b>	Wolfgang Pogutter
<b>street:</b>	Carrer Palma 28	<b>place:</b>	Santanyi
<b>phone:</b>	+34 628789445	<b>Email:</b>	santanyi@kensington-international.com

## Infrastructure:

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## Description:

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A first-class apartment for sale in the sought-after location of Cala d'Or. This property, which was built in 2000 and completely modernized in 2024, offers a modern living experience in a quiet environment.

With a generous living space of 97 m<sup>2</sup>, this gem comprises a total of 3 rooms, including 2 spacious bedrooms and a stylish bathroom. The apartment impresses with high-quality tiled floors and a modern fitted kitchen that will delight any amateur chef.

Particularly noteworthy is the spacious terrace, which invites you to relax and enjoy the Mediterranean sunshine. In addition, future owners will be able to use the beautiful communal pool, which underlines the comfort and exclusivity of this residential complex. The monthly community costs amount to €248.

This completely renovated apartment offers you the ideal combination of modern comfort and a fantastic location. A perfect home or a lucrative investment opportunity in Cala d'Or.

## Location:

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The apartment is located in the picturesque coastal town of Cala d'Or, a popular vacation resort on the southeast coast of the island of Mallorca, Spain. The town impresses with its charming Ibiza-style architecture and offers numerous hidden coves with crystal-clear water, which are a true paradise for both locals and tourists. Cala d'Or is known for its excellent infrastructure with a variety of restaurants, cafés and boutiques, all within easy walking distance. The charming marina of Cala d'Or offers an exclusive haven for boat lovers and gourmets alike. The area also offers a variety of leisure activities, from golf courses and a wide range of water sports to picturesque hiking and cycling trails that allow you to explore the island's unique natural landscape. This property therefore not only offers the opportunity to live in a quiet yet well-connected location, but also to enjoy the typical Mediterranean lifestyle to the full. The proximity to the airport of Palma de Mallorca, about an hour's drive away, allows easy access to international transportation routes. Cala d'Or is therefore the ideal place to experience the beauty and comfort of Mediterranean island life.

## Equipment description:

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- Central location to the beach and harbor of Cala Dor
- Walking distance to all restaurants and bars
- Parking space at the building (included in the price)
- large surrounding roof terrace, 90 sqm
- decentralized air conditioning, hot - cold
- new fitted kitchen
- large window fronts
- heated community pool

images







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