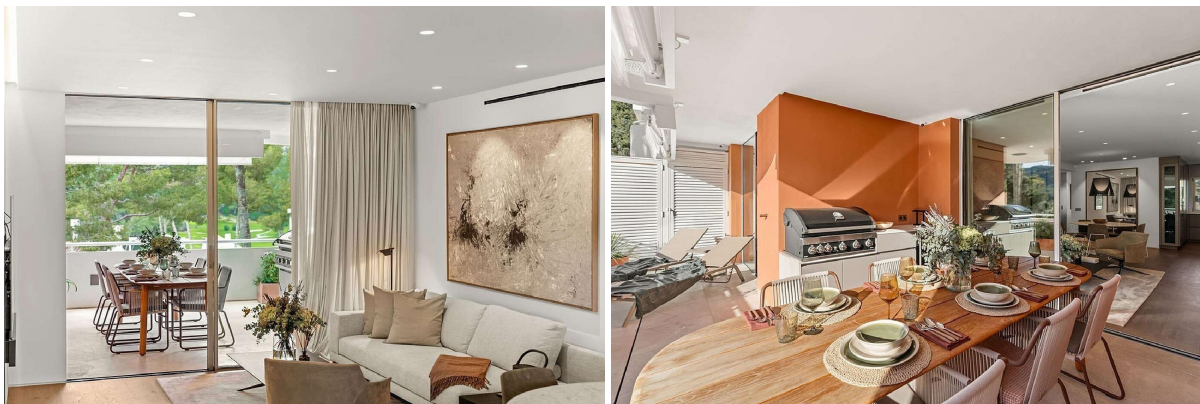


## apartment for sale Calvià, Ponent



In the heart of Bendinat, one of Mallorca's most coveted locations, lies this unique residence that redefines modern Mediterranean living. Completely rebuilt to the highest standards, this 3bedroom, 2bathroom apartment combines the refinement of a villa with the convenience of an exclusive private community.~~With approx. 107 m2 of interior space and 27 m2 of terrace, every detail has been carefully designed: parquet and natural stone floors, aluminum joinery with soundproof glass, advanced climate control (Daikin, Mitsubishi Electric), underfloor heating by TECE, and a stateoftheart smart home system for total comfort and security.~~The openplan living area flows seamlessly from the gourmet kitchen equipped with SMEG appliances into the elegant dining and lounge spaces, bathed in natural light through floortoceiling panoramic windows. The spacious terrace is perfect for unforgettable outdoor living, complete with Grand Hall BBQ, SMEG wine fridge, and integrated FLOS lighting.~~The master suite is a true private sanctuary, with direct access to the terrace, custommade walkin wardrobe, integrated office space, and designer bathroom with glassenclosed rain shower and double vanity. Two guest bedrooms provide tranquility with views of the gardens and pool, fitted wardrobes, and highend finishes.~~Other exclusive features include Bang & Olufsen sound system, designer furniture by Poliform, RODA & DEDON, and concealed machinery ensuring aesthetic harmony on the terrace.~~The property is part of a prestigious gated community offering 24hour security, two swimming pools, and lush landscaped gardens, with the option to purchase a private underground parking space and storage unit for €65,000.~~Its prime location provides quick access to the finest beaches, exclusive marinas, top golf courses, and Palma city centre, as well as excellent international connections. Whether as a main residence, a holiday retreat, or a premium investment, this apartment represents a rare opportunity to acquire a jewel in Bendinat, where luxury and comfort meet in perfect harmony.~~RE/MAX Collection Grup Direct reminds:~The sale price of the property includes the real estate agency fees, which will be fully paid by the seller. Said price does not include the corresponding Property Transfer Tax (ITP), which is 10%, nor notary or land registry fees, which are approximately estimated at 2%, and must be paid upon signing the corresponding public deed. The tax percentage is calculated based on the final price stated in the public deed and may vary depending on subsidies, benefits, age, and other circumstances of the taxpayer. All information is based on data provided by the owner or the client. No responsibility is assumed for the accuracy, completeness, or validity of the information. Changes, errors, and prior sale are reserved. This

brochure does not constitute a contractual offer and is provided for informational purposes only. Only the agreements established in the notarized purchase deed are legally binding. The plans, surface areas, and representations included in this brochure are for guidance only and may differ from the actual execution.~Registration ROAIIB – GOIBE739576/2024

## property details

Spanishestate **6376820**  
id:  
reference:: **100-PR106**  
close to/ located: **Calvià**  
region: **Ponent**  
property type: **apartment**  
rooms: **3**  
property surface: **134 m2**  
surface plot: **- m2**  
price: **€ 1.495.000**

## contact

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