

## duplex for sale Capdepera, Llevant



Modernity, quality and Mediterranean charm, just 1.5 km from the sea, from €625,000 + VAT~~This elegant residential complex, combining contemporary design, high-quality materials and energy efficiency, is situated in one of the most authentic areas of north-east Mallorca.~~Just 1.5 km from the beach, the complex offers a communal swimming pool with showers, landscaped areas featuring native vegetation and a private parking space for each property. Some terraces enjoy partial sea views.~~Property types~~The development offers a range of layouts to suit different needs:~ • 2-bedroom, 2-bathroom homes from 89 m2 of built area, with terraces of varying sizes.~ • 2-bedroom, 2-bathroom duplex homes, with spacious terraces ranging from approximately 30 m2 to 62 m2.~ ~~Floor areas and layouts may vary depending on the unit. Detailed information available on request.~~Key features~~Fully fitted kitchens with integrated Siemens appliances (induction hob, extractor hood, fridge and dishwasher).~Tres taps.~Saloni porcelain floor tiles (terraces with non-slip finish).~Security door, double glazing with thermal break and electric shutters.~~Comfort and sustainability~~Hot/cold air conditioning via a split system concealed in false ceilings, hot water via aerothermal energy, communal photovoltaic installation, water softening system and LED lighting.~Classification ~~ReMax Collection Grup Direct reminds you: The sale price of the property includes the estate agent's fees, which are to be paid in full by the seller. This price does not include the applicable transfer tax (IVA), which is 10%, nor the notary and registration fees, estimated at approximately 2%, which must be paid upon signing the relevant public deed. The tax rates are calculated on the final price stated in the deed of sale and may vary depending on subsidies, grants, the taxpayer's age and other circumstances. All information is based on data provided by the owner or the client. No liability is accepted for the accuracy, completeness or validity of the information. Subject to changes, errors and prior sale. This brochure does not constitute a contractual offer but is provided for information purposes only. Only the agreements set out in the notarial deed of sale are binding. The plans, floor areas and illustrations included in this brochure are for guidance only and may differ from the actual construction. ROAIIB registration – GOIBE739576/2024 ~

### property details

Spanishstate **6364708**  
id:  
reference:: **100-HP026**

### contact

real estate agent: **Grupdirect**  
name: **not available**  
spreek: **not available**

close to/ located: **Capdepera**  
region: **Llevant**  
property type: **duplex**  
rooms: **2**  
property surface: **1274 m2**  
surface plot: **- m2**  
price: **€ 625.000**

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