

ground floor for sale Andratx, Ponent



In the southwest of Palma de Mallorca, within the sought-after municipality of Andratx, in the charming village of Sant Elm, this exclusive ground-floor apartment with private garden (14,62m²) and community pool is being built just 100 metres from the beach.~~Overlooking the island of Sa Dragonera and at the foot of the UNESCO-listed Tramuntana mountains, this location perfectly combines Mediterranean nature with modern comfort.~~The boutique development consists of only 20 apartments, each with private parking.~The property offers three bedrooms (two doubles), two en-suite bathrooms, a spacious terrace and private garden (29,71m²).~~Features:~~ Aerothermal system for hot water~~ Underfloor heating throughout~~ Heat pump (concealed split air-conditioning system)~~ Energy efficiency rating A~~ Cafés and restaurants within a 5-minute walk, 23 km to the nearest golf course, 47 km to the airport. The exclusive harbour of Port d' Andratx is just minutes away.~~A unique opportunity to enjoy premium Mediterranean living.~~ReMax Collection Grup Direct would like to remind 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 VAT (at a rate of 10%), nor notary or registration fees, which are estimated at approximately 2% and must be paid upon signing the relevant deed of sale. 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. ROAIBB registration – GOIBE739576/2024 ~~

property details

Spanishstate **6348998**
id:
reference:: **100-HP018**
close to/ located: **Andratx**
region: **Ponent**
property type: **ground floor**

contact

real estate agent: **Grupdirect**
name: **not available**
spreek: **not available**
telefoon: **+34971722722**

rooms:	3
property surface:	91 m2
surface plot:	- m2
price:	€ 880.000