

## ground floor for sale Andratx, Ponent



Apartment with a sun terrace and sea views in Sant Elm – 150 m from the beach~~A beautiful 95 m2 apartment with a private sun terrace of over 100 m2 offering sea views, located in Sant Elm, at the foot of the Serra de Tramuntana and just a 150–200 metre walk from the sea.~~The property stands out for its spaciousness, brightness and excellent layout, making it ideal both as a primary residence and a second home.~~Layout and features:~ • 2 bedrooms~ • 2 bathrooms (one en suite)~ • Livingdining room with access to the terrace~ • Private garden~ • Private sun terrace with sea views~ • Private parking space included~~Finishes and fittings:~ • Fitted and equipped kitchen (Siemens appliances)~ • Tiled floors~ • Solid wood interior joinery~ • Aluminium windows with thermal break and double glazing~ • Reinforced front door~ • Underfloor heating~ • TV (DTT and satellite) and telephone connections in the living room and bedrooms~ • Energy rating A~~Communal areas:~ • Communal swimming pool~ • Children’s pool~ • Gardens~~A quiet and privileged location, perfect for enjoying the sea and nature.~~ReMax Collection Grup Direct reminds you: The sale price of the property includes the estate agent’s fees, which will be paid in full by the seller. This price does not include VAT (10%), nor notary and 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. ROAIIB registration – GOIBE739576/2024 ~~

### property details

Spanishestate id: **6374337**  
reference:: **100-HP018a**  
close to/ located: **Andratx**  
region: **Ponent**  
property type: **ground floor**

### contact

real estate agent: **Grupdirect**  
name: **not available**  
spreek: **not available**  
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rooms:	<b>3</b>
property surface:	<b>95 m2</b>
surface plot:	<b>- m2</b>
price:	<b>€ 1.300.000</b>