



# UNITED MALLORCA

## REAL ESTATE



**LUXURY FRONT LINE APARTMENT WITH VIEW TO PORT ADRIANO**

<b>Sales Price:</b>	<b>€ 0</b>	Reference No.:	<b>101259</b>
<b>Price on application</b>		Term:	<b>12 Months</b>
Area:	<b>Southwest</b>	Location:	<b>Santa Ponsa</b>
Property type:	<b>Apartments</b>	Year of construction:	<b>2001</b>
View:	<b>Sea</b>	Front line Properties:	<b>Yes</b>
Plot size:	<b>0 m<sup>2</sup></b>	Heating:	<b>Air conditioning h/c</b>
Constructed area:	<b>116 m<sup>2</sup></b>	Air conditioning:	<b>Yes</b>
Terrace:	<b>158 m<sup>2</sup></b>	Parking:	<b>Garage</b>
Bedrooms:	<b>3</b>	Pool:	<b>Yes</b>
Bathrooms:	<b>3</b>	Furnishing:	<b>Furnished</b>

### PROPERTY DESCRIPTION

This apartment is situated in a secure luxury complex with 59 residential units in Nova Santa Ponsa, close to several golf courses and with a wonderful view of the marina Port Adriano designed by Philippe Starck, sandy beach and the sea. The complex is oriented to the southeast, offers direct access to the sea and three community pools.

On a constructed area of approx. 116 m<sup>2</sup> is the living-dining room, fitted kitchen, 3 bedrooms and 3 bathrooms (two in suite). As well the living room as two bedrooms have access to the large sea view terrace of about 158 m<sup>2</sup>.

Further features: integrated air conditioning hot/cold, electric underfloor heating in the main bathroom, aluminum windows with double glazing, aluminum shutters, marble floors and bathrooms, fitted wardrobes, intercom, satellite TV, pergola with awning and underground parking space.

Rental conditions: Agency fee: 1.5 monthly rent plus 21% VAT.

Monthly rent (including community charges), plus electricity, water, telephone, internet, garbage collection, etc., payable every 12 months in advance, deposit: two months' rent, furnished.

- Subject to errors, changes, or withdrawal without prior notice. The expose is for guidance only. The only legal basis is the notarized sales contract -



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