



# UNITED MALLORCA

## REAL ESTATE



### LUXURY APARTMENT IN THE GOLF AREA NOVA SANTA PONSA

Sales Price:	€ 625,000	Reference No.:	101223
Rental Price:	€ 0	Term:	
Area:	Southwest	Location:	Santa Ponsa
Property type:	Apartments	Year of construction:	1993
View:	Garden	Front line Properties:	No
Plot size:	0 m <sup>2</sup>	Heating:	Electric radiators
Constructed area:	149 m <sup>2</sup>	Air conditioning:	Yes
Terrace:	28 m <sup>2</sup>	Parking:	Garage
Bedrooms:	2	Pool:	Yes
Bathrooms:	2	Furnishing:	Furnished

### PROPERTY DESCRIPTION

This bright, well-kept apartment is located in an exclusive residence, in the immediate vicinity of the golf courses of Santa Ponsa and only a few minutes' walk from the marina Port Adriano with fine restaurants, boutiques and a beautiful sandy beach.

The southwest facing apartment with a constructed area of approx. 149 m<sup>2</sup> (incl. covered terrace of approx. 28 m<sup>2</sup>) offers an entrance area, large living-dining room, fitted kitchen with adjoining utility room, master bedroom with walk-in closet and bathroom en suite, another bedroom and separate bathroom. Both, the living room and the master bedroom have access to the huge terrace with flower boxes.

The luxury features include: integrated air conditioning hot/cold, electric marble infrared heaters and towel radiators, aluminum windows with double glazing, marble floors and bathrooms, high ceilings, built-in wardrobe, safe, satellite TV and fiber optic connection in living room and bedrooms, telephone connection and electric awning.

The building is equipped with an elevator that leads to the private parking space in the underground garage. The Mediterranean residential complex offers a well-tended garden with tropical plants and a beautiful pool area with sunshades and sunbeds as well as showers and toilets.

Rental conditions:

Rent: 1.700,-€/month, plus water and electricity, internet and garbage fees

Deposit: 2 months rent

- 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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