

## Charming terraced house with garden, community pool and roof terrace with sea view!

07589 Canyamel (Spanien), Reihenhhaus - for sale

CCC-Ref.: Z-0011



Living area approx.: 90 m<sup>2</sup> - Rooms: 3 - Purchase Price: 399,000 EUR



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CCC-Ref.	Z-0011
Types of properties	House, Terraced house
Address	07589 Canyamel Mallorca Spanien
Floor	3
Floors in the house	3
Living area approx.	90 m <sup>2</sup>
Usable area approx.	110 m <sup>2</sup>
Garden area approx.	56 m <sup>2</sup>
Plot approx.	100 m <sup>2</sup>
Rooms	3
Bedrooms	2
Bathrooms	2
Balconies	1
Terraces	2
Pets	permitted
Heating type	Underfloor heating
Main energy source	Gas
Year of construction	2000
State	Well-kept
Available from	Immediately
Total parking spaces	1
Type of pitch	Outdoor parking space
furnished	yes
View	Sea view
Area	Residential area

Surroundings	Shopping facilities, Harbour, Close to the sea, Calm area, Residential area
Equipment / Characteristics	Air-conditioned, Außenstellplatz, Balkon, Dusche, Einbauküche, Garden, Garten/Gartennutzung, Guest WC, Swimmingpool, Terrasse, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Community fees	134 EUR
Purchase Price	399,000 EUR

## Object description

This terraced house with private garden and roof terrace with sea view is located in a small community of 9 units. The owners share a communal pool located in the complex. The stepped living levels give the house its individual charm. It has a small entrance hall with guest toilet, a separate kitchen with utility room, a bright living and dining room with access to the terrace and the garden. On the upper levels there is a bedroom with en-suite shower room. The private roof terrace offers a beautiful view of the sea and the "red rock" the so-called "Cap Vermell". Furthermore, it is only about 250m to the beach. All in all: the perfect offer for the practically thinking buyer: buy-lock-enjoy!

Feel free to ask for the link for the property video to get a first impression.

## Equipment

Public water and electricity; underfloor heating; air-conditioning (hot/cold, air-conditioning in the 2nd bedroom is still being renewed); awning for the roof terrace; double-glazed wooden windows with aluminium (2019) and wooden persianas; garden; irrigation system; terrace persianas made of aluminium; fitted kitchen with a combi fridge (2022); small dishwasher; oven; ceramic hob and a washing machine(2022); communal pool; telephone and internet connection can be reactivated; outside parking space.

## Other

Conditions and liability clause:

We will give the definite address only by viewing the real estate. Thank you for your understanding

The property can be visited by appointment

Phone: +34 971 566 178

Mob: +34 682 755 801 (also WhatsApp)

E-mail: [contact@ccc-real-estate.com](mailto:contact@ccc-real-estate.com)

Office opening hours:

Monday - Thursday: 10:00 - 18:30

Friday: 10:00 - 17:00

Appointments outside the opening hours upon previous arrangement.

Further interesting offers at [www.ccc-real-estate.com](http://www.ccc-real-estate.com)

These details are based on information provided by the owner/property developer. Canaima Concept & Consulting, S.L. (CCC REAL ESTATE) does not guarantee the completeness, accuracy and timeliness of this information. Subject to error and prior sale.

The resulting purchase costs incurred when purchasing a property in Spain (land transfer tax, / possibly VAT, notary fees, administration fee and land register costs) are to be paid by the buyer. The broker's commission is to be paid by the seller.

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## Energy certificate

Year of construction	2000
Primary energy source	Gas
Energy consumption	120.08 kWh/(m <sup>2</sup> ·a)
CO2 Emissionen	30.48 kg CO <sub>2</sub> /(m <sup>2</sup> ·a)
Energy efficiency class	E



## Location

Costa Canyamel is a pretty village in the east of the island, situated in an azure bay with crystal clear water and a fine sandy beach. In the wooded slopes are partly luxurious villas, which gives the place its exclusivity. Here you can relax on the beach, walk in the hills or play golf around the corner. Four very well-maintained golf courses within a radius of a few kilometres also offer plenty of sporting variety and add to the attractiveness of this property. Another highlight are the two medieval towns of Artá and Capdepera with their quaint alleys, small shops and attractive squares.





Living and...



...dining area



Way to the kitchen



Access to the garden



Terrace



Garden with irrigation

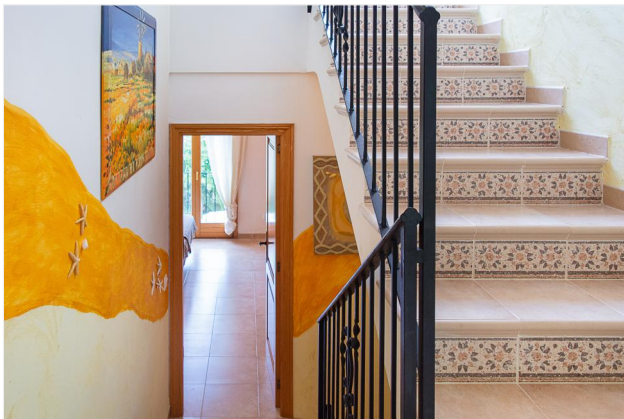




Fitted kitchen



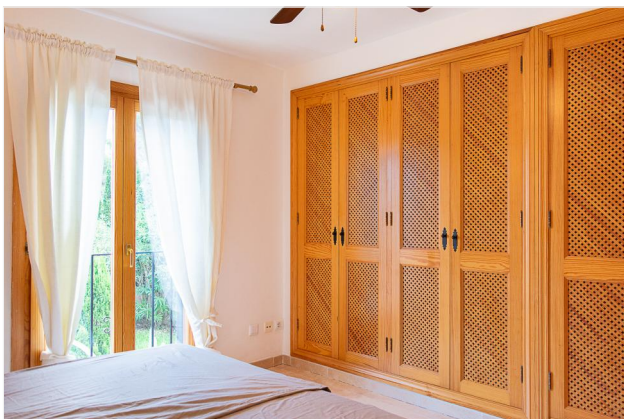
Guest-WC



Staircase



Master Bedroom

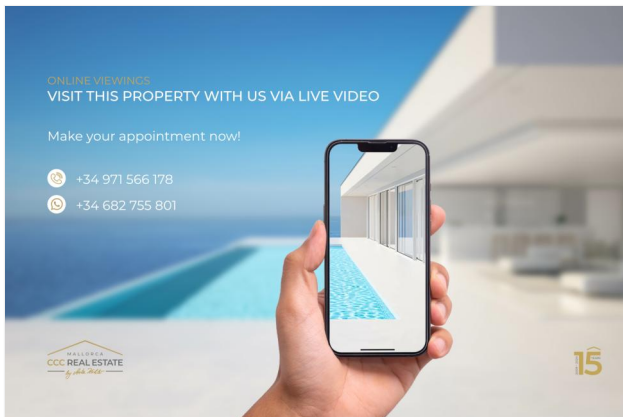


Wall wide built-in wardrobe



Bathroom en Suite (Master Bedroom)





Online viewing



Bedroom...



...with a small build-in wardrobe



...and bathroom en suite



THE Highlight: Oceanview from Canyamel



Ausblick von der Dachterrasse



View over the garden



Community pool with...

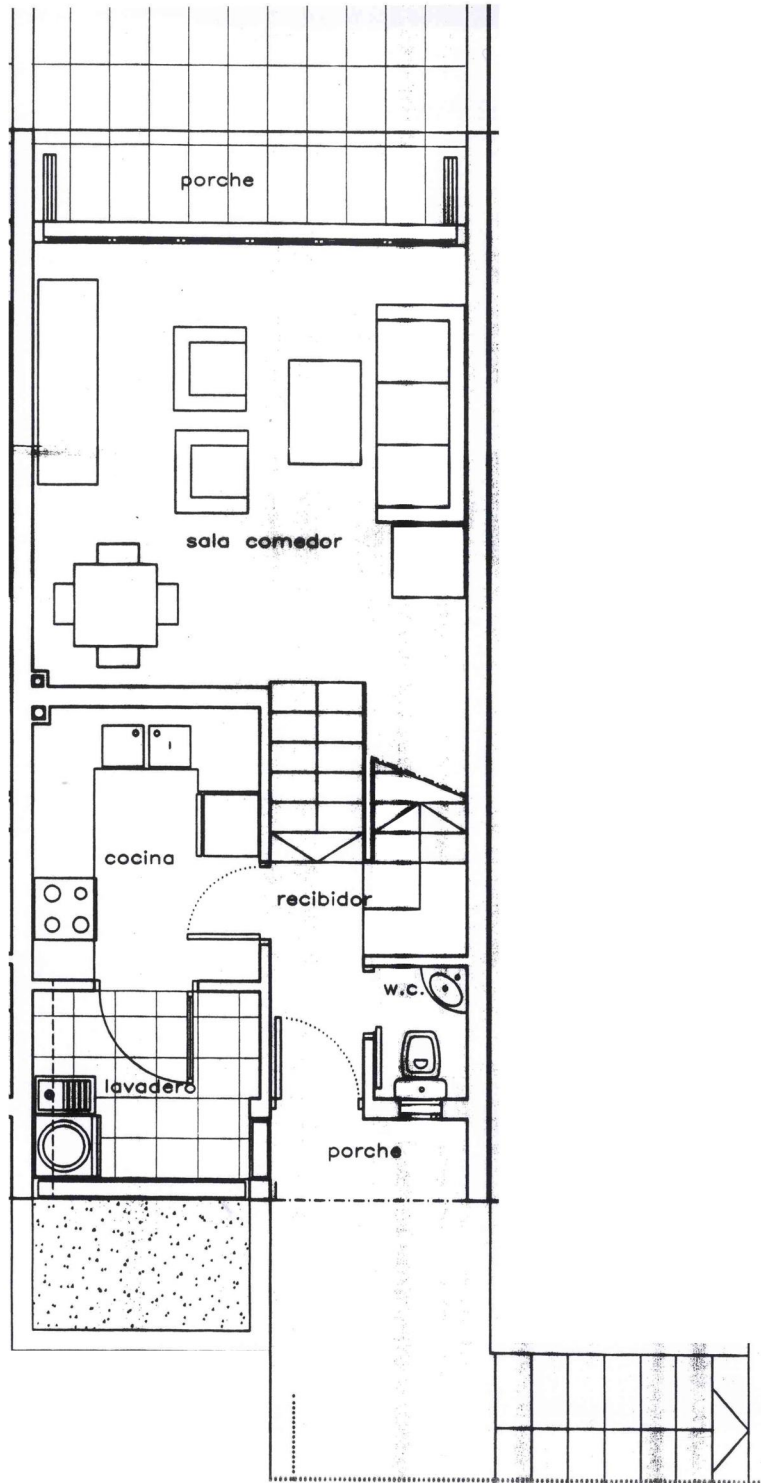


...Sunbathing area and outdoor shower

ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Cósumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A	más eficiente		
B			
C			
D		120.08 D	
E			30.48 E
F			
G	menos eficiente		



Ground Floor



First floor

