

## Exclusive new construction: 1st floor flat with 2 bedrooms, south-balcony, and community pool

07560 Sa Coma (Spain), Apartment - for sale

CCC-Ref.: T-0037-01-Ba-7



Living area approx.: 77 m<sup>2</sup> - Rooms: 3 - Purchase Price: 349,000 €



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Types of properties	Apartment
Etage	1
Etagen im Haus	5
Living area approx.	77 m <sup>2</sup>
Usable area approx.	98 m <sup>2</sup>
Bedrooms	2
Bathrooms	2
Baujahr	2023
State	First occupancy
Verfügbar ab	september 2024
Ausstattung / Merkmale	Air-conditioned, Balcony, Bathtub, Daylight bathroom, Elevator, Fitted kitchen, Outdoor parking space, Pool, Shower, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Community fees	140 €
Purchase Price	349,000 €

## Object description

In the beautiful coastal town of Sa Coma, your exclusive flat will be completed around september 2024. It convinces with a modern and environmentally friendly living concept, an attractive, communal outdoor area. The beautiful sandy beach is only 700 m away on foot. Modernity and sustainability merge into one and create the special living design. The modern character is reflected by the combination of different materials with a focus on nature and tranquillity.

The flat is located on the 1st floor of a quietly situated residential complex with a total of 29 residential units. Approximately 77 m<sup>2</sup> of pure living space is available to you here, which is distributed over 2 double bedrooms, two bathrooms, a living area with open kitchen and adjoining utility room.

Enjoy the evening sun on your spacious balcony (south-facing).

In the outdoor area, an approx. 100 m<sup>2</sup> overflow pool, a children's pool, a Jacuzzi, a playground and a sun terrace for relaxing await you.

The flat also includes an outdoor parking space.

Opt for 100% quality of life with a modern lifestyle. Contact us for an appointment.

## Equipment

Security entrance door; PVC windows with double glazing and electric shutters in the living room and master bedroom; cold-warm air conditioning via air heat pump; electric underfloor heating in the bathrooms - possible for an additional charge in the entire flat with air heat technology; shower fittings in premium quality; fully equipped kitchen with built-in cupboards, extractor bonnet and self-closing drawers, electrical appliances are not included in the sales price but can be purchased optionally; Hot water via air-source heat pump; telecommunication connection via fibre optic network; TV connection available; garden planted with cypresses and trees; automatic irrigation system; outdoor parking space; communal pool area (adult pool, children's pool, Jacuzzi, showers), children's playground.

Furniture and decorative items in the virtual and photographic representations are for orientation purposes and are not included in the sale price.

You want to enjoy your flat from day one? Choose one of the excellent and high-quality furnishing options - AKTUAL or L-GANCE - for an additional charge.

We will be happy to advise you and provide you with more detailed catalogue information.

The listed sales price is the basic price according to the construction and does not include the statutory VAT of 10% for new buildings and other ancillary purchase costs.

## Sonstiges

Additional costs for the buyer:

- 10 % IVA (VAT) on the purchase price - one-time.
- 1,5 % stamp duty (AJD - Impuesto sobre Actos Jurídicos) - on the purchase price - one time.
- Notary fees

- Fees for the entry in the land register - one-time.
- Settlement fee for a lawyer/translator - one time.
- Meter registration (electricity/water/gas) - one time.
- Electricity, water and gas costs according to consumption.
- Property tax and rubbish fees - annually.
- House fees, according to the resolution of the new owners' association.

#### AGB & liability clause:

Please understand that you will not know the exact address until you visit the property.

The property can be viewed 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

Baujahr	2023
Primärenergieträger	Strom
Energy consumption	29.68 kWh/(m <sup>2</sup> ·a)
CO2 Emissionen	9.09 kg CO <sub>2</sub> /(m <sup>2</sup> ·a)
Energy efficiency class	B



## Location

Sa Coma is located on the east coast of Mallorca. The highlight of the town is the long sandy beach, the Platja de Sa Coma, with almost 900 metres to feel good and relax. Directly adjacent is the nature reserve that connects Sa Coma with Cala Millor. Enjoy a nice excursion here on foot or on horseback over the headland "Punta de n'Amer". In the centre of Sa Coma there are numerous shops to stroll around and restaurants, some of which are even open all year round. The tourist town of Cala Millor, about 5.5 km away by car, also offers a year-round infrastructure, supermarkets and doctors. In summer, the small mini-train "Badia Express" offers a quick and inexpensive way to get to the surrounding villages or to the nearest beaches. Other popular destinations are the charismatic harbour town of Porto Cristo and the two medieval villages of Artà and Capdepera. Four very well-maintained golf courses within a radius of approx. 15 km are also worth mentioning.



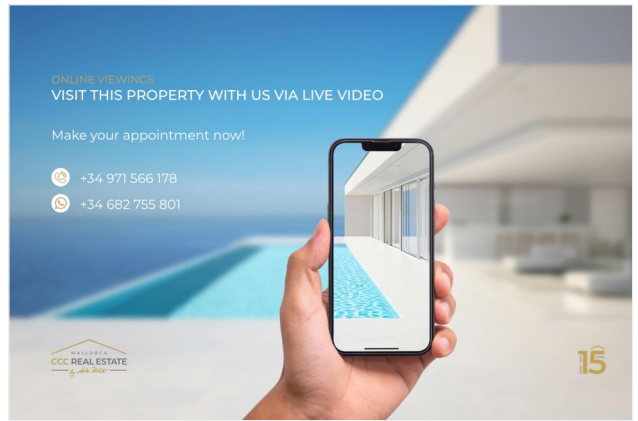
Außenansicht



Blick von oben



Poolbereich von oben



Online viewing



Gartenterrasse



Poolbereich