

## Flat with spectacular panoramic views in well-maintained residential complex with pool

07589 Canyamel (Spanien), Etagenwohnung - for sale

CCC-Ref.: H-0085



Living area approx.: 57 m<sup>2</sup> - Rooms: 3 - Purchase Price: 369,000 EUR



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CCC-Ref.	H-0085
Types of properties	Apartment, Etagenwohnung
Address	07589 Canyamel Mallorca Spanien
Living area approx.	57 m <sup>2</sup>
Usable area approx.	75 m <sup>2</sup>
Balcony/terrace area approx.	8 m <sup>2</sup>
Rooms	3
Bedrooms	2
Bathrooms	2
Balconies	1
Pets	permitted
Heating type	Underfloor heating
Main energy source	Electricity
Year of construction	1993
Last modernisation	2023
State	Well-kept
Available from	Immediately
Type of pitch	Outdoor parking space
furnished	yes
View	1A sea view
Area	Outskirts
Equipment / Characteristics	Air-conditioned, Außenstellplatz, Badewanne, Balkon, Dusche, Einbauküche, Swimmingpool, Tageslichtbad, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor



Community fees	200 EUR
Purchase Price	369,000 EUR

## Object description

Welcome to this attractive flat, nestled in a sought-after residential complex in Canyamel with 32 units and a communal pool. On approx. 57 m<sup>2</sup>, a well thought-out room layout is revealed: an inviting living room with balcony, a well-equipped kitchen with adjoining utility room as well as two bedrooms, which impress with an incomparable sea view, well thought-out built-in wardrobes and electric glass infrared heating panels.

The guest bathroom, equipped with a shower, is located opposite the guest bedroom. The master bedroom, on the other hand, has its own en suite bathroom with an inviting bathtub. The modern comfort of the flat is reflected in the underfloor heating in all rooms, the renewed windows, the retrofitted solid wood doors, a reinforced front door and the EVO heating radiator, all perfectly coordinated to ensure efficient heat retention.

The modern kitchen from 2023 opens up culinary possibilities, which you can enjoy on the balcony in combination with a breathtaking view of the bay of Canyamel and the vast Mediterranean Sea. In addition, a small, wind-protected seating area in front of the entrance invites you to spend relaxing moments outdoors.

This flat combines contemporary living comfort with a spectacular backdrop for your everyday life. Experience the elegance of this property in Canyamel - your new home with a unique sea view. Contact us today to arrange a viewing!

## Equipment

Public electricity and water connection; fitted kitchen from 2023 with induction hob, oven, dishwasher and fridge; utility room with washing machine; fitted wardrobes in the bedrooms; SAT-TV and internet connection available, telephone connection can be reactivated; communal parking spaces, communal pool; Double-glazed Finstral plastic windows; Green aluminium Persianas (shutters); Mosquito protection on all windows and the balcony door; Air conditioning (hot/cold/humidifying) in the living room; Electric boiler for hot water and underfloor heating; EVO electric radiator and glass infrared heating panels; Furniture can also be purchased

## 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

Energy certificate

Is available at the time of viewing

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## Location

Canyamel is a green paradise for those seeking peace and quiet. The village with its lush hills, romantic sandy bay, reed-covered canal and several hiking trails is still something of an insider tip and is never overcrowded, even in summer, as there are only a few hotels. If you want to swap the tranquil life for more entertainment, the lively tourist town of Cala Ratjada with its beautiful harbour, promenades, shops, bars and discos invites you to spend a few interesting hours. The beautiful sandy beaches in Cala Ratjada are also worth a visit, as are the two medieval towns of Artá and Capdepera. There is a popular golf course in Canyamel itself, with three other courses within a radius of a few kilometres. The airport can be reached in approx. 60 minutes by car.





Seating area by the entrance



Entrance area



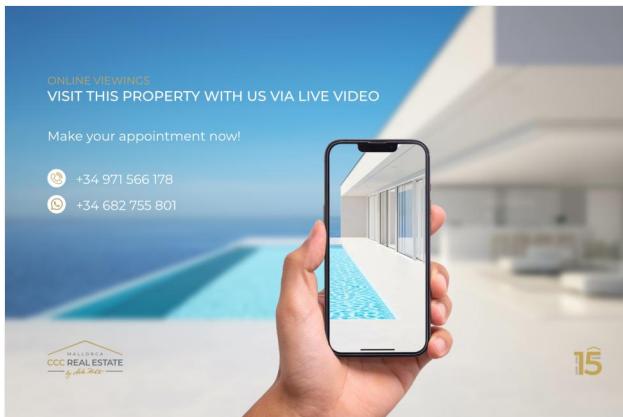
Dining area



Living area



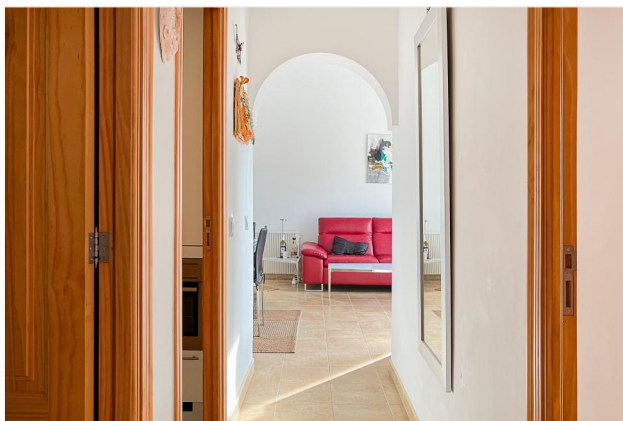
Access to the...



Online viewing



Balcony with panoramic view



Corridor



Kitchen



Guest bedroom with a view



Fitted wardrobes





Bathroom 1



Master bedroom



Sea view and...



...bathroom en suite



Bathroom 2



Community pool

ESCALA DE LA CALIFICACIÓN ENERGÉTICA <small>L-0023</small>		Cósumo de energía kw h / m² año	Emisiones kg CO <sub>2</sub> / m² año
<b>A</b> más eficiente			
<b>B</b>			
<b>C</b>			
<b>D</b>			
<b>E</b>		<b>126,69</b>	<b>37,1</b>
<b>F</b>			
<b>G</b> menos eficiente			