

## Ideal beach flat – in a still dreamy coastal village and only 100 metres from the ocean!

07589 Canyamel (Spanien), Flat - for sale

CCC-Ref.: G-0100



Living area approx.: 95 m<sup>2</sup> - Rooms: 4 - Purchase Price: 399,000 EUR



Ideal beach flat – in a still dreamy coastal village and only 100 metres from the ocean!

CCC-Ref.	G-0100
Types of properties	Apartment, Flat
Address	07589 Canyamel Mallorca Spanien
Floor	1
Floors in the house	3
Living area approx.	95 m <sup>2</sup>
Usable area approx.	111 m <sup>2</sup>
Rooms	4
Bedrooms	3
Bathrooms	2
Balconies	1
Pets	permitted
Main energy source	Electricity
Year of construction	2006
Last modernisation	2024
State	Well-kept
Available from	immediately
furnished	no
Area	Residential area
Surroundings	Pharmacy, Bus, Shopping facilities, Golf course, Close to the sea, Calm area, Playground, Close to the beach, Tennis court, Forest, Residential complex, Residential area
Equipment / Characteristics	Air-conditioned, Balkon, Built-in kitchen, Store room, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor



Community fees	9 EUR
Purchase Price	399,000 EUR

## Object description

This spacious flat on the first floor without lift, with its ideal room layout, is perfect as a holiday flat or as a year-round residence. A short walk and you can reach the beautiful beach of Canyamel in just a few metres.

There are 3 bedrooms with 2 bathrooms, the master bedroom with en suite bathroom and bathtub. The other two bedrooms share the second bathroom with shower and are therefore ideal as children's or guest rooms.

The spacious living room has a balcony that invites you to enjoy the Mediterranean evening hours with a view of the nature.

A fully equipped fitted kitchen with an osmosis system and a separate utility room complete this space with a total living area of approx. 95m<sup>2</sup>.

The flat is the perfect base for family or friends to spend wonderful times, all the amenities of the dreamy village of Canyamel are within walking distance. You benefit from the central location thanks to the surrounding restaurants, supermarkets and souvenir shops. Quiet location and yet in the centre of life.

A fantastic holiday resort that impresses with its diverse leisure activities, enjoy sports and relaxation offers as well as various entertainment options.

Take advantage of this unique opportunity, arrange your personal viewing appointment today and make your dream come true.

## Equipment

Public water supply; public electricity supply; osmosis system; gas central heating; gas boiler; air conditioning (hot/cold); fitted kitchen; ceramic hob; electric oven; fridge/freezer combination; integrated microwave; dishwasher; washing machine; utility room; tiles; double glazed windows; aluminium shutters (persianas); fitted wardrobes; bath/shower; balcony; unfurnished;

## 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, as there are only a few hotels. Canyamel is located in a romantic bay with a beautiful sandy beach and turquoise blue sea. Cala Ratjada and Cala Millor can be reached in just a few minutes by car as well as 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.

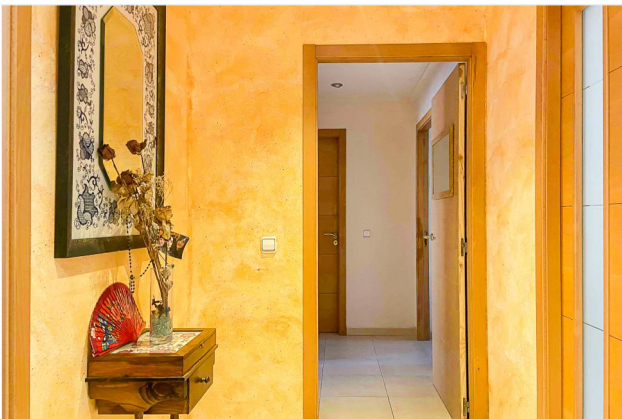




Balcony



Living room



Entrance



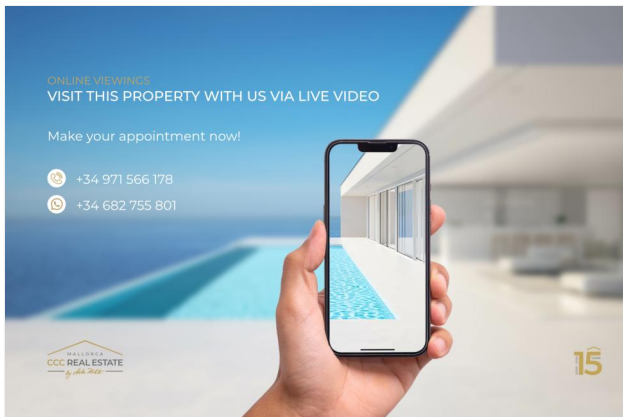
Kitchen



Master Bedroom



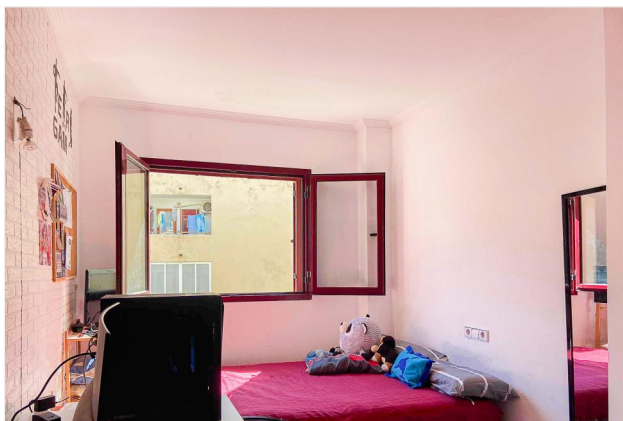
Bathroom with bathtub



Online viewing



Bathroom en Suite



Bedroom



Bathroom with shower