

## Luxury living in a brand new building: an oasis of comfort and style, community pool available

07589 Canyamel (Spanien), Flat - for sale

CCC-Ref.: M-0134



Living area approx.: 100 m<sup>2</sup> - Rooms: 4 - Purchase Price: 645,000 EUR



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CCC-Ref.	M-0134
Types of properties	Apartment, Flat
Address	07589 Canyamel Mallorca Spanien
Floor	2
Floors in the house	2
Living area approx.	100 m <sup>2</sup>
Usable area approx.	118 m <sup>2</sup>
Balcony/terrace area approx.	18 m <sup>2</sup>
Rooms	4
Bedrooms	3
Bathrooms	2
Balconies	1
Terraces	1
Pets	permitted
Main energy source	Electricity
Year of construction	2021
State	as good as new
Total parking spaces	2
Type of pitch	Outdoor parking space, Underground parking space
furnished	partly furnished
Equipment / Characteristics	Abstellraum, Air-conditioned, Außenstellplatz, Balkon, Barrierefrei, Basement, Dusche, Einbauküche, Garten/Gartennutzung, Personenaufzug, Swimmingpool, Tageslichtbad, Terrasse, Tiled floor, Underground car park
Buyer's commission	When a contract is signed, the commission is paid by the vendor



Purchase Price

645,000 EUR

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## Object description

Welcome to this spacious and modern apartment located in a brand new building. This luxurious three bedroom, two bathroom apartment offers the perfect blend of comfort, style and community living.

Upon entering the apartment, you will immediately notice the modern design and attention to detail. The open-concept living area is bathed in natural light thanks to large windows that offer picturesque views of the surrounding neighborhood. Warm sunlight filters through, creating a cozy and inviting atmosphere that permeates throughout the space.

The well-appointed kitchen is a cooking lover's dream, with sleek countertops, high-end stainless steel appliances, and ample cabinetry. The peninsula makes it perfect for both everyday use and entertaining guests.

One of the highlights of this apartment is the sunny balcony where you can enjoy your morning coffee, bask in the sun's rays or dine al fresco with family and friends.

The three bedrooms are spacious and offer plenty of room for relaxation and personalization. The master suite has its own en-suite shower bath. The additional bedrooms are perfect for guests, family members or a home office if needed.

This apartment also offers you access to the community pool of the condominium, where you can take a refreshing dip on hot summer days and socialize with your neighbors. This is a wonderful way to relax and unwind.

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

## Equipment

Public electricity and water connection; hot water via electric boiler; utility room with washing machine; fitted kitchen with appliances (combi fridge, oven, induction plate,... ) from Bosch and Teka from 2021; air conditioning (warm/cold/dehumidify) in living room and all bedrooms; terrace with 18 m<sup>2</sup>; storage room; aluminum windows with double glazing; floor-to-ceiling windows; internet and telephone connection; satellite TV connection; partially furnished; elevator; storage room in the underground garage; communal pool; communal decalcification system; electric awnings; 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

Year of construction	2021
Primary energy source	Strom
Energy consumption	31.84 kWh/(m <sup>2</sup> ·a)
CO2 Emissionen	10.00 kg CO <sub>2</sub> /(m <sup>2</sup> ·a)
Energy efficiency class	C



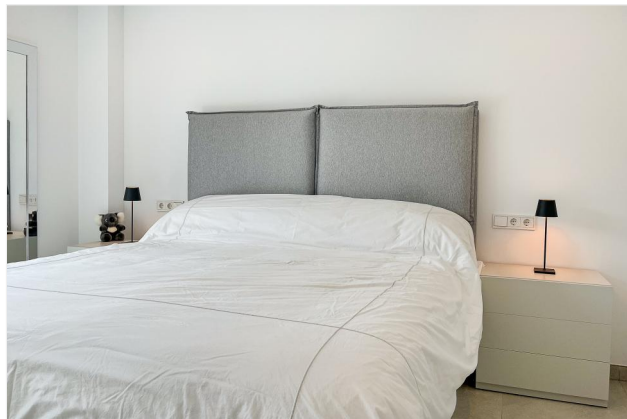
## Location

Canyamel - A paradise! This tranquil resort is popular with locals and travelers alike. Especially peace seekers and nature lovers will get their money's worth. You can reach the beach of Canyamel in only 5 minutes by foot. Embedded in the beautiful landscape of Mallorca, this residential complex is the perfect starting point, for exuberant hikes or excursions to the surrounding neighboring villages. Only a few meters from the residential complex is the well-known and attractive golf course of Canyamel (more than 6000 m<sup>2</sup>, 18 holes), 3 other golf courses can be reached within a radius of about 15 km. The caves of Artà can be reached quickly from the residential complex. If you feel like more hustle and bustle, you can reach the well-known and popular tourist town of Cala Ratjada with its numerous bars and restaurants in about 10km. The airport can be reached in 60 minutes by car.





access to the balcony



Master bedroom with...



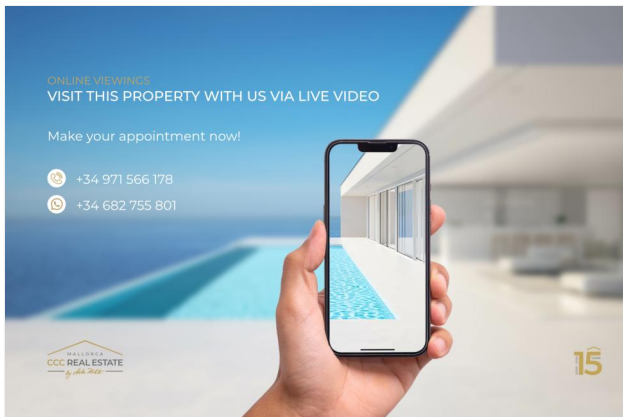
...Bathroom en Suite



Guest bedroom with...



...lots of light



Online viewing



Guest bathroom



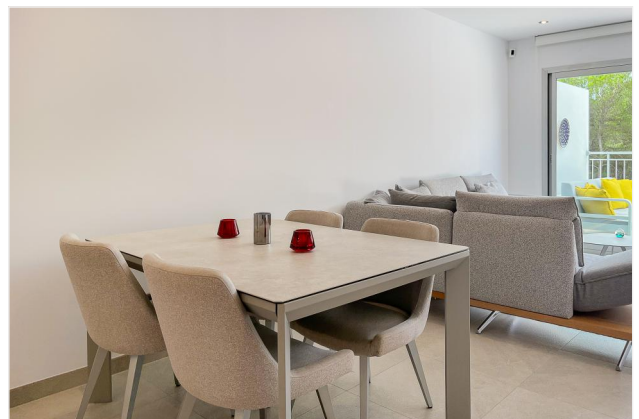
Kitchen with...



...open style and...



...access to the utility room



Dining area





Stylish living room with...



Sunny balcony with...



...dining area and...



...lounge area



Community pool with...



...sun beds

ESCALA DE LA CALIFICACIÓN ENERGÉTICA <small>UE 2002</small>		
	Cósumo de energía kw h / m² año	Emisiones kg CO <sub>2</sub> / m² año
<b>A</b> más eficiente		
<b>B</b>	31.84	
<b>C</b>		10
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		