

NEW CONSTRUCTION: Luxury flat, large balcony and private roof terrace with far-reaching views

07570 Artà (Spanien), Etagenwohnung - for sale

CCC-Ref.: F-0075-01-L



Living area approx.: 180 m² - Rooms: 4 - Purchase Price: 799,000 EUR



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CCC-Ref.	F-0075-01-L
Types of properties	Apartment, Etagenwohnung
Address	07570 Artà Mallorca Spanien
Floor	1
Floors in the house	4
Living area approx.	180 m²
Usable area approx.	188.44 m²
Balcony/terrace area approx.	25 m²
Rooms	4
Bedrooms	3
Bathrooms	3
Balconies	2
Pets	permitted
Heating type	Underfloor heating
Main energy source	Luft/Wasser Wärmepumpe
Year of construction	2026
Equipment	Luxus
Available from	After construction
Total parking spaces	2
Type of pitch	Underground parking space
furnished	no
Equipment / Characteristics	Air-conditioned, Badewanne, Balkon, Dusche, Einbauküche, Guest WC, Personenaufzug, Tageslichtbad, Tiled floor, Underground car park
Buyer's commission	When a contract is signed, the commission is paid by the vendor



Purchase Price

799,000 EUR

Object description

This new building complex is being constructed on the outskirts of Artà. Construction is expected to begin in autumn 2023. A total of four luxury flats and one commercial space will be built. The location near the town centre offers quick access in all directions.

The flat is located on the first floor on the left side and has three bedrooms, each with en suite bathroom with ground-level shower. Only the bathroom of the master bedroom has an additional bathtub and the room has its own balcony. There is a guest WC, as well as a utility room. The flat comes with a high-quality modern fitted kitchen, which is integrated into the approx. 67m² living room as an open kitchen. Large panoramic windows provide a light-flooded ambience in the living room, which is fronted by a covered south-east balcony of approx. 28m². Enjoy the wide view of the surroundings all year round. For a pleasant living atmosphere, all rooms are equipped with underfloor heating and air conditioning. In addition, two underground parking spaces are available.

As a special highlight, this high-quality flat offers a private roof terrace of approx. 45m², from which you can enjoy a beautiful view. This additional outdoor space is ideal for enjoying the sun or spending sociable evenings outdoors.

The architecture and interior design meet high standards.

Convince yourself of this unique flat offer and arrange a consultation appointment with us.

Equipment

Public electricity and water supply; satellite TV and internet connection; underfloor heating, hot water via heat pump; air conditioning, fitted kitchen with induction hob and cooking island; decalcification system; washing machine.

Please ask us for the illustrated description of the equipment.

Other

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 reregistration (electricity/water/gas) - one time.
- Electricity, water and gas costs according to consumption.
- Property tax and rubbish fees - once a year.
- House fees - in accordance with the decision of the new owners' community.

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

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

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

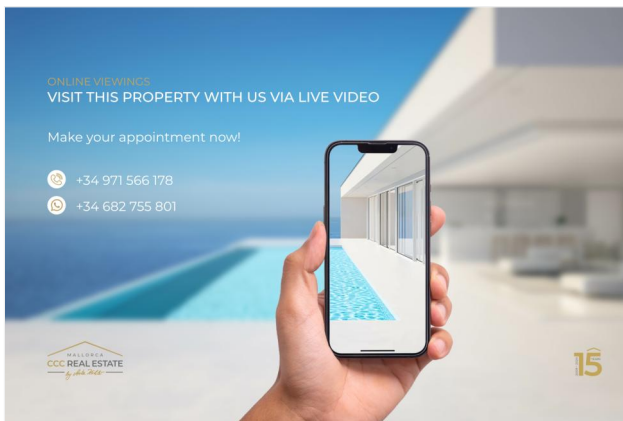
The historic town of Artà is located in the north-east of the island. With the central location of the flat, everything for daily needs is within walking distance. The town has a year-round infrastructure and offers various shopping facilities, a medical centre, pharmacies and schools, as well as many bars, cafés, restaurants and designer shops. Artà is known for its historic pilgrimage church "Sant Salvador" with its imposing fortress and its traditional village houses, which give the village its medieval charm. In the surrounding area there are numerous sports and leisure activities such as mountain biking, hiking, horse riding, quad biking and diving. There are also four well-kept golf courses within a radius of about 25 km. If you long for beach and sea, you can reach the fishing villages of Colonia de Sant Pere and Betlem in about 15 minutes by car. Stroll along the promenade and discover small, unspoilt bathing bays here and there. Other sandy beaches can be reached in 10-20 minutes, such as Cala Mesquida, Canyamel or Cala Agulla.



Exterior view of the south-east façade



Newly built flat



Online viewing



Facade + underground car park entrance

