

Camp de Mar – Südwest

# Modern, high-quality semi-detached house with inner courtyard

*Property ID: 3454*



**PURCHASE PRICE: 1.050.000 EUR • LIVING SPACE: ca. 208 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 173 m<sup>2</sup>**

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## At a glance

Property ID	3454
Living Space	ca. 208 m²
Available from	According to the arrangement
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2007
Type of parking	1 x Other

Purchase Price	1.050.000 EUR
Condition of property	Completely renovated
Construction method	Solid
Usable Space	ca. 103 m²
Equipment	Terrace, Swimming pool, Built-in kitchen, Balcony

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## Energy Data

Type of heating

Underfloor heating

Energy efficiency  
class

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## A first impression

This beautiful semi-detached house is located in an exclusive and private residential complex directly on the renowned golf course of Camp de Mar. With a living area of 208 m², this house extends over two floors, offering plenty of space for individual design options and the highest level of comfort and stylish living. The open-plan concept creates a harmonious connection between the living room, dining area and kitchen, ideal for socialising and entertaining. Throughout the house, the generous windows create plenty of natural light and a warm atmosphere. The tasteful interior design and the use of high-quality materials also lend each room an elegant flair. Relax in the private garden, on the spacious roof terrace or in the front courtyard, where you can enjoy the Mediterranean atmosphere in the open air. The roof terrace also offers breathtaking views of the surrounding countryside. This semi-detached house in Camp de Mar not only offers a comfortable home, but also an exclusive quality of life in one of Mallorca's most sought-after residential areas.

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## Details of amenities

- Fitted kitchen
- Underfloor heating
- Air conditioning hot / cold
- alarm system
- intercom system
- electric access gate
- carport
- fireplace
- large utility room
- garden shed
- community pool

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## All about the location

Camp de Mar is located on one of the most beautiful beaches in the south-west of Mallorca. Framed by the hills of the Tramuntana mountains that begin here, the famous golf course 'Golf de Andratx' lies emerald green in the valley lined with well-kept luxury residential complexes and fantastic villas that offer a fantastic view over the bay. The sweeping views of the sea are exquisitely beautiful and offer a box seat to enjoy the sunset. The beach is perfect for families. A small, offshore island can be reached via a wooden bridge and is home to a very popular and excellent restaurant. Above the golf course is a luxurious and modern wellness and golf resort, as well as a very good restaurant with an enchanting view over the green valley. The neighbouring village, Port d'Andratx, is only 10 minutes away by car and is a charming coastal town with its very own flair thanks to the authentic fishing harbour with its many first-class restaurants, boutiques and shops. In the pedestrian zone parallel to the harbour promenade, there are many shops, galleries and cafés with outdoor seating, giving the town an elegant, Mediterranean atmosphere. The luxurious marina in the natural bay offers all kinds of water sports.

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## Other information

The residential complex has a large communal pool and a beautiful sun terrace. The community is made up of (mostly) German and Spanish owners; some flats are rented out permanently, but most are only used by the owners themselves for their holidays. If you use an estate agent for your property search in Spain, this service is free of commission for you as a buyer! However, always make sure that you only use reputable estate agents who are authorised and based in Mallorca! Incidental purchase costs: The additional purchase costs amount to at least 10% and include the land transfer tax ( $\geq 8\%$ , because it depends on the purchase price), notary fees, public registrations and processing fees of the tax office.

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## Contact partner

For further information, please contact your contact person:

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