

Palma - Südwest

# High-quality newly built apartment in Sant Augustí, near Palma

*Property ID: ES253745663*



**PURCHASE PRICE: 695.000 EUR • LIVING SPACE: ca. 64 m<sup>2</sup> • ROOMS: 3**

**Property ID: ES253745663 - 07015 Palma - Südwest**

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Details of amenities**
- **All about the location**
- **Other information**
- **Contact partner**

Property ID: ES253745663 - 07015 Palma - Südwest

## At a glance

Property ID	ES253745663	Purchase Price	695.000 EUR
Living Space	ca. 64 m <sup>2</sup>	Condition of property	Completely renovated
Floor	1		
Rooms	3		
Bedrooms	2		
Bathrooms	2		
Year of construction	2023		
Type of parking	1 x Garage		

Property ID: ES253745663 - 07015 Palma - Südwest

## Energy Data

Type of heating	Underfloor heating
Power Source	Electric
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: ES253745663 - 07015 Palma - Südwest

## The property



Property ID: ES253745663 - 07015 Palma - Südwest

## The property



Property ID: ES253745663 - 07015 Palma - Südwest

## The property



Property ID: ES253745663 - 07015 Palma - Südwest

## The property



Property ID: ES253745663 - 07015 Palma - Südwest

## The property



Property ID: ES253745663 - 07015 Palma - Südwest

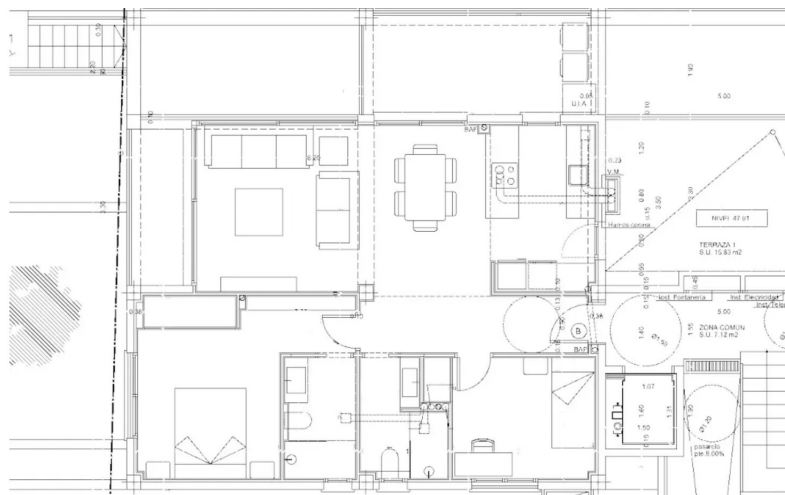
## The property



	Consumo de energía KWh/m <sup>2</sup> año	Emisiones Kg CO <sub>2</sub> /m <sup>2</sup> año
A		
B		
C		
D	64.34	20.2
E		
F		
G		

Property ID: ES253745663 - 07015 Palma - Südwest

## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

**Property ID: ES253745663 - 07015 Palma - Südwest**

## **A first impression**

Located in a very quiet residential area of San Agustín, just a few minutes' drive from the center of Palma, this exclusive new development with only six apartments has been recently completed.

The first-floor apartment offers two bedrooms and two bathrooms, as well as a terrace with pleasant views of the surrounding greenery and partial sea views.

The project was designed with great attention to detail, featuring top-quality materials and finishes: Bulthaup kitchen with Gaggenau appliances, heat pump for hot water, air conditioning (hot/cold), underfloor heating, electric shutters in the bedrooms, and many other extras.

A parking space in the building's garage is also included in the price.

San Agustín is ideal for those seeking peace and quiet while remaining close to the city. The area offers numerous beaches, golf courses, and international schools. Several restaurants, the Cala Nova marina, and the fine sandy beach of Cala Mayor are all within easy reach. If you are looking for a modern, newly built apartment with luxurious finishes in a serene yet well-connected location near Palma, this property is an excellent choice.

**Property ID: ES253745663 - 07015 Palma - Südwest**

## **Details of amenities**

- **Bulthaup kitchen**
- **Heat pump**
- **Air conditioning (hot/cold)**
- **Underfloor heating**
- **Electric shutters**
- **Garage parking space**

**Property ID: ES253745663 - 07015 Palma - Südwest**

## All about the location

Sant Agustí is an elegant, maritime district in the southwest of Palma de Mallorca with around 4,000 inhabitants and an exclusive residential area right by the sea. Only around 7 kilometers from the center of Palma and around 18 kilometers from the international airport, Sant Agustí combines urban comfort with Mediterranean tranquillity. Thanks to its privileged location above small bays and in close proximity to the beaches of Cala Major and Illetes, the district offers an exceptional living environment with sea views, modern infrastructure and a charming, relaxed lifestyle.

Historically, Sant Agustí was once a small vacation resort for wealthy families from Palma, which over time has developed into one of the most sought-after residential areas of the island's capital. Today, elegant villas, modern apartment complexes and Mediterranean residences characterize the area, many of them with spectacular views of the Mediterranean and the bay of Palma. The character of the district is international and cosmopolitan, with a mix of locals, residents and second home owners from all over the world.

The district is characterized by its excellent infrastructure: Restaurants with sea views, small boutiques, cafés and yacht clubs give Sant Agustí an exclusive yet relaxed atmosphere. The nearby port of Calanova is considered one of the most charming marinas on the island and is a popular meeting place for sailors and water sports enthusiasts. There are also renowned golf courses such as Son Vida and Bendinat in the immediate vicinity.

For families, Sant Agustí offers an ideal location due to its proximity to some of Mallorca's best international schools, including Bellver International College and Queens College, both of which can be reached in just a few minutes. The area also offers the best conditions for sports enthusiasts: Sailing, diving, tennis, fitness or hiking - the options are varied, while the beaches of the southwest coast provide relaxation and leisure fun.

Sant Agustí stands for a luxurious but authentic lifestyle right by the sea - a harmonious combination of urban elegance, Mediterranean flair and the highest quality of life in one of Palma's most sought-after residential areas.

**Property ID: ES253745663 - 07015 Palma - Südwest**

## **Other information**

**We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.**

**Property ID: ES253745663 - 07015 Palma - Südwest**

## Contact partner

**For further information, please contact your contact person:**

**Florian Waetzoldt**

---

**Placa Hostals 11, 07320 Santa Maria del Camí**

**Tel.: +34 871 - 201 945**

**E-Mail: [santamaria@von-poll.com](mailto:santamaria@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

---

**[www.von-poll.com](http://www.von-poll.com)**