

## Sant Elm

Объект № 122309C



  
PORTA MALLORQUINA®  
Your home. Our passion.

Pure quality of life: Stylish duplex with garden and panoramic rooftop terrace in Sant Elm

жилая площадь: 181 m<sup>2</sup>  
спальни: 3  
санузел: 3  
балкон или  
терраса: ✓  
вид на море: ✓

бассейн: ✓  
Энергетическая  
сертификация: a

цена: € 870.000,-



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## Описание объекта:

In a dreamlike location in Sant Elm, one of the most charming coastal villages in southwest Mallorca, an exclusive residential complex with only 20 units is being built – surrounded by Mediterranean nature, facing the island of Dragonera, and overlooking the turquoise sea. Sant Elm enchants with its Ibiza-like flair, small restaurants, charming shops, and a peaceful, laid-back atmosphere. Here, you can enjoy the authentic Mallorca – full of natural beauty and character.

Special highlights of the duplex apartment include walking distance to the beach, energy efficiency class A, and a clean, Mediterranean design that seamlessly connects indoor and outdoor spaces. The surrounding pine forests and coastal paths offer pure relaxation in nature.

The high-quality new development consists of 8 penthouses, 8 garden apartments, and 4 duplex units with private gardens and rooftop terraces. It features spacious outdoor areas, a stylish communal pool, private carports, and is being developed by a renowned builder with great attention to detail. The architecture focuses on natural tones, lightness, and durability – in perfect Mediterranean elegance.

This duplex apartment offers approx. 91.88 sqm of constructed interior space with 3 bedrooms and 3 bathrooms, two of which are en suite. The bright living-dining area with an open-plan kitchen opens onto a 21.65 sqm terrace.

A highlight is the direct access to the idyllic garden of 23.80 sqm, as well as the generous 67.82 sqm rooftop terrace – perfect for relaxing and enjoying the panoramic views.

Features include:

Silestone countertops & Siemens appliances, underfloor heating in the bathrooms, solid wood doors, anthracite aluminum double-glazed windows, floor-level terrace doors, electric shutters in the bedrooms, tile flooring indoors & outdoors, air-to-air heat pump climate system with integrated vents, and LED lighting package.

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## Месторасположения и окрестности:

Sant Elm is surely one of the most flourishing areas on the island, and in the simple former fishing village an exceptionally pleasant flair has been created. It has a population of only 500 and so is very suitable to be visited for a tranquil bathing and hiking holiday. Views over the bay are dominated by the 4 km long island of Dragonera, which rises out of the water like a sleeping dragon. Famous for its fresh delicacies and incredible sunsets, Sant Elm also offers the possibility to live privately but without having to forego convenient access to well-known places. Only 10 minutes drive away, for example, is the popular harbour of Port d'Andratx, and the island-capital Palma can be reached within 30 minutes.

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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Escala de la  
calificación energética

Consumo de energía  
kWh/m<sup>2</sup> año

Emisiones  
kg CO<sub>2</sub>/m<sup>2</sup> año

A más eficiente	5.19	1.49
B		
C		
D		
E		
F		
G menos eficiente		

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