

Port d'Andratx penthouse with sea views

Apartment for sale in the Residencia Almar



LOCATION

Port d'Andratx enjoys a picturesque location, around 5 km from the small and governmental town of Andratx. Many consider it the most beautiful port in the Mediterranean - it is a stylish port with a well-maintained and equipped yacht club that offers more than 450 berths.

Although there are plenty of restaurants suitable for sailing, Port d'Andratx is still a working fishing port where you can sit outside one of the many cafes and bars to watch the hustle and bustle of daily marine life. The two beaches here are very small, but there are larger beaches nearby, as well as excursions, luxury spas, and golf.

The main attraction of Port d'Andratx is the beautiful beach and mountain scenery and the numerous shopping opportunities. There are also plenty of things to do in the immediate vicinity, including luxury retreats and mountains and nature parks. Most visitors to Port d'Andratx enjoy a drink in the harbor when the fishermen do their work. There is also the nearby Dragonera Island Nature Resort in Sant Elm.

FEATURES

This bright, sun-drenched apartment with south and west views is located on the third floor, with an elevator in the house directly from the underground car park, in a back, quiet but very central residential complex with a communal pool and garden.



The 107 m² apartment consists of a living/dining room in open connection with the kitchen, 3 bedrooms, all with fitted wardrobes and 2 bathrooms, both with shower. HTH kitchen (beautiful design with innovative details) with stove/oven, fridge/freezer, dishwasher, and bar counter with wine fridge. Exit to the utility room with washer/tumbler and cupboards for various inventory/pantry. Air conditioning throughout the apartment. All devices are Danish. The master bedroom has direct access to the 27 m² terrace with stairs to the very spacious private roof terrace of 80 m².

To make more matters the communal pool in the ALMAR residence, a private parking space in the underground car park, right by the elevator to the apartment, and opposite the private parking lot is the space-providing basement room.

The parking lot and basement are registered as 2 separate condominiums. If you don't want to buy these, the selling price will be reduced by the value of these 2 units.

EVERYTHING AT A GLANCE

Object:	penthouse apartment
Living area:	107 sqm
Balcony:	27 sqm
Roof terrace:	80 sqm
Bedroom:	3
Baths:	2
Built-in wardrobes	
Open kitchen:	1 HTH kitchen with all modern electrical appliances
Utility room:	1 with washing machine and dryer
Living room:	1 with dining area
Air conditioning:	hot / cold
Floor:	tiles
Elevator in the building:	yes
Community pool:	yes
Private parking:	yes in the underground car park
Basement room:	yes in the underground car park
Energy certificate:	in progress

PURCHASE PRICE 815,000 EUR

including underground parking space and cellar room

Additional information:

The community costs (administration) amount to approx. 200 EUR / month. Proof of ownership for 2018 is available. The accounts for 2019 are not yet closed, but the level remains about the same.

The real estate transfer tax (I.B.I.) is paid in Spain at an annual rate of EUR 490 based on the invoice from the Ajuntament. Water and electricity are billed according to consumption.

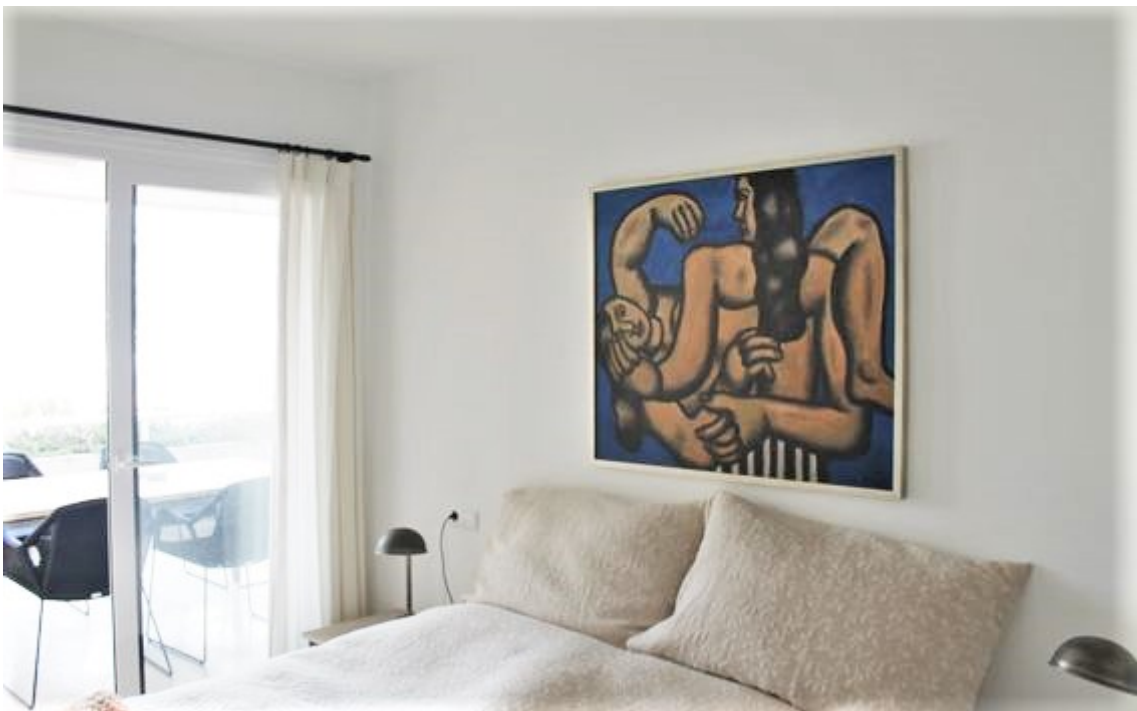






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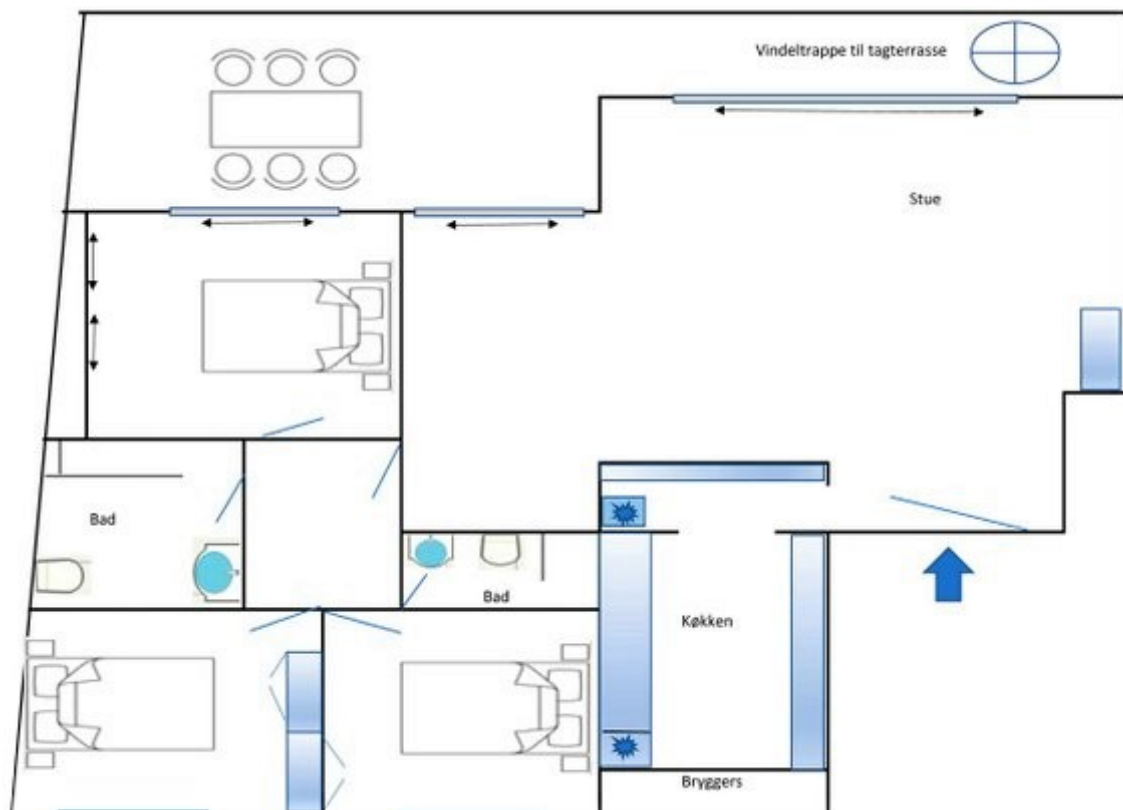












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LIABILITY

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The taxes incurred on the purchase, the notary, and land registry costs are to be borne by the buyer. Our commissions are paid by the seller.

In the case of a rental, the tenant has to pay 1.5 rental fees. All prices quoted include the statutory value-added tax (IVA) as well as other official taxes or transfers. We will be happy to make an appointment with you after you have sent us all of your contact information.



E-Mail: info@noble-property.com

<http://noble-property.com>

fon +34 607 495 505 ... C./Pere Seriol 7 ... E- 07150 Andratx ... NIE: X1924521-L