



CR&S Baleares SL



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### Ground floor apartment

	Land		m2		Beds		Bath
	199		112		3		2

# €370,000

Ref: Apt-3213

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Avenida Rey Jaime I, 90 - Local 2, 07180 Santa Ponsa, Mallorca, Illes Balears, Spain

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MALLORCA VILLAS AND APARTMENTS SALES



## Description

Seize this incredible opportunity to own and personalize your very own ground floor apartment, featuring an impressive Constructed area of 112 m<sup>2</sup> and a total area of 199 m<sup>2</sup>. This expansive layout includes a welcoming covered terrace that leads to a charming front garden patio of 40 m<sup>2</sup>, as well as a private rear garden terrace of 46 m<sup>2</sup> both with exclusive use, complemented by two exclusive storage rooms for your convenience. As you enter the property, a charming hallway guides you to the right, where double doors open into a bright lounge and dining room. This inviting area is adorned with large patio doors that offer seamless access to the covered terrace and front garden patio, allowing you to bask in the morning and midday sun. On the left side of the hallway, you'll discover a beautifully fitted kitchen complete with a separate utility room. The utility room conveniently connects to the spacious rear garden patio, perfect for enjoying the afternoon sun. The first storage room spans approximately 12 m<sup>2</sup>, while the second is around 10 m<sup>2</sup>. The apartment boasts two generous double bedrooms at the rear, each featuring built-in wardrobes. You'll also find a fully tiled shower room, a master bedroom with built-in wardrobes and a door opening to the front covered terrace, as well as a fully tiled en-suite bathroom with a window for added light. Additional highlights include air conditioning in the master bedroom, aluminum single-glazed windows and doors, and a dedicated parking space at the rear, accessible through secure gates. For your peace of mind, the building features an entry intercom system for enhanced security.

This property is a blank canvas, waiting for your vision to bring it to life as your dream home. Don't wait contact us today to schedule your viewing and take the first step toward making this space your own!

## Energy Performance Certificate

Awaiting Rating

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