

**Santanyi**

référence du bien 122886



**PORTA MALLORQUINA®**  
Your home. Our passion.

Modern penthouse apartment in Santanyi – centrally located, contemporary and with stunning views

séjour: 118 m<sup>2</sup>

chambres: 2

salles de bain: 2

terrasse/balcon: ✓

vue sur la mer: -

piscine: -

energy certificate: e

**prix: € 419.000,-**



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### **description:**

This well-maintained penthouse apartment is located on the second floor of a modern residential building in a central area of Santanyi. The town centre, with its restaurants, cafés, shops and weekly market, is only a short walk away.

The apartment offers a spacious open-plan living and dining area with an open kitchen. From here, there is direct access to the main balcony, which overlooks the town and offers pleasant views. The fitted kitchen is in excellent condition and is equipped with almost new appliances.

The property comprises two bedrooms. The master bedroom features an en-suite bathroom and access to a second enclosed balcony. This space is fitted with washing machine connections and can also be used as a utility room. Both bedrooms are equipped with high-quality built-in wardrobes.

An additional highlight is the communal rooftop terrace, located one floor above the apartment, offering wide-ranging views over Santanyi.

The property also includes a spacious underground parking space and a private storage room, both conveniently accessible by lift.

The apartment benefits from modern building technology. An energy-efficient heat pump supplies the underfloor heating and the central air conditioning system installed throughout the living room and bedrooms. Numerous floor-to-ceiling double-glazed windows with aluminium frames and aluminium shutters provide excellent natural light and thermal insulation.

This property is suitable both as a permanent residence and as a holiday home, offering comfortable living in a central location with high-quality features and modern amenities.

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### localisation & environnement:

Santanyi in the southeast of Mallorca is among the most popular villages of the island and has resisted over centuries Romans, Arabs and pirates. The beautiful small city with its golden façade of sandstone is elevated from the green surrounding and attracts tourists as well as residents on Wednesdays and Saturdays to the colourful weekly market. Around the Plaza Mayor, there are various cafés and restaurants offering a broad culinary selection. The surrounding narrow streets with beautiful shops invite you to stroll.

The natural preserve of Mondragó is nearby offering numerous routes for hikers, whereas the idyllic bays at the east coast, as Cala Santanyi or Cala Llombarts are perfect for bathing. The harbour of Portocolom and the golf course of Vall d'Or are at a short distance.

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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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TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)

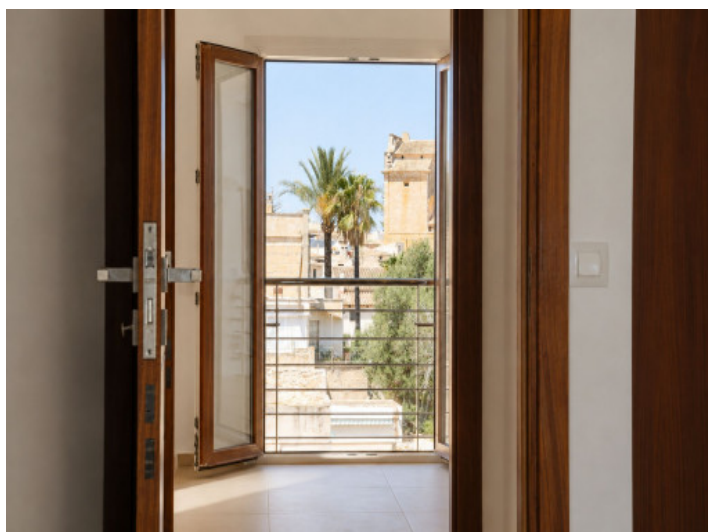
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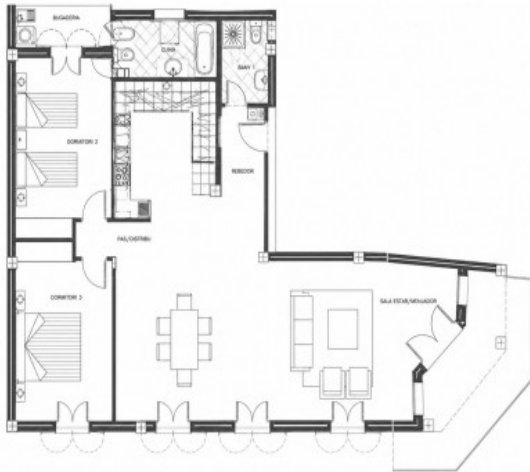
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| Escala de la calificación energética | Consumo de energía<br>kWh/m² año | Emisiones<br>kg CO <sub>2</sub> /m² año |
|--------------------------------------|----------------------------------|-----------------------------------------|
| A más eficiente                      |                                  |                                         |
| B                                    |                                  |                                         |
| C                                    |                                  |                                         |
| D                                    |                                  |                                         |
| E                                    | 130.30                           | 35.00                                   |
| F                                    |                                  |                                         |
| G menos eficiente                    |                                  |                                         |

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