

**Sant Elm**  
référence du bien 122309



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

Design meets sea view – exclusive penthouse in front of Dragonera with views over the bay of Sant Elm

séjour: 212 m<sup>2</sup>  
chambres: 3  
salles de bain: 3  
terrasse/balcon: ✓  
vue sur la mer: ✓

piscine: ✓  
energy certificate: a

**prix: € 1.300.000,-**



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### description:

In a dreamlike location in Sant Elm, one of the most charming coastal towns in the southwest of Mallorca, a premium residential complex with only 20 units is being built – nestled in Mediterranean nature, facing the island of Dragonera, with views of the turquoise sea. Sant Elm enchants with its Ibiza-like flair, small restaurants, charming boutiques, and a pleasantly tranquil atmosphere. Here, you can experience the authentic Mallorca – full of natural beauty and character.

The penthouse impresses with sea views, walking distance to the beach, energy efficiency class A, and a clean Mediterranean design that flows seamlessly between indoor and outdoor living. The surroundings with pine forests and coastal paths offer pure relaxation in nature.

This high-quality new development includes 8 penthouses, 8 garden apartments, and 4 duplex apartments with garden and roof terrace. It offers generous outdoor areas, a stylish communal pool, private carports, and is being built by a renowned developer with great attention to detail. The architecture focuses on natural tones, lightness, and durability – all in the spirit of Mediterranean elegance.

The penthouse offers approx. 95.52 sqm of constructed living space on one level, with three bedrooms and three bathrooms, two of which are en suite. The bright open-plan living-dining area with island kitchen opens onto a 21.72 sqm terrace. A true highlight is the 94.74 sqm roof terrace, offering breathtaking sea views over the bay of Sant Elm.

Features include: Silestone countertop & Siemens appliances, underfloor heating in the bathrooms, solid wood doors, anthracite-colored aluminum windows with double glazing, floor-level terrace doors, electric shutters in the bedrooms, tiled floors inside and out, air-to-air heat pump with integrated air vents, LED lighting package

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### localisation & environnement:

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.



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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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Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente	5.19	1.49
B		
C		
D		
E		
F		
G menos eficiente		

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