

**Sant Elm**  
référence du bien 122309D



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

## Between Coastal Charm and Nature – Stylish Garden Apartment in Sant Elm

séjour: 112 m<sup>2</sup>  
chambres: 3  
salles de bain: 3  
terrasse/balcon: ✓  
vue sur la mer: ✓

piscine: ✓  
energy certificate: a

**prix: € 725.000,-**



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### description:

In a dreamlike location in Sant Elm, one of the most charming coastal towns in the southwest of Mallorca, an exclusive residential complex with only 20 units is being built. It is nestled in Mediterranean nature, facing the island of Dragonera, with views of the turquoise sea. Sant Elm enchants with its relaxed atmosphere, small restaurants, charming boutiques, and a calm, welcoming vibe.

The garden apartment stands out for its private green oasis, walking distance to the beach, energy efficiency class A, and a clean Mediterranean design that perfectly connects indoor and outdoor spaces. The surroundings, with pine forests and coastal paths, provide an ideal environment for relaxing in nature.

This high-quality development includes 8 penthouses, 8 garden apartments, and 4 duplex units with garden and rooftop terrace. It features spacious outdoor areas, an elegant communal pool, private parking, and is built by a renowned developer who pays attention to every detail. The architecture embraces natural tones, lightness, and durability – all in an elegant Mediterranean style.

The garden apartment offers approximately 91.95 sqm of constructed space on one level, with three bedrooms and three bathrooms, two of them en suite. The bright living-dining area with an open-plan island kitchen opens onto a 20.43 sqm terrace. A special highlight is the idyllic 10.74 sqm garden – a perfect retreat to relax and enjoy the greenery.

Features include: Silestone countertops and Siemens appliances, underfloor heating in the bathrooms, solid wood doors, anthracite aluminum windows with double glazing, floor-level terrace doors, electric shutters in the bedrooms, indoor and outdoor tile flooring, air-to-air heat pump system, and 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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