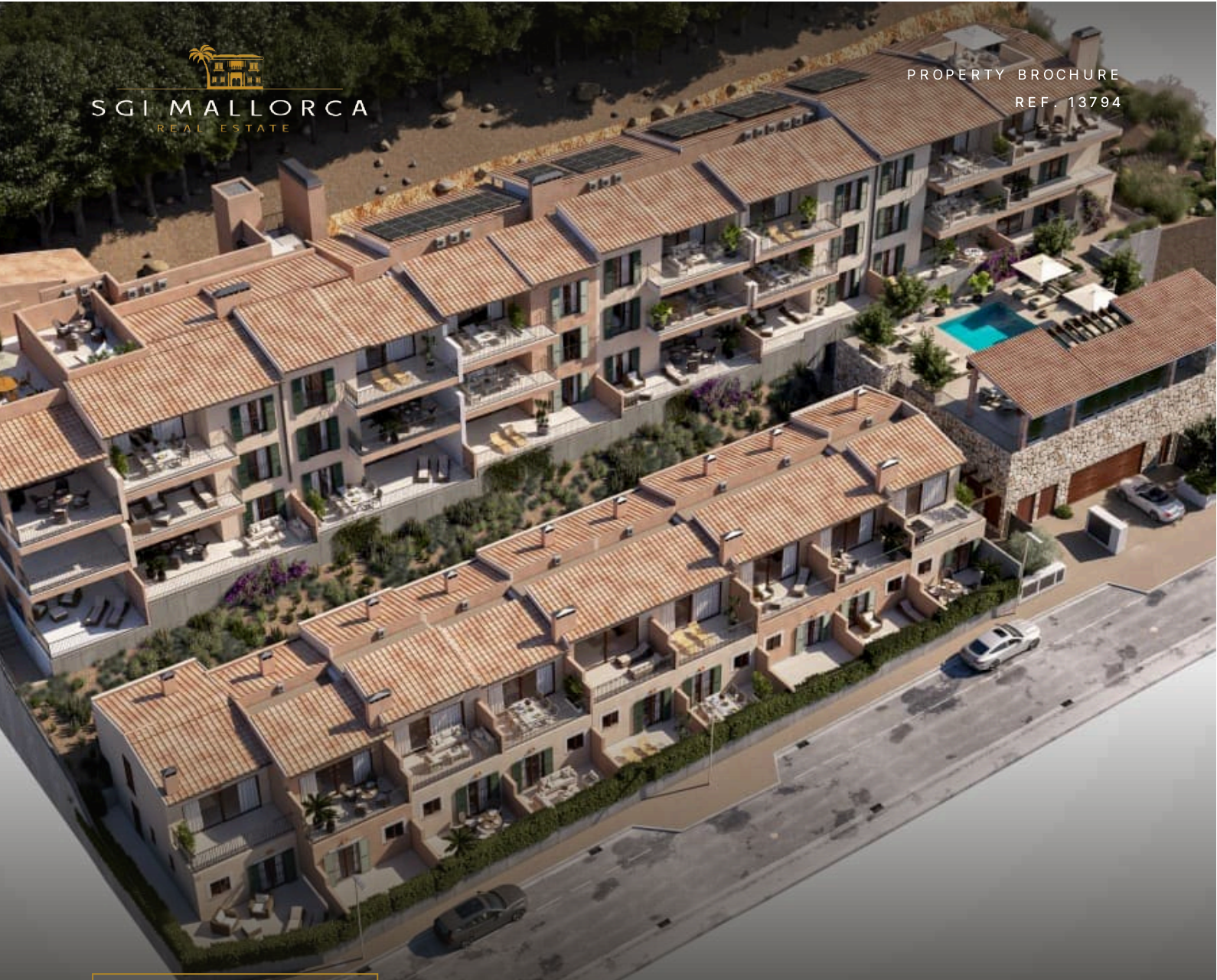
SGI MALLORCA
REAL ESTATE

PROPERTY BROCHURE
REF. 13794



CAPDEPERA · MALLORCA

Exklusive 2-Zimmer-Apartments & Reihenhäuser *in Capdepera*

Apartment · For sale

ASKING PRICE	LIVING AREA	BEDROOMS	BATHROOMS
€499,000	≈ 89 m²	2	1

SGI MALLORCA
REAL ESTATE

THE PROPERTY

Apartment in *Capdepera*

We are pleased to introduce OLIU, the new and exclusive development in Capdepera, a traditional Mallorcan village located in the northeast of the island.

It is located in the heart of Capdepera, just minutes from the beaches of Son Moll and Cala Agulla. It offers 2-bedroom apartments and townhouses with terraces that combine tradition, comfort, and Mediterranean style.

Key features:

- New 2-bedroom apartments and townhouses located in Capdepera.

- Just minutes from the beaches of Son Moll and Cala Agulla.

- Large terraces with views of the sea or the castle.

- Communal pool. Energy certification: A.

Prices from €425,000 for a 2-bedroom apartment.

The kitchens are open-plan, integrated into the living room.

The kitchen cabinets are oak-colored veneer, and the countertop and backsplash are light-colored compact quartz.

Equipped with Siemens appliances, including an oven, induction hob, and extractor hood, as well as a built-in refrigerator and dishwasher.

It features a stainless steel sink with a Tres vertical mixer tap.

Wall cabinets are available as an option.

The bathrooms include a wall-hung cabinet with a wood finish and a countertop or integrated sink.

The built-in faucets are by Tres, Class. The mirrors also include pre-installed backlighting.

The shower fixtures are built-in, by Tres, Class. The floor-standing shower tray has a glass screen. There is a Tesi wall-hung toilet by Ideal Standard in the master bathroom, and a floor-hung toilet in the guest bathroom, or a wall-hung model.

The bathrooms will be tiled from floor to ceiling with Petralava Saloni ceramic tiles, 60×30 cm.

Access to the home is through a reinforced security entrance door. The interior doors are white lacquered and feature a magnetic closing system.

The built-in wardrobes will have the same features, with melamine lining and a textile finish, and will include a luggage shelf and a hanging rail. All hanging hardware is stainless steel or matte silver aluminum. The door handles, locks, and drawers are of the same material. The exterior woodwork is brown.

The windows and patio doors have thermal break. Insulated double glazing throughout the home, with safety glass in the living room patio doors. The homes will have motorized blinds on the rear facade and Mallorcan shutters on the bedroom windows facing the main facade.

The same Saloni Petralava porcelain stoneware has been chosen for the entire interior of the homes, in a 60×60 cm format and a Natural Ivory finish.

The terraces will have the same non-slip version of the porcelain stoneware. Each home has air conditioning with a hidden split system installed in the false ceiling and thermally regulated vents in each room. Mechanical ventilation is also provided to improve indoor airflow.

All homes will have an individual aerothermal heat pump system to produce domestic hot water. Renewable electricity is also produced through a communal solar panel system to cover part of the building's energy consumption. There is also a communal water softener.

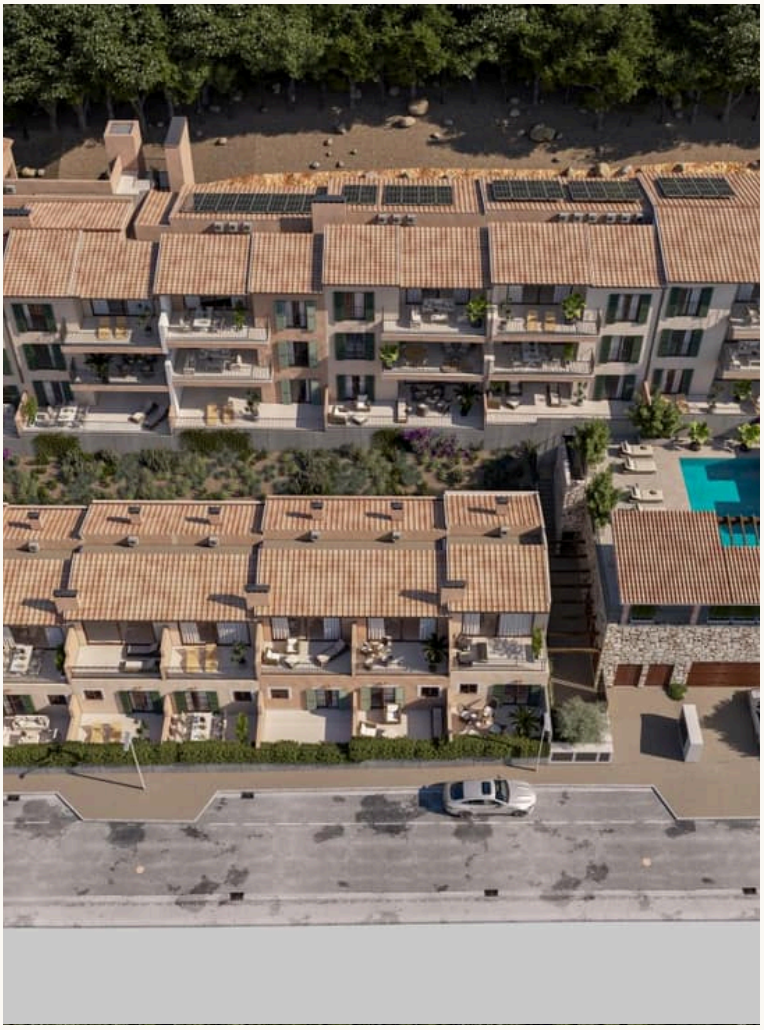
A low-energy LED lighting package has been installed in each home according to the project plans.

Telephone and DTT-SAT TV sockets are provided in the living room and bedrooms. Terrestrial and satellite TV antennas are also provided.

The building also has the necessary insulation in walls, ceilings, and windows to achieve a high "A" energy efficiency rating.

The outdoor common areas include a swimming pool with lighting and a shower. Landscaped gardens prioritize endemic species, with a drip irrigation system.

Each home has a parking space in the basement, pre-installed for an electric vehicle charging station.





AT A GLANCE

Key facts

ASKING PRICE
€499,000

REF. 13794

PROPERTY TYPE Apartment	OFFER For sale	LOCATION Capdepera, Mallorca
LIVING AREA ≈ 89 m²	BEDROOMS 2	BATHROOMS 1
ENERGY RATING pending	REF. 13794	







FEATURES

Features *in detail*

Electric

- Electricity supply via generator
- Electricity supply via solar energy

Further features

- Air-conditioning h/c
- Natural stone floor
- Partly furnished
- Contemporary style
- View to the gardens
- 1 parking space in the underground car park
- Community pool
- Community garden
- Balcony

Surroundings

- Near the beach
- Local public transport
- Shopping facilities
- Bars and restaurants within walking distance
- Medical supply

CONTACT

Your path to the property – *we guide you*

We will gladly send you further information or arrange a personal viewing – from the first conversation to the handover of the keys, we are there for you.



YOUR CONTACT

Hermann Koeppler

Inhaber · SGI Mallorca

+34 639 046 079

hermann@sgi-mallorca.com

SGI MALLORCA
REAL ESTATE

OFFICE

Gran Via Puig des Castellet, 1-2, Bloque 3, Local 3, 07180 Santa Ponsa

sgi.gmweb.pl

VIEW ONLINE

sgi.gmweb.pl/en/objekt/exklusive-2-zimmer-apart…

All details are based on the owner's information and are given without guarantee. Subject toerrors, changes and prior sale. This document is intended for the recipient only. · SGI – Mallorca S.L.U · B-57745523