



E&V ID W-02WWUE

SAN ANTONIO — CALA GRACIO

## Exclusive garden apartment with stunning sunset views

TOTAL SURFACE

approx. 81 m<sup>2</sup>

NUMBER OF BEDROOMS

2

TERRACE SIZE

approx. 14 m<sup>2</sup>

ASKING PRICE

€950,000



## Property Details

Total Surface

**approx. 81 m<sup>2</sup>**

Asking price

**€950,000**

Surface Garden

**55 m<sup>2</sup>**

Views

**Water View, Open View**

Terrace Size

**approx. 14 m<sup>2</sup>**

Total Number of Bathrooms

**2**

Total Number of Parking Bays

**1**

Storage room



Number of Bedrooms

**2**

Air-Condition

**Central Air-conditioned**

Year of construction

**2022**

Swimming pool



## Commission Text

Availability upon agreement.

Engel & Völkers does not accept responsibility as the information provided in this brochure is for information only and it is subject to errors, omissions, change of price or withdrawal without notice.

Taxes, notary and registry fees must be paid by purchaser, the commission to E&V paid by the seller as stipulated by Spanish regulations.



## Property Description

This garden flat on the seafront is located in a unique and quiet area of Cala Gració. On the ground floor of the building, it offers comfort, quality and elegance. Sea views and the sunset can be enjoyed here in a privileged location all year round. The spacious living/dining area is particularly noteworthy. The kitchen is fully equipped and there are two large bedrooms and two bathrooms en suite. The

location is strategic and convenient, close to the beach as well as private and public infrastructure. Undoubtedly a very good choice when it comes to quality and location. The complex also has a communal pool and direct access to the sea. The flat has a private garden of approx. 55 m<sup>2</sup>. An underground parking space and a storage room are included in the price and round off the offer.





## Location Description

The flat is idyllically situated on Cala Gració, north-west of San Antonio, away from the hustle and bustle. The distance to the airport is 25 minutes, the nearest shopping facilities are 5-7 minutes

away. In San Antonio you will find a large selection of restaurants, bars and club entertainment. The popular beach and sunset hotspot Cala Salada is 10 min. away.



























Floor Plan

**ESCALA DE LA CALIFICACIÓN ENERGÉTICA**

Consumo de energía  
kW h / m² año

Emisiones  
kg CO<sub>2</sub> / m² año

<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>	<b>36,65</b>	<b>11,51</b>
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		



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