

# Canyamel

Reference 120833



Beautiful modern apartment in Canyamel, only 400 metres to the beach and 600 metres from the Canyamel golf course

constructed area:	118 m <sup>2</sup>	swimming pool:	✓
bedrooms:	3	energy certificate:	C
bathrooms:	2		
balcony/terrace:	✓		
sea view:	-	<b>price:</b>	<b>€ 645,000.-</b>



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### Details:

This prestigious, high-quality apartment is located in a new residential community offering a perfect retreat for stylish and elegant living, only 400 meters from Canyamel beach.

The first floor apartment is accessible by both stairs and an elevator which also directly connect with the underground car park. Its living area opens directly onto a south-facing balcony, and the open-plan design makes optimal use of natural light and available space. There is also a fitted kitchen with access to a utility room, a dining area. 3 bedrooms and 2 bathrooms. The balcony is fitted with 2 electric sun awnings for shade on hotter summer days.

A communal pool and sunbathing area are integrated into the Mediterranean-style gardens which surround the complex. The apartment has 2 parking spaces, one located in the underground car park with an optional electric vehicle charging point, situated close to a large storage room belonging to the apartment. The second parking space is external.

Further features include mains electricity and water connection, hot water via an electric boiler in the utility room, fitted kitchen including electric appliances, refrigerator, freezer, oven, induction hob, dishwasher, and hot/cold air conditioning, dehumidifier in the living room and all bedrooms; aluminium- framed floor to ceiling windows with double glazing, internet and 'phone connection.

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### Location & surrounding area:

Canyamel is a seaside resort in the eastern part of the island with a stunning sandy beach. The vacation spot is surrounded by villa areas on both sides. The apartment is located on the northern side of the resort, which is a very peaceful and restful residential area. Within a 5-minute walk (400 meters) from the apartment, you can reach the beach or the nearby restaurants. In the opposite direction, a 5-minute walk will take you to the Cap Vermell Country Club with a gym, pools, and tennis courts. The Canyamel golf course is also in close proximity.



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Large pool area



Fantastic sunny terrace



Modern terrace



Living area with direct access to the terrace



Bright living area



American kitchen

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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Fully equipped kitchen



One of 3 bedrooms



One of 3 bedrooms



One of 2 bathrooms



One of 2 bathrooms



Outdoor dining area

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Lovely pool area



Floor plan

Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B	31.84	
C		10.00
D		
E		
F		
G menos eficiente		

Energy efficiency certificate

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