

Authentic villa with pool in outstanding location with sea view

07590 Cala Ratjada (Spanien), Villa - for sale

CCC-Ref.: F-0078



Living area approx.: 226 m² - Rooms: 7.5 - Purchase Price: 1,680,000 EUR



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CCC-Ref.	F-0078
Types of properties	House, Villa
Address	07590 Cala Ratjada Mallorca Spanien
Living area approx.	226 m ²
Usable area approx.	436 m ²
Plot approx.	857 m ²
Rooms	7.5
Bedrooms	4
Bathrooms	3
Balconies	1
Terraces	1
Heating type	Underfloor heating
Main energy source	Gas
Year of construction	1960
Last modernisation	1990
State	Well-kept
Available from	By arrangement
Total parking spaces	5
Type of pitch	Outdoor parking space, Carport
furnished	partly furnished
View	1A sea view
Area	1A
Equipment / Characteristics	Air-conditioned, Außenstellplatz, Badewanne, Balkon, Basement, Carport, Dusche, Einbauküche, Fireplace, Guest WC, Swimmingpool, Terrasse, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor



Purchase Price

1,680,000 EUR

Object description

This authentic villa with a plot of 857 m², is located in one of the most sought-after areas of Cala Ratjada. The location in this residential area offers a breathtaking view of the sea.

Next to the carport, a staircase leads you to the front yard of the villa, from where you can enjoy a unique panoramic view over Cala Ratjada and the sea. The main house extends over approx. 120 m² and is divided into two bedrooms, a bathroom and guest toilet, an open kitchen and dining area as well as a large living room. The living room impresses with its round shape and high ceilings, which create a very special atmosphere.

The pool forms the centre of the property, via the pool terrace you reach the first separate living unit, a studio with approx. 28 m². This is equipped with a modern open kitchen, a loft bed, a bathroom with shower and a living/dining area. It is ideal for guests or family.

The spacious terrace has a covered summer kitchen and offers you the opportunity to spend unforgettable evenings with friends and family, accompanied by a unique sea view.

The second separate living unit is located under the pool terrace and is accessible via a staircase. The granny flat of approx. 60 m² is in a state of renovation and consists of a spacious bathroom with shower, an open kitchen with cooking island, a large living room and a sleeping alcove. From here, too, you can enjoy the view of the picturesque Mallorcan mountain landscape and the deep blue sea. In addition, the villa has a garage next to the main house, which has been converted into office space and can be reached via a separate entrance, which also serves as an access option for users of the two separate residential units.

Equipment

Water via cistern (22.000l); public electricity; water and sewage via private community; hot water via electric boiler; decalcification system; telephone, internet and SAT-TV connection; underfloor heating via gas; fireplace; double-glazed plastic windows with electric shutters in the living room; mosquito protection; pool (8x4 m); 5 parking spaces, two covered (carport); air conditioning (hot/cold); alarm system; guest toilet; workshop room. Maintenance measures are necessary and modernisations if required.

Other

Conditions and liability clause:

We will give the definite address only by viewing the real estate. Thank you for your understanding

The property can be visited by appointment

Phone: +34 971 566 178

Mob: +34 682 755 801 (also WhatsApp)

E-mail: contact@ccc-real-estate.com

Office opening hours:

Monday - Thursday: 10:00 - 18:30

Friday: 10:00 - 17:00

Appointments outside the opening hours upon previous arrangement.

Further interesting offers at www.ccc-real-estate.com

These details are based on information provided by the owner/property developer. Canaima Concept

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The resulting purchase costs incurred when purchasing a property in Spain (land transfer tax, / possibly VAT, notary fees, administration fee and land register costs) are to be paid by the buyer. The broker's commission is to be paid by the seller.

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Energy certificate

Year of construction	1960
Primary energy source	Gas
Energy consumption	85.60 kWh/(m ² ·a)
CO2 Emissionen	19.80 kg CO ₂ /(m ² ·a)
Energy efficiency class	D



Location

In a privileged residential area, picturesquely situated on the outskirts of Cala Ratjada, this enchanting property is enthroned. From its elevated coastal position, a breathtaking panorama in various directions reveals itself here, enchanting all the senses. The combination of such a dreamlike view and the immediate proximity to the charming town of Cala Ratjada makes this location undoubtedly exclusive. A 15-minute walk will take you to the charming centre of Cala Ratjada, which attracts visitors with its wonderful harbour mile. Here you can expect first-class restaurants, cosy bars and a variety of appealing shopping opportunities. It is a place that captivates with its incomparable charm and exudes an inviting atmosphere. Whether you enjoy the picturesque surroundings or the lively hustle and bustle of the town, this is where the best of both worlds come together. The enchanting towns of Capdepera and Arta are in the immediate vicinity and open up wonderful opportunities for excursions. Immerse yourself in the Mallorcan flair, which is reflected in the charming shops and authentic restaurants. You can reach the airport from here in about 60 minutes.



Haupthaus



Pool terrace with covered area



Entrance to the villa



Staricase



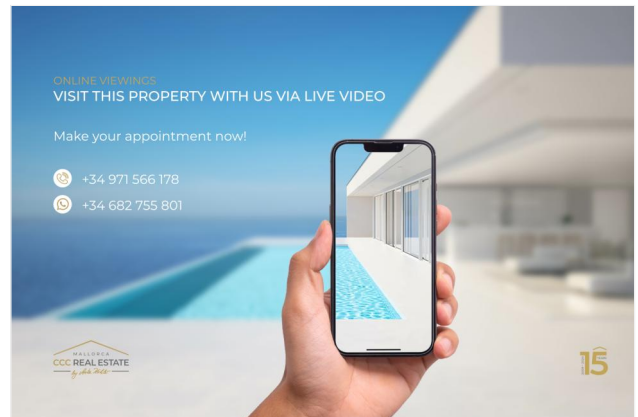
Atrium



Entrance area



Dining area



Online viewing



Kitchen



Living room



Guest bathroom



Bathroom



Bedroom



Bedroom



Pool-area



Terrace area



Roofed summer kitchen



Terrace with a view



Sea view



Studio mit Küche...



...bathroom...



...and sleeping/living area

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Cósumo de energía kw h / m² año	Emisiones kg CO ₂ / m² año
A más eficiente		
B		
C		
D	85.6	19.8
E		
F		
G menos eficiente		