

Charming terraced house on 3 levels in popular residential complex and only approx. 300m from the beach

07691 Cala d'Or (Spanien), Terraced house - for sale

CCC-Ref.: Z-0013



Living area approx.: 130 m² - Rooms: 4 - Purchase Price: 449,000 EUR



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CCC-Ref.	Z-0013
Types of properties	House, Terraced house
Address	07691 Cala d'Or Mallorca Spanien
Floors in the house	2
Living area approx.	130 m²
Plot approx.	100 m²
Rooms	4
Bedrooms	3
Bathrooms	2
Balconies	3
Terraces	2
Main energy source	Electricity
Year of construction	2002
State	Well-kept
Available from	immediately
Total parking spaces	1
Type of pitch	Outdoor parking space
Surroundings	Fitness, Close to the sea, Calm area, Residential complex, Residential area
Equipment / Characteristics	Air-conditioned, Balkon, Bathtub, Built-in kitchen, Guest WC, Laminate flooring, Marble floor, Outdoor parking space, Shower, Swimmingpool, Terrace, Vollmöbliert
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Community fees	300 EUR
Purchase Price	449,000 EUR

Object description

This charming terraced house in Mediterranean style is located in a sought-after residential complex and in the immediate vicinity of Cala Egos beach, it presents itself with a total living area of approx. 130m², spread over three levels.

On the ground floor you are welcomed by an open, spacious living and dining room with panoramic windows and access to a spacious terrace of approx. 40m², from here you have access to the well-kept community area with heated pool, surrounding green areas and sun loungers.

The open-plan kitchen with adjoining utility room and a separate guest WC complete the ground floor, which has high-quality laminate flooring.

A marble staircase leads to the first living level, which houses two bedrooms, one with a small balcony and the second with a French exit, both offering views of the pool and each with a marble en suite bathroom. Marble flooring can also be found in all rooms.

On the 2nd floor you will find a spacious, open-plan room of approx. 25m², also with marble flooring and fantastic distant sea views. This room is ideal as a guest room and also offers access to a private terrace of approx. 25m² with views of the community area.

The house has air conditioning units in all rooms, which ensures comfort all year round.

A private outdoor parking space directly in front of the house rounds off the offer and provides additional parking space.

This light-flooded terraced house near the sea cleverly combines the functionality and amenities of a popular residential complex, making it perfect for family holidays or as a year-round home.

Arrange your personal viewing appointment today and make your dream of Mediterranean living come true!

Equipment

Public electricity and water connection; open fitted kitchen; refrigerator; electric hot water boiler; dishwasher; washing machine; utility room; marble floors; terraces; balcony; French balcony; stainless steel railings; double glazed windows; wooden shutters (Persianas) white; white wooden doors; fitted wardrobes; air conditioning hot/cold; electric heater; internet/ telephone reactivatable; SAT TV; heated communal pool; green areas; sun loungers; gated community; outside parking space; furniture on request;

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 & Consulting, S.L. (CCC REAL ESTATE) does not guarantee the completeness, accuracy and timeliness of this information. Subject to error and prior sale.

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	2002
Primary energy source	Strom
CO2 Emissionen	32.13 kg CO ₂ /(m ² ·a)
Energy efficiency class	E



Location

Cala D' Or, the "golden bay", is a popular holiday resort on the east coast and boasts beautiful beaches and bays as well as exciting excursion options. To the south of Porto Colom and adjacent to Porto Petro, Cala D' Or offers a harbour with almost 600 berths and a lively nightlife with small bars, a variety of restaurants and various shopping opportunities. The historic fortress "Es Forti", dating from the 18th century, is a protected cultural asset of the Balearic Islands, within easy walking distance and well worth a visit. An ideal holiday destination for the whole family. Journey time to the airport approx. 50 minutes.



Heated Communal Pool



Terrace



Exterior view



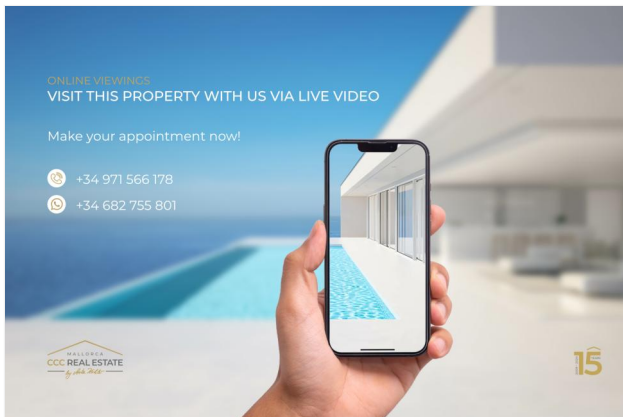
Living room with dining area



Kitchen



Community Area



Online viewing



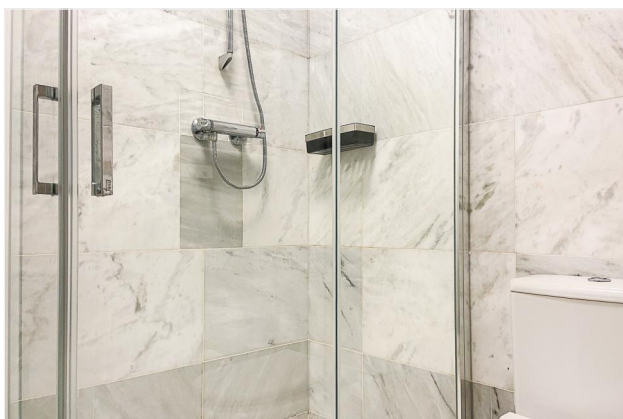
Bedroom



Marble bathroom with buthtub



Bedroom



Marble bath with shower



Bedroom



Balcony



Views

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Cósumo de energía kWh / m² año	Emisiones kg CO ₂ / m² año
A más eficiente		
B		
C		
D		
E	109,71	32,13
F		
G menos eficiente		