

## Detached house with two living areas near the beach with pool and outdoor kitchen

07560 Sa Coma (Spanien), Einfamilienhaus - for sale

CCC-Ref.: G-0091



Living area approx.: 290 m<sup>2</sup> - Rooms: 8 - Purchase Price: 1,150,000 EUR



## Detached house with two living areas near the beach with pool and outdoor kitchen

CCC-Ref.	G-0091
Types of properties	Detached house, House
Address	07560 Sa Coma Mallorca Spanien
Floors in the house	2
Living area approx.	290 m <sup>2</sup>
Usable area approx.	351 m <sup>2</sup>
Balcony/terrace area approx.	57 m <sup>2</sup>
Plot approx.	853 m <sup>2</sup>
Rooms	8
Bedrooms	6
Bathrooms	4
Balconies	1
Pets	permitted
Heating type	Underfloor heating
Main energy source	Luft/Wasser Wärmepumpe
Year of construction	2011
Last modernisation	2017
State	Well-kept
Available from	By agreement
Total parking spaces	3
Type of pitch	Outdoor parking space
furnished	partly furnished
Area	Residential area
Surroundings	Pharmacy, Doctor, Bus, Shopping facilities, Fitness, Golf course, Primary school, Hotels, Kindergarden, Hospital, Close

to the sea, Near highway, Park, Police, Riding arena, Calm area, Playground, Close to the beach, Tennis court, Forest, Residential complex, Residential area

Equipment / Characteristics	Abstellraum, Air-conditioned, Außenstellplatz, Badewanne, Balkon, Basement, Dusche, Einbauküche, Garten/Gartennutzung, Sauna, Swimmingpool, Tageslichtbad, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	1,150,000 EUR

## Object description

Welcome to your dream home on the sun-drenched island of Mallorca! This detached house in Sa Coma offers you two separate living units. With a total of four bedrooms, two offices, four bathrooms and other amenities, this property is perfect for families who want to both spend their holidays in Mallorca or use the house as their main residence.

On the ground floor of the house you will find two bedrooms, a living room and a bright office ideal for home office. Two well-equipped bathrooms with floor-to-ceiling showers, are also at your disposal. The highlight of the ground floor is undoubtedly the L-shaped terrace, which offers a view of the pool and the carefully tended garden with various fruit trees. The automatic irrigation system guarantees a green paradise at all times. For wellness enthusiasts, there is even a sauna with a terracotta floor that offers you pure relaxation. A covered outdoor area with a mobile summer kitchen and a Jacuzzi is perfect for social evenings or private moments of relaxation. The property has a storage room for garden tools and the air conditioning units. A covered utility area facilitates daily tasks. In addition, there is an enclosed storage room next to the house entrance, which is ideal for use as a workshop.

You reach the upper floor via the stairs in the entrance area. Here you will find two more spacious bedrooms, another office and two additional bathrooms, one with a bathtub and one with a floor-level shower. The L-shaped balcony offers views of the overgrown property. Fired and glazed roof tiles as well as underfloor heating, which can be controlled separately in each room and also provides pleasant cooling in summer, distinguish this house. But also the 5-6 cm thick insulation in the exterior walls ensures excellent energy efficiency and comfort.

This detached house in Sa Coma offers you a high level of living comfort and privacy. Enjoy the Mediterranean lifestyle on Mallorca and arrange a viewing today!

## Equipment

Public electricity and water supply; public sewage; 50L hot water tank; Junkers air heat exchange system in combination with solar elements (which are not currently connected), underfloor heating with room thermostats; decalcification system; 8 separate air conditioners for the living rooms and bedrooms; double-glazed plastic windows with white aluminium Persianas (shutters); Tiled floor; Fitted kitchen; Alarm system; Telephone connection can be activated; Fibre optic; SAT-TV; Garden irrigation; Pool 45 m<sup>3</sup>, 5mx10m; 50 m<sup>2</sup> terrace, covered vine-covered walkway to the pool; Pergola 21 m<sup>2</sup> covered with outdoor kitchen and Jacutzi 2mx2m; Partly furnished

## 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](mailto: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](http://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

Energy certificate

Is available at the time of viewing

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## Location

Sa Coma is located on the east coast of Mallorca. The highlight of the town is the long sandy beach, the Platja de Sa Coma, with almost 900 metres to feel good and relax. Directly adjacent is the nature reserve that connects Sa Coma with Cala Millor. Enjoy a nice excursion here on foot or on horseback over the headland "Punta de n'Amer". In the centre of Sa Coma there are numerous shops to stroll around, a school and restaurants that are open all year round. The tourist town of Cala Millor, which can be reached by car in about 6 km, also offers a year-round infrastructure, supermarkets and doctors. In summer, the small mini-train "Badia Express" offers a quick and inexpensive way to get to the surrounding villages or to the nearest beaches. Other popular destinations are the charismatic harbour town of Porto Cristo and the two medieval villages of Artà and Capdepera. Four very well-maintained golf courses within a radius of about 15 km are also worth mentioning. You can reach the airport in just 60 minutes.





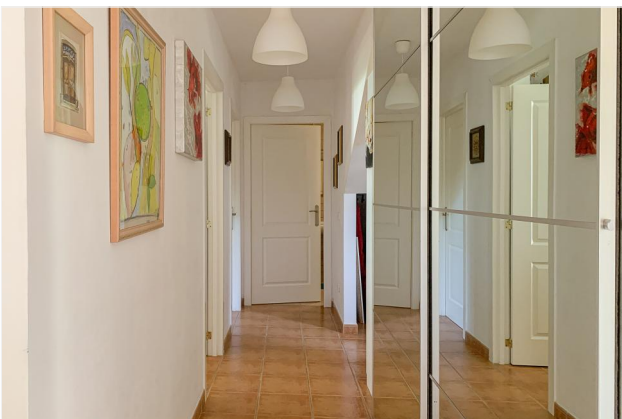
Living room



Kitchen



Bedroom



Hallway with storage space



Guest room





Bathroom



Terrace



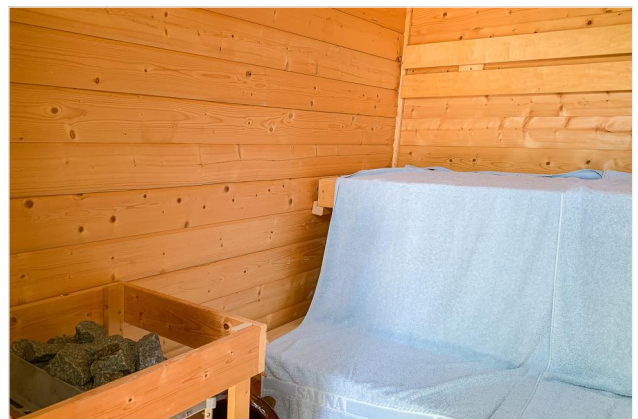
Pool



Covered summer kitchen

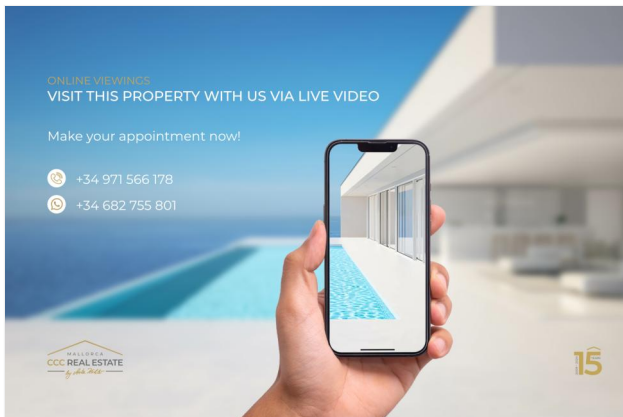


Sauna

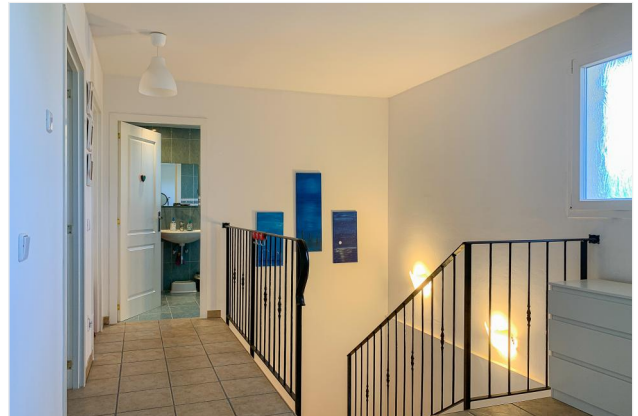


Sauna





Online viewing



Stairs to upper floor



Guest room



Living room



Bedroom



Bathroom



Kitchen



Balcony