

Elegant, Mediterranean villa with 450 m², 5 bedrooms and pool – in sought-after location

07580 Cala Ratjada (Spanien), Villa - for sale

CCC-Ref.: A-0049



Living area approx.: 310 m² - Rooms: 7 - Purchase Price: 3,000,000 EUR



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CCC-Ref.	A-0049
Types of properties	House, Villa
Address	07580 Cala Ratjada Mallorca Spanien
Floors in the house	2
Living area approx.	310 m ²
Usable area approx.	450 m ²
Plot approx.	1,294 m ²
Rooms	7
Bedrooms	5
Bathrooms	8
Balconies	1
Terraces	4
Heating type	Underfloor heating
Main energy source	Gas
Year of construction	2009
State	as good as new
Equipment	gehoben
Available from	by agreement
Total parking spaces	3
Type of pitch	Garage
furnished	partly furnished
Area	Urbanization
Surroundings	Close to the sea, Calm area, Tennis court, Residential area
Equipment / Characteristics	Abstellraum, Air-conditioned, Badewanne, Balkon, Dusche, Einbauküche, Fireplace, Garage, Garten/Gartennutzung,



Guest WC, Marble floor, Parkettboden, Swimmingpool,
Tageslichtbad, Terrasse

Buyer's commission

When a contract is signed, the commission is paid by the
vendor

Purchase Price

3,000,000 EUR

Object description

An impressive villa with elegant Mallorcan charm, generously designed bright rooms, a large pool in the beautifully planted garden, an inner courtyard with a brick barbecue and plenty of space to celebrate... that is the first impression that already enchants every visitor. The second impression also inspires. A shady roof protects the double-winged, massive entrance door through which you enter a spacious hall. From here you enter the centre of the house, a light-flooded hall that is completely glazed and open to the top, forming a gallery in the upper area. Adjacent to this is the spacious living room with open fireplace and another salon with exit to the patio. On the other side of the hall are the guest toilet, a large dining area with exit to the terrace and view of the pool as well as the generously designed open kitchen in an elegant cherry-wood look. Of course, there is also a utility room. The covered terrace in front of the dining area is directly in front of the large pool and the shady garden. There is also a guest toilet with shower. The patio offers plenty of space for a large dining table, loungers, seating area with armchairs, a brick barbecue area, as well as another guest WC with shower. From the patio you can access a roof terrace. Below is a double garage.

The airy, elegantly floating wooden staircase with stainless steel railing leads from the glazed hall to the upper floor, where there are a total of five bedrooms, each with an en suite bathroom. The very spacious master bedroom with built-in wardrobes, exit to a south-facing terrace, an elegant bath and shower room and separate toilet is an absolute highlight. This level offers a long balcony overlooking the pool.

The location of this villa is perfect. Situated in a quiet urbanisation, you are, however, within a few minutes' walk to the magnificent bay of Son Moll, within a few minutes' drive to the fantastic harbour of Cala Ratjada or within a few kilometres to four well-kept and popular golf courses.

Equipment

Public water and electricity; kitchen with induction cooker, oven (Bosch), microwave (Bosch, integrated), dishwasher, combi-fridge; washing machine and dryer in utility room; underfloor heating with gas (bottles); hot water via electricity and/or gas; solar system; double-glazed PVC windows in wooden look; partly PVC persianas; air conditioning in all rooms (integrated); fans on covered terrace; telephone connections, WLAN, SAT-TV available; cistern; brick BBQ; pool.

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

Energy certificate

Is available at the time of viewing



Location

Sa Pedruscada is a quiet, elegant residential area of the popular resort of Cala Ratjada. Fantastic villas and semi-detached houses are located here, most of the streets are lined with old pine trees and the magnificent bay of Son Moll is in the immediate vicinity. Directly along the sea, a beautiful footpath leads directly into the lively heart of Cala Ratjada. Should you ever have enough of your quiet paradise by the pool, you will find variety around the harbour with its Mediterranean flair, the restaurants, music bars and discos, the many shops and wonderful beaches. Sand tennis courts, water sports, cycling and hiking trails as well as four well-kept and popular golf courses within a radius of approx. 3-10 km round off the fantastic location of this villa.



... with pool, sun terrace and...



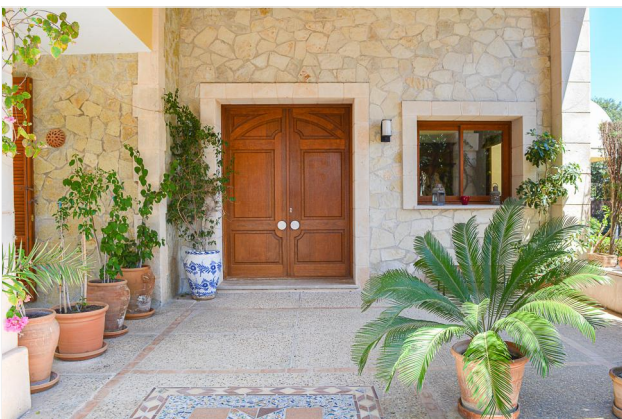
Elegant villa...



... shady garden



Entrance with...



... massive wooden door



Entrance



Glazed hall as...



... center of the house



Living area with...



... open fire place



Another living room



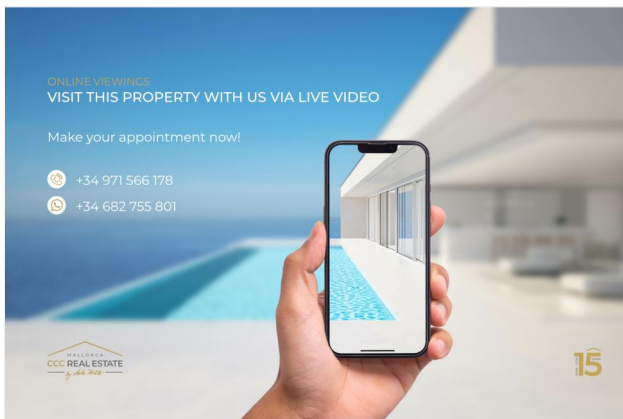
Spacious dining area with view...



... to terrace and pool



Completely equipped...



Online viewing



... high quality kitchen



Covered terrace with view...



... to the pool



Huge patio with...



... brick barbecue



View from the gallery



Very spacious master bedroom...



... with access to the terrace



View from the bathroom into the bedroom



Bathroom en suite with tub and shower



Tub with view into the nature



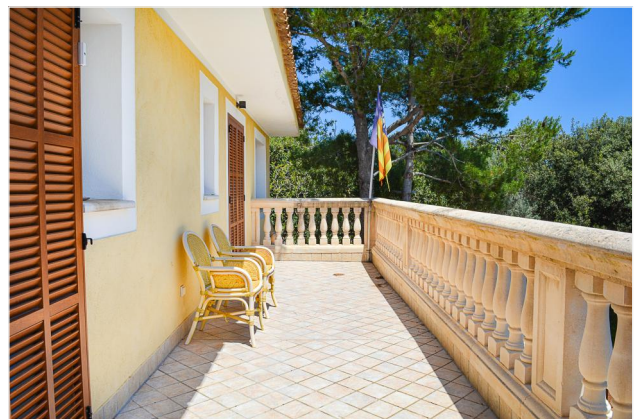
Double bedroom



Double bedroom



Double bedroom



Terrace in front of the bedrooms



One of the elegant bathrooms



View from the gallery...



... into the hall