

## Exclusive new villa with 3 bedrooms, private garden and pool & roof terrace with sea view

07589 Font de Sa Cala (Spanien), Villa - for sale

CCC-Ref.: T-0036-H5



Living area approx.: 140 m<sup>2</sup> - Rooms: 4 - Purchase Price: 1,024,000 EUR



Exclusive new villa with 3 bedrooms, private garden and pool & roof terrace with sea view

CCC-Ref.	T-0036-H5
Types of properties	House, Villa
Address	07589 Font de Sa Cala Mallorca Spanien
Floors in the house	2
Living area approx.	140 m <sup>2</sup>
Usable area approx.	233 m <sup>2</sup>
Garden area approx.	199 m <sup>2</sup>
Plot approx.	275 m <sup>2</sup>
Rooms	4
Bedrooms	3
Bathrooms	2
Balconies	1
Terraces	2
Main energy source	Electricity
Year of construction	2022
State	First occupancy
Equipment	gehoben
Available from	immediately
Total parking spaces	1
Type of pitch	Outdoor parking space
furnished	yes
Area	Urbanization
Surroundings	Pharmacy, Shopping facilities, Hotels, Close to the sea, Calm area, Close to the beach
Equipment / Characteristics	Abstellraum, Air-conditioned, Außenstellplatz, Balkon,



Einbauküche, Garden, Garten/Gartennutzung, Guest WC, Swimmingpool, Terrasse, Tiled floor

Buyer's commission

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

Purchase Price

1,024,000 EUR

## Object description

In the quiet coastal settlement of Font de Sa Cala this exclusive villa is waiting for its first occupancy. It convinces with a modern and environmentally friendly living concept, an attractive outdoor area with various terraces, garden and a private pool as well as a roof terrace with beautiful sea views. You can reach the beautiful sandy bay in only 750 m on foot.

Modernity and sustainability merge into one and create the special living design. The modern character is reflected by the combination of different materials with a focus on nature and tranquillity.

The house is located within a very quiet residential complex with a total of 31 flats and 3 villas and 8 semi-detached houses. You have around 140 m<sup>2</sup> of living space at your disposal, distributed over 3 double bedrooms, 2 bathrooms, a guest WC as well as a living area with open-plan kitchen and adjoining utility room.

Enjoy the sun on your private garden terrace (south-facing) with pool or under the open sky on your roof terrace with sea view.

Outside, you will also find a communal pool of approx. 150 m<sup>2</sup>, a children's pool, a Jacuzzi, a playground and a sun terrace for cosy relaxing.

The house also has an outdoor parking space for your car.

Opt for 100% quality of life with a modern lifestyle.

The price for this 3-bedroom villa is € 1,024,000 plus 10 % VAT. This is the show home - the upmarket L-GANCE interior fittings and garden furniture are included in the price.

## Equipment

Fitted kitchen including "Miele" brand electrical appliances; security entrance door; PVC windows with double glazing and motorised shutters; hot/cold air conditioning via air source heat pump; electric underfloor heating in the bathrooms; hot water via air source heat pump; telecommunications connection via fibre optic network; TV connection provided; garden planted with cypresses and trees; automatic irrigation system; public electricity and water supply; private pool; outside parking space for car.

Furniture and decorative items from the L-GANCE range and kitchen appliances are included in the sale price and have a limited warranty period.

The listed sales price is the basic price according to the construction and is exclusive of the statutory VAT of 10% for new buildings and other ancillary purchase costs.

## Other

Additional costs for the buyer:

- 10 % IVA (VAT) on the purchase price - one-time.
- 1,5 % stamp duty (AJD - Impuesto sobre Actos Jurídicos) - on the purchase price - one time.

- Notary fees
- Fees for the entry in the land register - one-time.
- Settlement fee for a lawyer/translator - one time.
- Meter reregistration (electricity/water/gas) - one time.
- Electricity, water and gas costs according to consumption.
- Property tax and rubbish fees - once a year.
- House fees - in accordance with the decision of the new owners' community.

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.

© Canaima Concept & Consulting, S.L.

## Energy certificate

Energy certificate

Is available at the time of viewing

---



## Location

South of the well-known tourist resort of Cala Ratjada you find the small residential settlement of Font de Sa Cala. Turquoise blue sea, bright small sandy beaches and pine forests make Font de Sa Cala a popular resort on the northeast coast of the island. In addition to nature and tranquillity, you will also find a picturesque sandy bay, small restaurants and wonderful hiking trails. If you want to escape the tranquillity, Cala Ratjada offers plenty of variety: a beautiful fishing harbour surrounded by restaurants and the harbour promenade with a variety of boutiques and Mediterranean bars. From mountain biking to hiking and golfing to water sports activities, the area also has a variety to offer for sports lovers. The two small towns of Artà and Capdepera are always worth a visit. With their castles, ancient town walls and charming village houses, these places are an experience with medieval flair for tourists and locals alike.





House in new building complex



Show house - living area



Living area/Balcony



Balcony



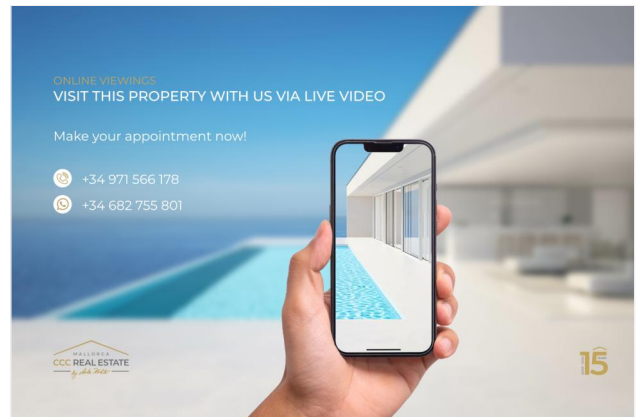
Kitchen - Dining area



Kitchen



Dining area



Online viewing



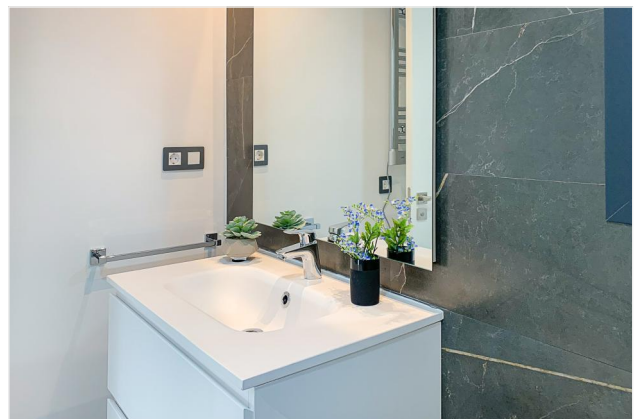
Bathroom 1



Bedroom 1



Bedroom 2



Bathroom 2...





...with shower



Modern bathroom



Bedroom 3



Rooftop terrace



View Rooftop terrace



Pool



Attractive outdoor area