

## Exclusive terraced house with sea views – your dream home on the Mallorcan coast

07680 Porto Cristo Novo (Spanien), Reihenhhaus - for sale

CCC-Ref.: K-0073



Living area approx.: 156 m<sup>2</sup> - Rooms: 4 - Purchase Price: 749,000 EUR



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CCC-Ref.	K-0073
Types of properties	House, Terraced house
Address	07680 Porto Cristo Novo Mallorca Spanien
Floors in the house	3
Living area approx.	156 m <sup>2</sup>
Usable area approx.	209 m <sup>2</sup>
Balcony/terrace area approx.	53 m <sup>2</sup>
Plot approx.	242 m <sup>2</sup>
Rooms	4
Bedrooms	3
Bathrooms	3
Balconies	1
Terraces	2
Pets	permitted
Main energy source	Gas
Year of construction	1968
Last modernisation	2022
State	Well-kept
Available from	Immediately
furnished	yes
View	1A sea view
Area	Residential area
Equipment / Characteristics	Abstellraum, Air-conditioned, Balkon, Dusche, Einbauküche, Fireplace, Garten/Gartennutzung, Tageslichtbad, Terrasse, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor



Purchase Price

749,000 EUR

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## Object description

Welcome to your dream home in Porto Cristo Novo! Situated in a quiet residential area, here you can enjoy the benefits of a privileged location, breathtaking sea views just a 5-minute walk from the picturesque Cala Anguila beach.

The ground floor of this tasteful property welcomes you with a spacious entrance area that provides access to the first guest bedroom or office. This room enchants with its small sea view, while a storage room and a newly renovated bathroom with a walk-in shower ensure maximum comfort. An elegant staircase leads upstairs to another modernised bathroom and an additional guest bedroom. The adjoining hallway opens the way to the idyllic garden area behind the house, which serves as the perfect place for relaxed al fresco dining in the height of summer. The utility room and the technical room with heating and decalcification system are also located here.

The second floor presents itself as the centrepiece of the house, with an open-plan kitchen area that flows seamlessly into the living room with an inviting fireplace and an impressive window front. This floods the entire floor with the radiant light of the island and reveals the highlight view of the sea - whether you are cooking, relaxing on the sofa or having breakfast on the French balcony.

An additional staircase next to the open-plan kitchen leads you to the master bedroom with its own balcony, from which you have a breathtaking view of the interior as far as the Tramuntana mountains. The next floor has a further bathroom, while the icing on the cake of this terraced house awaits you: a spacious roof terrace of almost 40 m<sup>2</sup> with a breathtaking 180-degree sea view that invites you to enjoy the Mediterranean atmosphere to the full.

To top it all off, the new owner has the option of joining the pool community for a fee and using the spacious pool area on the opposite side of the street. A property that leaves nothing to be desired and whose views allow every owner to immerse themselves in what makes Mallorca so unique.

Contact us today to arrange a viewing!

## Equipment

Public electricity and water connection; gas central heating with wall radiators; hot water via gas central heating and electric boiler; cistern; decalcification system; air conditioning (hot/cold/dehumidifying) in two bedrooms; 6-point foundation on the roof available for the installation of a solar/photovoltaic system; fitted kitchen: Induction hob, side by side fridge, oven, dishwasher, water filtration system; fireplace; double glazed windows; shutters and mosquito screens in the three bedrooms; internet (fibre); SAT-TV; alarm system; utility room with dryer and washing machine; use of communal pool area for a fee; 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

Year of construction	1968
Primary energy source	Gas
Energy consumption	56.70 kWh/(m <sup>2</sup> ·a)
CO2 Emissionen	12.80 kg CO <sub>2</sub> /(m <sup>2</sup> ·a)
Energy efficiency class	B



## Location

Porto Cristo Novo is located in the immediate vicinity of the well-known harbour town of Porto Cristo. Its location on the east coast offers breathtaking views of the azure Mediterranean Sea. The picturesque surroundings offer a perfect mix of tranquillity and activities. The region is home to some of the most beautiful bays in Mallorca. Cala Anguila and Cala Mendia are just a stroll away and invite you to relax and sunbathe in their crystal-clear waters. Close to Porto Cristo Novo are charming neighbouring towns such as Porto Cristo itself, known for its picturesque harbour promenade and the famous dragon caves. Lively Manacor is also not far away and offers a variety of shopping opportunities, restaurants and cultural sights. For golf enthusiasts, the area surrounding Porto Cristo Novo offers excellent opportunities. The renowned golf course "Pula Golf" is only a short drive away. The good connection to the motorway makes it easy to drive to Palma de Mallorca airport. The distance is around 60 kilometres and the journey usually takes around 50 minutes.





View from the street



Front garden



Entrance area



Guest room 1 with...



...sea view





Bathroom 1



Guest room 2



Bathroom 2



Open-plan living/dining area



Kitchen

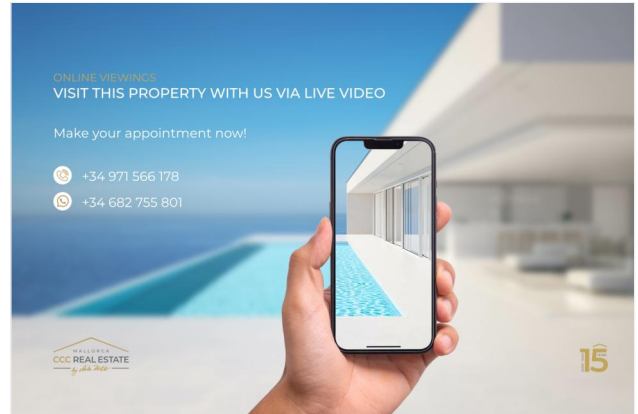


Living room with...





...breathtaking sea view



Online viewing



French balcony



Master bedroom



Balcony with Tramuntana view



Bathroom 3





Roof terrace access



Roof terrace



View from the roof terrace



Community pool (optional)



With lying area

ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Cósumo de energía kw h / m² año	Emisiones kg CO <sub>2</sub> / m² año
A	más eficiente		
B			12.8
C		56.7	
D			
E			
F			
G	menos eficiente		