

First class new build villa with 3 bedrooms, private garden and community pool

07580 Cala Ratjada (Spanien), Villa - for sale

CCC-Ref.: T-0051-00



Living area approx.: 128 m² - Rooms: 4 - Purchase Price: 910,000 EUR



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CCC-Ref.	T-0051-00
Types of properties	House, Villa
Address	07580 Cala Ratjada Mallorca Spanien
Floors in the house	2
Living area approx.	128 m²
Usable area approx.	180 m²
Plot approx.	110 m²
Rooms	4
Bedrooms	3
Bathrooms	3
Balconies	2
Terraces	1
Heating type	Underfloor heating
Main energy source	Luft/Wasser Wärmepumpe
Year of construction	2024
State	First occupancy
Available from	August 2024
Total parking spaces	1
Type of pitch	Outdoor parking space
Area	Residential area
Surroundings	Pharmacy, Doctor, Bus, Shopping facilities, Fitness, Hotels, Close to the sea, Post Office, Residential complex, Residential area
Equipment / Characteristics	Abstellraum, Air-conditioned, Außenstellplatz, Balkon, Dusche, Einbauküche, Garten/Gartennutzung, Swimmingpool, Tageslichtbad, Terrasse, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the



vendor

Purchase Price

910,000 EUR

Object description

Your exclusive villa will be built in the popular resort of Cala Ratjada by mid-August 2024. It impresses with a modern and sustainable living concept, an attractive, communal outdoor area and a private garden. The crystal-clear Mediterranean Sea in the bay of "Cala Lliteras" is only 700m away.

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 villa is part of a very quiet residential complex with a total of 8 bungalow apartments and 18 villas. Approximately 128 m² of pure living space are available to you here, which is divided into three double bedrooms, one of which has access to the balcony, three bathrooms (two of which are bathrooms en suite), a utility room, a storage room and a living/dining area with open-plan kitchen and access to the garden terrace.

Enjoy the evening sun in your private garden.

In the outdoor area, a pool of approx. 100 m², outdoor showers, two Jacuzzis and a sun terrace for relaxing await you for communal use. For an additional charge, you can benefit from a private pool in your garden.

An outdoor parking space for your car is located directly next to the house. For your comfort, the entire house is equipped with underfloor heating and integrated air conditioning, which guarantee a pleasant climate all year round.

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

You can find more information about other offers of the new building complex on our website under the reference number T-0051-01 (villa with habitable souterrain).

Equipment

Security entrance door; PVC windows with double glazing and motorised shutters; cold-hot air conditioning integrated via air heat pump; underfloor heating via air heat technology throughout the house - electric underfloor heating in the bathrooms; hot water via air heat pump; telecommunication connection via fibre optic network; TV connection given; outdoor parking space (with pre-installation for charging e-car).

Furniture and decorative items in the virtual and photographic representations are for orientation purposes and are not included in the sales price.

You want to enjoy your flat from day one? Choose one of the excellent and high-quality furnishing options - AKTUAL or LGANCE - for an additional charge.

We will be glad to advise you and provide you with more detailed catalogue information.

The listed sales price is the basic price according to the construction and does not include the statutory VAT of 10% for new buildings and other ancillary purchase costs.

Other

Costes adicionales para el comprador:

- 10 % de IVA sobre el precio de compra - pago único.
- 1,5 % de impuesto sobre actos jurídicos documentados (AJD) - sobre el precio de compra - pago único.
- Gastos de notario
- Tasas de inscripción en el registro de la propiedad - pago único.
- Honorarios de un abogado - pago único.
- Registro del contador (luz/agua/gas) - pago único.
- Costes de luz, agua y gas según el consumo.
- Impuesto sobre bienes inmuebles (IBI) y tasas de basura - anualmente.
- Costes de la comunidad de acuerdo con las cuotas pactadas por la nueva comunidad de propietarios.

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 type	Verbrauchsausweis
Building type	Residential building
Year of construction	2024



Location

Cala Ratjada is one of the best-known holiday resorts on Mallorca. The lively town is located in the north-east of the island and offers a year-round infrastructure, beautiful bays with crystal-clear water, a wonderful Mediterranean harbour promenade with boutiques, cafés and restaurants as well as various leisure activities. You will find everything from horseback riding, golfing, cycling or quad tours to snorkelling and diving excursions. The surrounding area invites you to go hiking in the unspoilt nature. The nature park "Parque Natural de Llevant" or many hiking trails along the coast are recommended. The two neighbouring towns of Capdepera and Artà are also worth a visit. Imposing castle complexes and the old town centres bring the medieval flair to life.



First class villa...



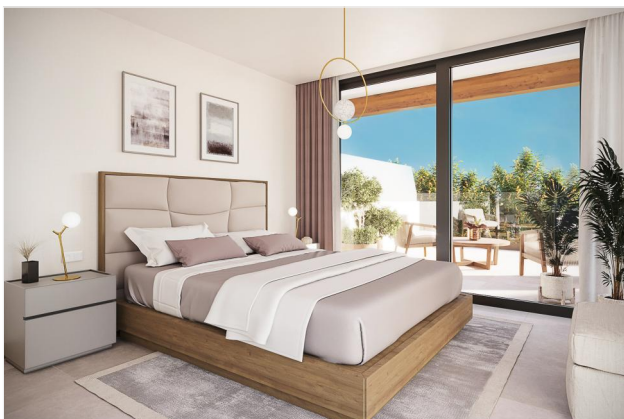
...with private pool (extra charge)



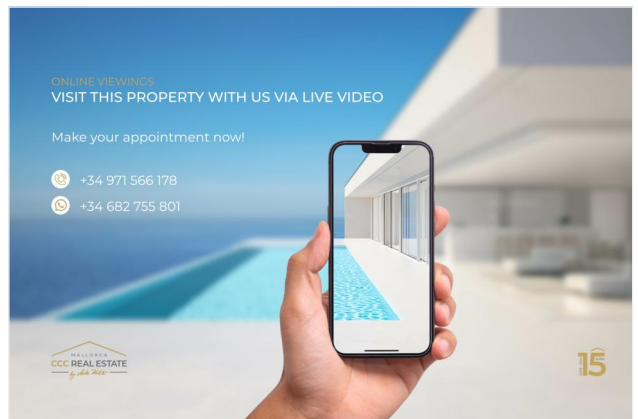
Living example "LGANCE"



Example double bedroom



Double bedroom with...



Online viewing



...balcony and view



Villa with terrace



New building complex

ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Consumo de energía kWh/m² año	Emisiones kg CO ₂ /m² año
A	más eficiente		
B			
C		34,72 C	10,9 C
D			
E			
F			
G	menos eficiente		