

First class new build villa with corner location, private garden, habitable souterrain and parking

07580 Cala Ratjada (Spanien), Villa - for sale

CCC-Ref.: T-0051-Fa-19



Living area approx.: 169 m² - Rooms: 5 - Purchase Price: 960,000 EUR



First class new build villa with corner location, private garden, habitable souterrain and parking

CCC-Ref.	T-0051-Fa-19
Types of properties	House, Villa
Address	07580 Cala Ratjada Mallorca Spanien
Floors in the house	2
Living area approx.	169 m ²
Usable area approx.	260 m ²
Garden area approx.	130 m ²
Plot approx.	120 m ²
Rooms	5
Bedrooms	3
Bathrooms	4
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	2
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, Garden, Garten/Gartennutzung,



	Guest WC, Swimmingpool, Tageslichtbad, Terrasse, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	960,000 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, a private garden and a habitable souterrain. 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 169 m² of pure living space are available to you here, distributed over three double bedrooms, one of which with access to the balcony, four bathrooms (2 of which as bath en suite, 1x in the cellar), a utility room, a storage room, a cellar as well as a living/dining area with open 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 approx. 130m² garden.

Two outdoor parking spaces for your cars is located directly next to the house. A special feature of this villa is the habitable souterrain, which is equipped with a guest toilet and, like the entire house, with underfloor heating to guarantee a pleasant ambience in the colder seasons.

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-0051-00.

Equipment

Security entrance door; PVC windows with double glazing and motorised shutters; cold-warm air conditioning integrated via air heat pump; underfloor heating throughout the house via air heat pump - 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); habitable cellar with guest bathroom.

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

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

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.



Nice balcony with view



First class villa...



...with private pool (extra charge)



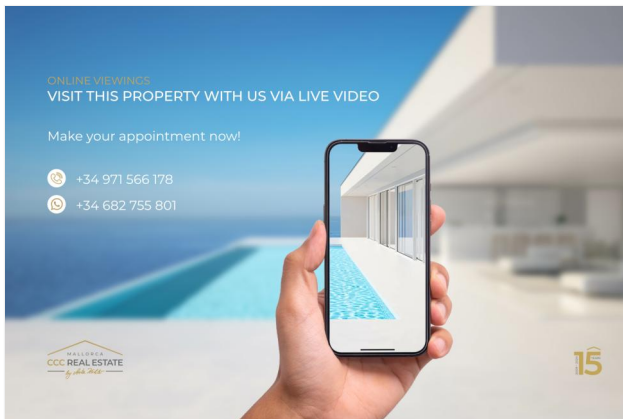
Living example "LGANCE"



Example double bedroom



Villa with terrace



Online viewing



Double bedroom



New building complex