

Flat with 2 bedrooms, 2 bathrooms and 2 communal pools in a central location

07590 Cala Ratjada (Spanien), Ground floor apartment - for sale

CCC-Ref.: P-0074



Living area approx.: 75 m² - Rooms: 3 - Purchase Price: 245,000 EUR



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CCC-Ref.	P-0074
Types of properties	Apartment, Ground floor apartment
Address	07590 Cala Ratjada Mallorca Spanien
Floor	Ground floor
Floors in the house	3
Living area approx.	75 m ²
Balcony/terrace area approx.	100 m ²
Rooms	3
Bedrooms	2
Bathrooms	2
Balconies	2
Terraces	1
Main energy source	Gas
Year of construction	2004
State	Well-kept
Available from	immediately
furnished	partly furnished
Area	Local situation
Surroundings	Pharmacy, Doctor, Bus, Shopping facilities, Fitness, Hotels, Close to the sea, Calm area, Close to the beach, Residential complex, Residential area
Equipment / Characteristics	Badewanne, Balkon, Bidet, Dusche, Einbauküche, Swimmingpool, Terrasse, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Community fees	95 EUR
Purchase Price	245,000 EUR

Object description

The property has a living space of around 75m² and offers two bedrooms and two bathrooms, one of which is en suite with a bathtub. The living room with balcony is skilfully combined with the dining area and creates a homely atmosphere, perfect for relaxing and socialising. In addition to the spacious fitted kitchen, the flat has an utility room that provides additional storage space.

This flat is located on the ground floor and is therefore the only flat with a terrace area of approx. 100m², partly covered, which is ideal for barbecues with family and friends and also offers you the option of permanently installing a winter garden.

The residential complex comprises a total of 52 units and offers barrier-free access for people of all ages, as well as 2 communal pools for residents.

An attractive combination of comfort, facilities and central location, Son Moll beach is just 850 metres away.

Arrange your personal viewing appointment today.

Equipment

Public electricity and water connection; gas central heating; gas boiler for hot water; tiled floor; fitted kitchen with oven, ceramic hob, combi-fridge, utility room (balcony next to the kitchen); washing machine; double-glazed plastic windows, green aluminium shutters (Persianas); telephone connection can be reactivated, internet can be reactivated; SAT-TV; intercom; communal pool; partly furnished; outside terrace partly covered 100m²;

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

Year of construction	2004
Primary energy source	Gas
CO2 Emissionen	45.74 kg CO ₂ /(m ² ·a)
Energy efficiency class	G

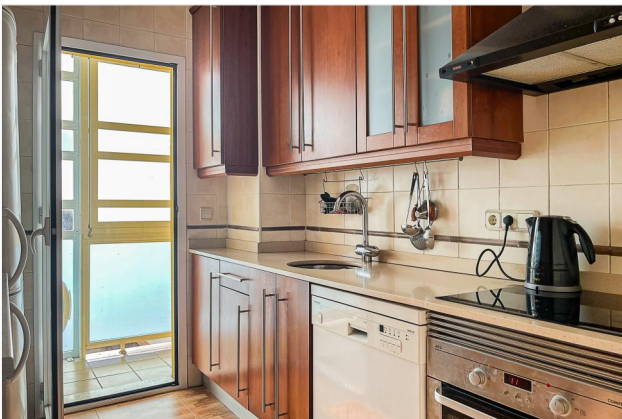


Location

Cala Ratjada is located in the north-east of Mallorca and impresses with its versatility. A wonderful place embedded in the marvellous landscape of Mallorca, surrounded by the mountains and the sea. Cala Ratajda offers you a year-round infrastructure and impresses with its wide range of sports and leisure activities, numerous restaurants, modern bars, cosy cafés, shopping facilities and clothing shops. In the summer months you will experience an international and very lively, colourful ambience here, while in winter you will have the beaches almost to yourself and enjoy peace and tranquillity. The two medieval towns of Artà and Capdepera, with their historic charm, are in the immediate vicinity and are well worth a visit. Golfers will find four attractive and very well-maintained golf courses within a radius of approx. 15 km.



Bedroom



Kitchen



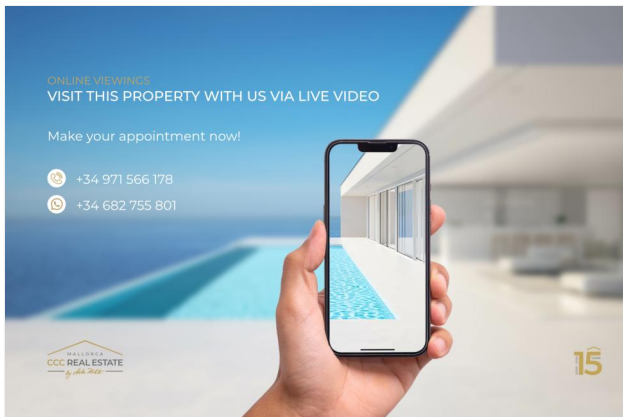
Living room



Living room



Bathroom with shower



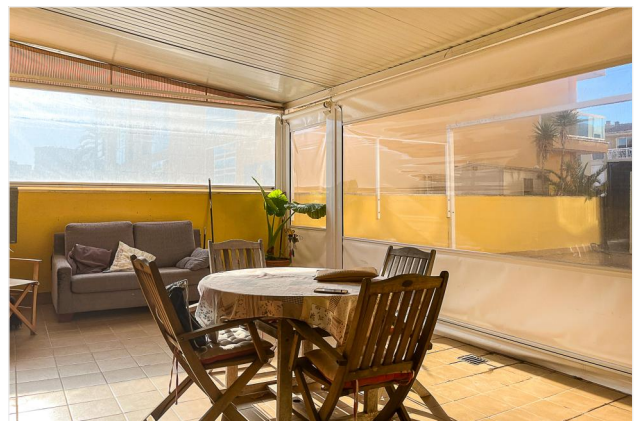
Online viewing



Bedroom



Bathroom with bathtub



Terrace



Terrace

ESCALA DE LA CALIFICACIÓN ENERGÉTICA			Consumo de energía kw h / m² año	Emisiones kg CO ₂ / m² año
A	más eficiente			
B				
C				
D				
E			118,22	
F				
G	menos eficiente			45,74