

## Modern seafront flat with communal pool in an ideal location of the village

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

CCC-Ref.: B-0116



Living area approx.: 72 m<sup>2</sup> - Rooms: 2 - Purchase Price: 395,000 EUR



## Modern seafront flat with communal pool in an ideal location of the village

CCC-Ref.	B-0116
Types of properties	Apartment, Ground floor apartment
Address	07590 Cala Ratjada Mallorca Spanien
Floor	Ground floor
Living area approx.	72 m <sup>2</sup>
Usable area approx.	87 m <sup>2</sup>
Balcony/terrace area approx.	15 m <sup>2</sup>
Plot approx.	87 m <sup>2</sup>
Rooms	2
Bedrooms	1
Bathrooms	1
Balconies	1
Terraces	1
Main energy source	Electricity
Year of construction	2020
State	as good as new
Available from	immediately
Total parking spaces	1
Type of pitch	Outdoor parking space
furnished	partly furnished
Area	Urbanization
Surroundings	Pharmacy, Doctor, Shopping facilities, Harbour, Hotels, Close to the sea, Riding arena, Calm area, Close to the beach, Residential complex, Residential area
Equipment / Characteristics	Abstellraum, Air-conditioned, Außenstellplatz, Balkon, Barrierefrei, Dusche, Einbauküche, Personenaufzug, Swimmingpool, Terrasse, Tiled floor



Buyer's commission	When a contract is signed, the commission is paid by the vendor
Community fees	56.66 EUR
Purchase Price	395,000 EUR

## Object description

Welcome to your exclusive retreat by the sea!

This modern and barrier-free ground floor flat, nestled in a popular residential complex on the outskirts of the village, promises you first-class comfort, an unrivalled location and is in close proximity to all amenities. Enjoy the hours of sunshine by the communal pool or relax on the nearby beach with its turquoise waters.

The spacious living/dining area with open-plan kitchen invites you to linger and forms the heart of this property, which is equally suitable as a holiday home or permanent residence. A double bedroom with built-in wardrobe and the living area provide direct access to your private, partially covered terrace - a perfect place for cosy evenings outdoors. The spacious bathroom with walk-in shower and a separate utility room complete the space on offer.

An outdoor parking space is available for your convenience.

Immerse yourself in the Mediterranean lifestyle and enjoy the timeless elegance of this property by the sea.

Contact us and arrange your personal viewing appointment today.

## Equipment

Year of construction 2020; fitted kitchen with ceramic hob and oven; dishwasher; refrigerator; air conditioning (hot/cold - heat pump); ceiling infrared heaters in living area, kitchen and bathroom; barrier-free, lift; ceramic tiled floor; security door; partly covered terrace; utility room with washing machine; aluminium windows with double glazing; Green aluminium persiana (shutters); mosquito blinds on the patio doors; security glazing on the patio doors; built-in wardrobe in the bedroom; public electricity and water supply; hot water via electric boiler, supported by solar system; satellite TV and internet connection available; pre-installation for socket at the car parking space.

## 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 to Friday: 10:00 - 19:00.

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

Year of construction	2020
Primary energy source	Strom
Energy consumption	26.63 kWh/(m <sup>2</sup> ·a)
CO2 Emissionen	8.36 kg CO2/(m <sup>2</sup> ·a)
Energy efficiency class	B



## Location

The residential complex is located directly by the sea in a popular residential area of Cala Ratjada in the north-east of the island. Everything for daily needs such as supermarkets, pharmacy, schools, medical centre, post office, etc. can be reached in just a few minutes. The beautiful harbour promenade with various bars, cafés and recommendable restaurants invites you to stroll and linger. The town has a year-round infrastructure and offers a wide range of leisure activities. There are four well-maintained golf courses within a radius of approx. 20 km, as well as beautiful hiking trails through the nature reserve, riding centres and diving schools. Capdepera and Artà are the neighbouring towns and are always worth a visit with their medieval flair. 60 minutes drive to the airport.



Community pool with Sea view



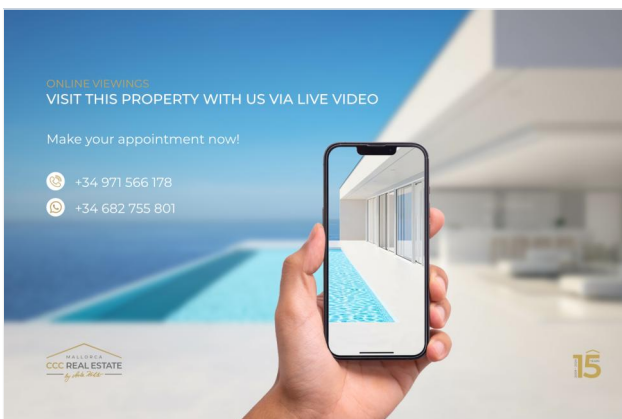
Living room



open Kitchen



Bedroom



Online viewing



Living room





Terrace



Bathroom



Bathroom with shower



Community pool with green area

ESCALA DE LA CALIFICACIÓN ENERGÉTICA		
	Consumo de energía kWh/m²/año	Emisiones kg CO <sub>2</sub> /m²/año
A muy eficiente		
B	26.63 B	8.36 B
C		
D		
E		
F		
G menos eficiente		