

## New build villa – Exquisite living near the sea

07590 Capdepera (Spanien), Einfamilienhaus - for sale

CCC-Ref.: S-0160



Living area approx.: 225 m<sup>2</sup> - Rooms: 5 - Purchase Price: 2,300,000 EUR



## New build villa – Exquisite living near the sea

CCC-Ref.	S-0160
Types of properties	Detached house, House
Address	07590 Capdepera Mallorca Spanien
Floors in the house	2
Living area approx.	225 m <sup>2</sup>
Usable area approx.	295 m <sup>2</sup>
Plot approx.	480 m <sup>2</sup>
Rooms	5
Bedrooms	4
Bathrooms	4
Balconies	1
Terraces	2
Main energy source	Electricity
Year of construction	2025
State	First occupancy
Equipment	gehoben
Available from	Immediately
Total parking spaces	3
Type of pitch	Outdoor parking space
furnished	no
Area	Residential area
Surroundings	Golf course, Harbour, Close to the sea, Close to the beach, Residential area
Equipment / Characteristics	Air-conditioned, Außenstellplatz, Balkon, Basement, Einbauküche, Garten/Gartennutzung, Guest WC, Parkettboden, Sauna, Stone floor, Swimmingpool, Terrasse
Buyer's commission	When a contract is signed, the commission is paid by the



vendor

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Purchase Price	2,300,000 EUR
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## Object description

Welcome to your exclusive new-build villa close to the sea in Sa Pedruscada! Completion is scheduled for around summer / autumn 2025. The villa offers a symbiosis of modern luxury and Mediterranean flair on a generous living space of approx. 225m<sup>2</sup> and a plot of approx. 480m<sup>2</sup>.

There is space for 2-3 vehicles in the outdoor area, the pool is planned with 3x9m as well as further inviting terraces and green areas for relaxing moments outdoors. The contemporary natural stone exterior façade gives the villa a charming Mediterranean touch.

A guest WC, a guest bedroom and a guest bathroom await you on the ground floor. The open-plan living, cooking and dining area is flooded with light thanks to large windows with views of the garden and private pool. A highlight on the ground floor is the Gris zarci stone floor. An elegant wooden staircase leads to the first floor, where three bedrooms, each with its own en suite bathroom, await you. Two of the bedrooms also have a terrace or balcony. On this floor, the floor is laid with oak parquet, which gives the villa an elegant, high-quality living comfort.

The sustainability of the villa is ensured by a photovoltaic system installed on the roof, including a heat pump. This innovative combination not only ensures efficiency, but also contributes to an environmentally friendly living concept.

Enjoy modern living comfort, first-class materials and a well thought-out energy concept - this villa combines all the elements for a unique living experience on the enchanting island of Mallorca in a sought-after residential estate. Secure your piece of paradisiacal quality of life now! If you buy the house while it is still under construction, you can incorporate your individual wishes into the construction process.

## Equipment

Public electricity and water connection; 9x3 m pool; basement; photovoltaic; heat pump; Floor heating; sauna; ground floor Gris zarci stone floor; parquet/oak or equivalent upstairs; kitchen possible Bosch/Siemens or similar; aluminium windows with triple glazing that can be pushed into the wall; bathrooms: stone floor, Gris zarci or similar, washbasin, shower, bathtub from Villeroy & Boch, similar high-quality fittings; unfurnished

## 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

Energy certificate	Not required
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## Location

Sa Pedruscada, a southern neighbourhood of Cala Ratjada, is characterised by its excellent location, which provides a perfect connection to the vibrant infrastructure of Cala Ratjada. The proximity ensures convenient year-round access to a diverse selection of amenities, including charming bars, excellent restaurants and varied shopping opportunities along the picturesque harbour promenade. Despite this close proximity to the hustle and bustle of Cala Ratjada, Sa Pedruscada offers the tranquillity of a secluded retreat. Just 50 metres away on foot is a natural promenade that invites you to enjoy relaxing walks and breathtaking views of the sea. The two medieval towns of Artà and Capdepera are in the immediate vicinity. These historic towns are ideal for excursions and exude a special flair with their charming alleyways and historic buildings. For golf enthusiasts, there are four attractive and well-maintained golf courses within a radius of around 15 kilometres. You can reach the airport from here in around 60 minutes.





Front view



Side view



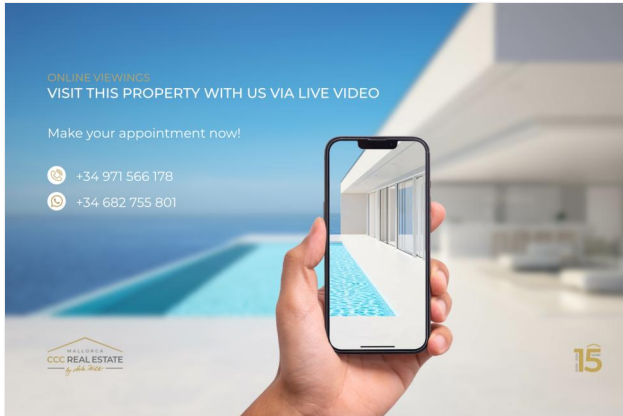
Interior planning



Ascent to the upper floor



Back view



Online viewing



Planned terrace area

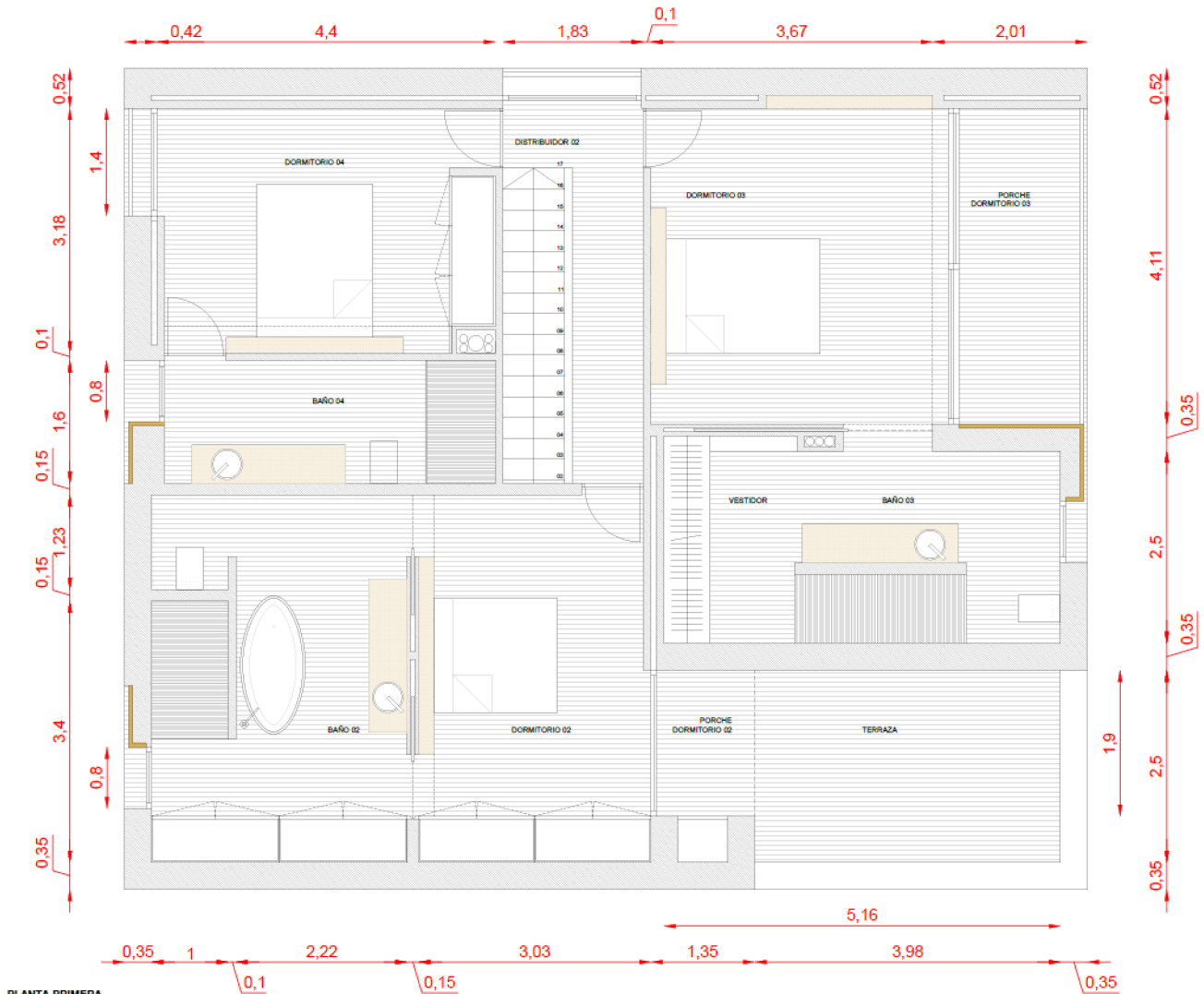


Planned pool area





Floor plan upper floor



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