

New building: Exquisite villa with private pool and roof terrace with sea view

07579 Colònia de Sant Pere (Spanien), Einfamilienhaus - for sale

CCC-Ref.: T-0080-15C



Living area approx.: 120 m² - Rooms: 4 - Purchase Price: 1,250,000 EUR



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CCC-Ref.	T-0080-15C
Types of properties	Detached house, House
Address	07579 Colònia de Sant Pere Mallorca Spanien
Floors in the house	2
Living area approx.	120 m ²
Usable area approx.	369 m ²
Plot approx.	434 m ²
Rooms	4
Bedrooms	3
Bathrooms	3
Balconies	2
Terraces	2
Year of construction	2021
State	First occupancy
Equipment	gehoben
Available from	immediately
Total parking spaces	1
Type of pitch	Carport
furnished	no
View	Distant sea view
Area	Urbanization
Surroundings	Shopping facilities, Harbour, Close to the sea, Calm area, Residential area
Equipment / Characteristics	Air-conditioned, Balkon, Carport, 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	1,250,000 EUR
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Object description

This exclusive villa awaits you in the quiet, picturesque coastal town of Colònia de Sant Pere. It boasts a modern and environmentally friendly living concept, a private pool and a beautiful roof terrace with fantastic sea views. The promenade, the beach and the beautiful harbour are just 500m away on foot.

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 sustainability aspect is taken into account in the form of efficient installations such as a water treatment system.

On the approximately 434 m² plot surrounded by cypress trees, there is the house with two living levels plus basement and roof terrace, a carport, a private pool surrounded by a sun terrace as well as further terrace and garden areas planted with Mediterranean plants.

The villa has a total living area of approx. 120 m², distributed over two levels. All systems and installations of the house are located in the approx. 67 m² basement.

On the ground floor you will find the living/dining area with open kitchen, an adjoining utility room, a bathroom with shower and a double bedroom. The latter as well as the living area offer access to the outdoor terrace. Especially the living area with a high ceiling and large window front conveys the feeling of lightness and elegance. An interior staircase connects the two floors.

On the upper floor are two further double bedrooms, each with en-suite bathroom, walk-in wardrobe and balcony with a view of the harbour. The absolute highlight is the roof terrace with a specially covered staircase and a sensational view of the harbour all the way to the bay "Bahía de Alcúdia". Enjoy undisturbed sunbathing or a unique dinner under the stars.

Outside, your private pool awaits you with a sun terrace and other places to relax.

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

Equipment

Façade combined of natural stone cladding and cement mortar plaster; armoured entrance door; aluminium windows with double glazing and motorised shutters with aluminium louvres; tiled and stoneware flooring; hot-cold air conditioning via air source heat pump; electric underfloor heating in the bathrooms - possible in the entire flat with air source heat technology for an additional charge; hot water via air source heat pump; cellar with collection system for grey and rain water with filtering for use as water for irrigation, reserve tank for drinking water and individual water treatment system for the pool; telecommunication connection via fibre optic network; SAT-TV connection given; covered outdoor parking space for one car; roof terrace with lighting, electricity and TV connection, shower, preparation for whirlpool as well as covered staircase (completely automated system with folding panels - sound and heat insulation); private pool 6 x 3 m; bathroom equipment includes: fitted resin shower trays, top of the range sanitaryware and fittings etc; perimeter outdoor lighting; dimmable lighting in living area; perimeter cypress hedge (1.50 m high); garden planted with natural lawn, trees and palm trees.

The property is equipped with the excellent "L-GANCE" furnishing variant, which includes high-quality furniture and garden furniture (included in the sales price). This is the show house.

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

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 to Friday: 10:00 – 19:00.

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	2021
Energy consumption	46.66 kWh/(m ² ·a)
CO2 Emissionen	14.33 kg CO ₂ /(m ² ·a)
Energy efficiency class	C



Location

Colònia de Sant Pere is a pretty little town with a Mediterranean harbour. Enjoy a walk along the long coastline and discover the many sandy and pebble bays with crystal clear water that invite you to sunbathe. The originally small fishing village radiates a particularly picturesque ambience with its Mediterranean harbour promenade, good restaurants directly on the sea and typically small alleys. The two medieval towns of Artà and Capdepera are only a few minutes away by car and invite you to stroll and linger. Four well-kept golf courses within a radius of approx. 20 km as well as the Mediterranean harbour right on the doorstep complete the attractiveness of this location.



Exclusive Villa...



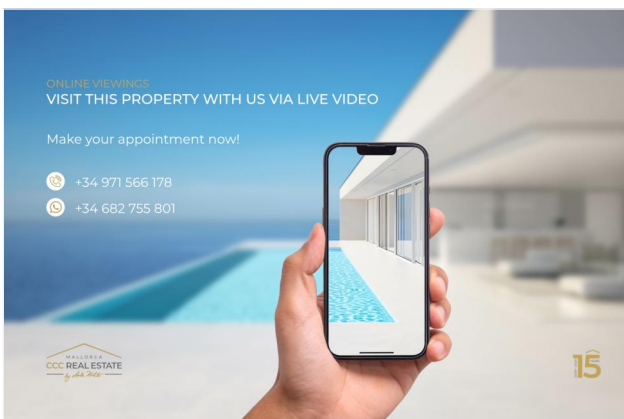
...with private pool



Modern living ambience



Living-/dining area...



Online viewing



...to the right with open kitchen



Bedroom furnishing AKTUAL



Double bedroom (AKTUAL)



Bathroom with shower



Furnishing L-GANCE...



...with a special living ambience...



...open kitchen...



...and view into the garden



Bedroom example L-GANCE



Bedroom with balcony (L-GANCE)



Beach Colònia de Sant Pere

