

## New construction: Unique luxury villa with sea view

07589 Font de Sa Cala (Spanien), Doppelhaushälfte - for sale

CCC-Ref.: I-0015



Living area approx.: 240 m<sup>2</sup> - Rooms: 5 - Purchase Price: 2,690,000 EUR



## New construction: Unique luxury villa with sea view

CCC-Ref.	I-0015
Types of properties	House, Semi-detached house
Address	07589 Font de Sa Cala Mallorca Spanien
Floors in the house	2
Living area approx.	240 m <sup>2</sup>
Usable area approx.	472 m <sup>2</sup>
Balcony/terrace area approx.	206 m <sup>2</sup>
Plot approx.	711 m <sup>2</sup>
Rooms	5
Bedrooms	3
Bathrooms	4
Balconies	3
Terraces	2
Heating type	Underfloor heating
Main energy source	Electricity
Year of construction	2025
State	First occupancy
Equipment	Luxus
Available from	After end of construction
Total parking spaces	2
Type of pitch	Outdoor parking space
Area	Urbanization
Surroundings	Bus, Shopping facilities, Fitness, Residential complex, Residential area
Equipment / Characteristics	Air-conditioned, Außenstellplatz, Badewanne, Balkon, Dusche, Einbauküche, 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	2,690,000 EUR

## Object description

2025 Your exclusive villa in an excellent location in Font de Sa Cala will be completed here. The entrance to the villa is elegantly solved and is located above the property. Via the entrance area you reach the upper floor of the villa. There you will find three spacious bedrooms, all with en suite bathrooms and terraces. The master bedroom also has a dressing room. From the bedrooms you can enjoy a breathtaking view of the bay of Font de Sa Cala. This floor also has a storage and technical room.

Via the modern staircase area you reach the lower living level. Here you will find the luxurious, light-flooded living area with adjoining office space, guest bathroom, utility room and separate pantry. The purchase price includes a fully equipped luxury kitchen with cooking island. The open design of the rooms allows an elegant transition to the dining area with a dream view. Enjoy the sun and the wonderful view almost all day long on a spacious, wrap-around terrace. It is the feeling of freedom and relaxation that spreads here in the luxurious ambience. From the terrace, a few steps lead to the pool area with lounge, daybeds and sun loungers.

State-of-the-art architecture and building services as well as elegant interior design in combination with high-quality furnishing elements ensure a living ambience at 5-star level. For your security, we have checked the creditworthiness of the developer. The result is excellent! Mallorca is predestined for lifestyle - turn your free time into a top-class living experience on a regular basis - and in your own luxury property.

## Equipment

Public water and electricity; fully and high quality equipped open kitchen with cooking island and seating; private pool with lounge area; alarm system with CCTV system and security entrance door; exterior and pool lighting; wall around the property; bronze coloured aluminium windows with double glazing; aluminium roller shutters and folding shutters; underfloor heating with central control via heat pump; air conditioning w/c; telephone, internet, SAT-TV; hot water with heat pumps, hydrobox and water softener; built-in wardrobes.

This purchase offer is for the villa on the right.

Depending on the time of purchase, the buyer has the possibility to influence the interior decoration and to arrange materials and design according to his wishes.

Furniture and decorative items in the virtual and photographic representations are for orientation purposes and are not included in the sales price.

The listed sales price is the basic price according to the construction and does not include the statutory VAT of 10% for new buildings.

## 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](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

Your villa is about 900 metres from Font de Sa Cala beach. The sandy beach is located in a dreamlike bay surrounded by rocks and covered with pine trees. The location of this beach is picturesque and invites you to linger. Do you love diving? Along the rocky cliffs you have the opportunity to get to know the Mediterranean underwater world. In the immediate vicinity is the dreamlike mountain landscape of a nature reserve. Golfers will find four golf courses in the immediate vicinity (the furthest is about 20 kilometres away).

Capdepera and Cala Ratjada can be reached quickly by car. Shopping, bars and restaurants, wonderful beaches and much more is within easy reach. Ideal location to feel good.

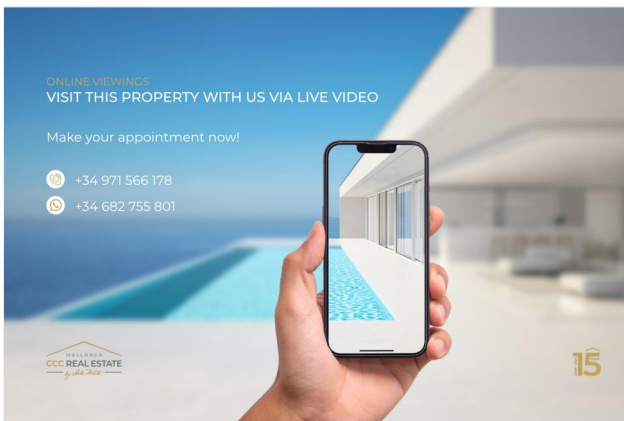




Luxury Villa



Luxury Villa with pool



Online viewing



Luxury living on two floors



Villa view