

## Penthouse flat with 2 parking spaces, saltwater community pool and roof terrace

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

CCC-Ref.: B-0112



Living area approx.: 104 m<sup>2</sup> - Rooms: 3 - Purchase Price: 649,000 €



## Penthouse flat with 2 parking spaces, saltwater community pool and roof terrace

Types of properties	Apartment, Upper floor apartment
Floor	3
Floors in the house	3
Living area approx.	104 m <sup>2</sup>
Usable area approx.	165 m <sup>2</sup>
Bedrooms	2
Bathrooms	2
Year of construction	2022
State	as good as new
furnished	yes
Available from	immediately
Equipment / Characteristics	Abstellraum, Air-conditioned, Außenstellplatz, Balkon, Basement, Dusche, Einbauküche, Personenaufzug, Stone floor, Swimmingpool, Tiled floor, Underground car park
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Community fees	70 €
Purchase Price	649,000 €

## Object description

This flat, completed in 2022, is in an excellent location in Cala Ratjada, close to the main square, the promenade and the sea. The flat has two parking spaces, one outside parking space and one underground parking space with a wallbox for charging electric vehicles. In addition, there is a bicycle wallbox and a cellar room.

The flat on the third floor can be reached by lift and consists of two bedrooms. The master bedroom has an en suite shower room. There is another bathroom with shower for more comfort. There is a modern fitted kitchen with adjoining utility room and a spacious living and dining room with access to the balcony, which offers additional outdoor space.

A special highlight of this flat is the approx. 122m<sup>2</sup> roof terrace which you reach via your private outside staircase. The roof terrace has a high quality summer kitchen and an impressive sunbathing area with magnificent views over Cala Ratjada. Here you can enjoy the sun, prepare meals al fresco and relax.

In addition to the private roof terrace, there is a saltwater communal pool that can be used by the residents of the complex.

Feel free to ask for the link for the property video to get a first impression.

## Equipment

Public electricity and water supply; underfloor heating and hot water via heat pump (controllable via app); osmosis system; satellite TV and internet connection; intercom with video; 2 parking spaces (1x outside parking space and 1x underground parking space with wallbox); wallbox for electric bike; cellar compartment; integrated air conditioning; lift; fitted kitchen with ceramic hob with integrated extractor bonnet, oven, dishwasher, combi fridge, wine cooler; two shower bathrooms (one en suite); double-glazed aluminium windows; electric shutters; communal salt water pool; summer kitchen in mint condition (on the roof terrace); partly furnished.

## 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)



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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	2022
Primary energy source	Strom
CO2 Emissionen	15.72 kg CO <sub>2</sub> /(m <sup>2</sup> ·a)
Energy efficiency class	D



## Location

Cala Ratjada is located in the north-east of Mallorca and impresses with its versatility. A wonderful place embedded in the dreamlike landscape of Mallorca, surrounded by the mountains and the sea. Cala Ratajda offers you a year-round infrastructure and impresses with its large 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; in winter, you will have the beaches almost to yourself and enjoy peace and quiet. In the immediate vicinity are the two medieval towns of Artà and Capdepera, which invite you to visit with their historic charm. Golfers will find four attractive and very well-maintained golf courses within a radius of approx. 15 km.



New building flat



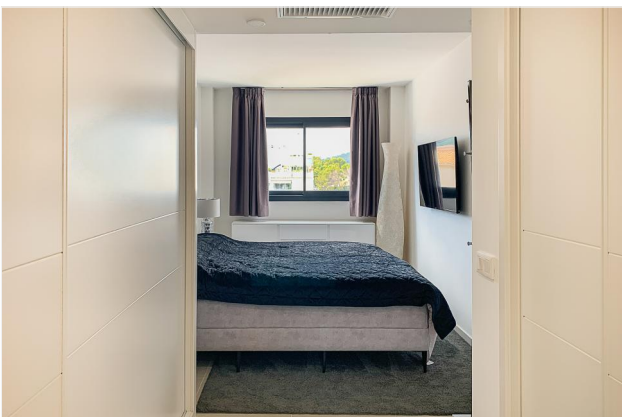
New fitted kitchen



Double bedroom



Modern shower bath



Master bedroom with...



...bathroom en Suite





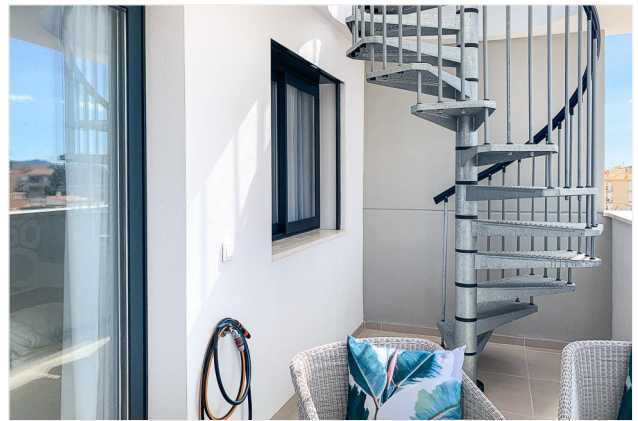
Large living and...



...dining room



Balcony with...



...access to the...



...Roof terrace with summer kitchen



Community pool