

## Spacious flat in quiet location with 3 bedrooms and balcony with distant view

07590 Cala Ratjada (Spanien), Flat - for sale

CCC-Ref.: F-0081



Living area approx.: 91 m<sup>2</sup> - Rooms: 4 - Purchase Price: 265,000 EUR



## Spacious flat in quiet location with 3 bedrooms and balcony with distant view

CCC-Ref.	F-0081
Types of properties	Apartment, Flat
Address	07590 Cala Ratjada Mallorca Spanien
Floor	2
Floors in the house	3
Living area approx.	91 m <sup>2</sup>
Usable area approx.	121 m <sup>2</sup>
Rooms	4
Bedrooms	3
Bathrooms	2
Balconies	1
Pets	permitted
Main energy source	Electricity
Year of construction	1991
State	Well-kept
Total parking spaces	1
Type of pitch	Underground parking space
furnished	partly furnished
View	Distant view
Area	Secondary center
Equipment / Characteristics	Air-conditioned, Balkon, Bathtub, Bidet, Built-in kitchen, Tiled floor, Underground car park
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Community fees	50 EUR
Purchase Price	265,000 EUR

## Object description

The bright flat on the 2nd floor without lift, has a living area of approx. 91 m<sup>2</sup>. As soon as you open the door and enter, you stand in a spacious hallway. Your first view is of the fitted kitchen on the opposite side.

On the left you will find the spacious living-dining area. Here, plenty of daylight floods in through large windows, creating an inviting atmosphere. This area also offers access to a spacious balcony from which you can enjoy a distant view of the mountains.

There are a total of three double bedrooms in this flat, all generously sized. Each of the bedrooms has a built-in wardrobe, providing ample storage space for your clothes and personal belongings. The two bathrooms are located in close proximity to the bedrooms and are equipped with a bathtub. The flat also has a utility room. This room is extremely practical and allows you to conveniently perform life's daily tasks without disturbing the living area. A spacious underground parking space is already included in the selling price

## Equipment

Year of construction approx. 1991; fitted kitchen with gas hob, oven and microwave; laundry; tiled floor; 3 double bedrooms; 2 bathrooms with bathtub; air conditioning in the living room; plastic windows with double glazing; white aluminium persianas; public electricity and water supply; internet and telephone connection can be reactivated; SAT-TV available.

## 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	1991
Primary energy source	Strom
CO2 Emissionen	63.90 kg CO <sub>2</sub> /(m <sup>2</sup> ·a)
Energy efficiency class	E



## Location

Cala Ratjada - in the northeast of Mallorca - is one of the most popular destinations for locals, residents and travellers. From the flat you can reach the beautiful sandy beach "Cala Gat" in about 15 minutes on foot. The lively harbour, a central meeting point for maritime activities, can also be reached within a few minutes. Cala Ratjada enjoys great popularity also because of the year-round infrastructure with numerous shopping facilities, clothing shops and everything you need for your daily needs. Sports enthusiasts of all kinds can pursue their passion in and around the village: Cycling, hiking, playing tennis, swimming, diving, sailing, water skiing, horse riding and golfing - it's all possible here. Around Cala Ratjada you can enjoy unspoilt nature, a wonderfully green hilly landscape and pine forests. You can reach the airport in about 60 minutes by car.



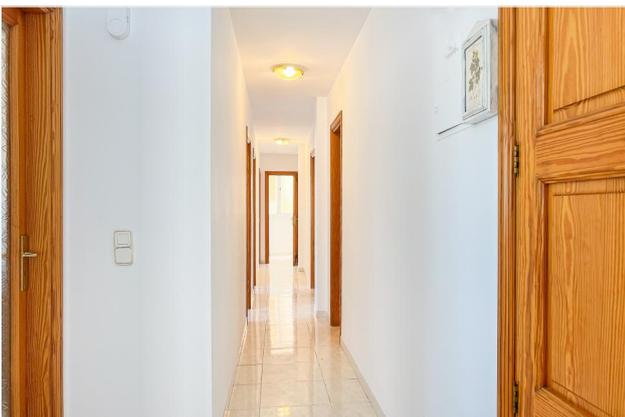
Living room



Dining area



Living/dining area



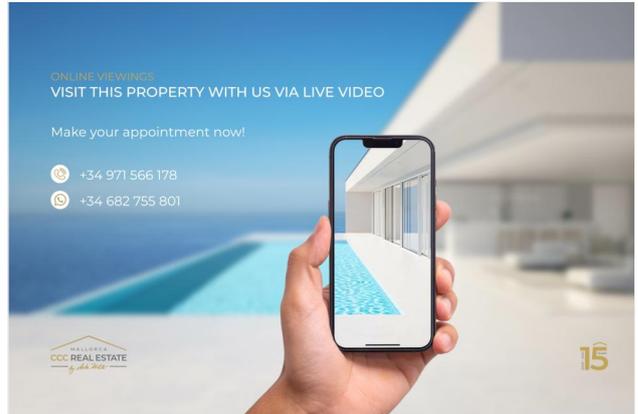
Hallway



Fitted kitchen...



...typical Majorcan



Online viewing



Bedroom with mountain view...



Bedroom



Bathroom with bathtub



Bedroom



Bathroom with bathtub



Balcony with distant view

ESCALA DE LA CALIFICACIÓN ENERGÉTICA <small>L-0023</small>	Cósumo de energía kw h / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>	<b>221.7</b>	<b>63.9</b>
<b>F</b>		
<b>G</b> menos eficiente		