APARTBALEAR
Real Estate Agent Group



Property: D2118H5HM

NEW CONSTRUCTION: Semidetached house with 3 bedrooms and private pool

Villa, Font de sa Cala

1.024.000,00 €

APARTBALEAR
Real Estate Agent Group

Data overview

PropNo	D2118H5HM
Type of property	House
Kind of property	Villa
Type of use	Residential
Type of commercialization	Purchase
Postcode	07589
City	Font de sa Cala
State	Balearic islands
Additional geographical information	Font de sa Cala
Constructed area	approx. 268 sqm
Living area	approx. 163 sqm
constructed area	approx. 268 sqm
Number of bedrooms	3
Number of bathrooms	2
Number of rooms	4
Plot size	approx. 313 sqm
Balcony/terrace area	approx. 105 sqm
Garden area	approx. 199 sqm
Waste water connection	Yes
Construction style	Massive
Year of construction	2023
Number of buildings	9
Number of floors	2
Number of residential units	42
Elevator	Lift, No lift
Type of parking space	Outdoor parking space
Swimmingpool	Yes
Details Pool	Swimmingpool + Kinder-Swimmingpool
Whirlpool / Jaccuzi	Yes
Sea view	Yes

Kitchen	Fitted kitchen, Open kitchen
Guest toilet	Yes
Heating type	Underfloor heating (bathrooms only), Air Conditioning hot / cold (central)
Floor	Tiles
Window	Double glazing, PVC
Cable Sat TV	Yes
Balcony	Yes
Terrace	Yes
Alignment of balcony/terrace	South
Roof terrace	Yes
private garden	Yes
Parking spaces	1 Private parking space
Swimmingpool (private)	Yes
Year of construction	2023
Condition	Erstbezug / Neubau
Purchase price	1.024.000,00 €

Highlights

New construction (completed), first occupancy, detached villa with private pool, sea views, modern design, private garden, terraces, roof terrace with pre-installation for whirlpool, modern fully equipped kitchen including electrical appliances, living/dining area, 3 bedrooms, 2 bathrooms, guest toilet, utility room, storage room, central air conditioning hot / cold, underfloor heating in the bathrooms, furniture included, private parking space, large communal pool with children's pool and whirlpool, close to the beach

Description

The modern villa offers a living area of approx. 163m^2 (constructed internal area, excluding terraces) on the upper floor with a spacious living/dining area with open kitchen, utility room, storage room and guest WC. On the lower floor there are three bedrooms and two bathrooms (1 en suite). The outdoor area offers an approx. 200m^2 garden, parking space and private swimming pool. Another highlight is the private roof terrace with a whirlpool pre-installation and fantastic sea views and views of the countryside. The community complex offers a large swimming pool, a children's swimming pool and a whirlpool.

The photos shown here are from November 2022. This villa and the community complex have since been completed.

Energy certificate: C

Location

The idyllic village of Font de Sa Cala is located directly by the sea in the northeast of Mallorca. The beautiful sandy beach is only 500m away and the fantastic golf course of Canyamel just 1km. The popular resort of Cala Ratjada can also be reached in just 5 minutes by car. The airport and the island's capital Palma de Mallorca are approx. 1 hour away by car.

Other data

This villa in Font de Sa Cala is offered to you by your real estate agent Holzmüller - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions you can reach us at info@holzmueller-mallorca.com or by Whatsapp / phone at 0034 603 367 779.

The details are based on information provided by the seller and are passed on by us without assuming any liability. We will of course check this information before any sale by obtaining an extract from the land register.

Images



Living / Kitchen



Dining / Kitchen



Living



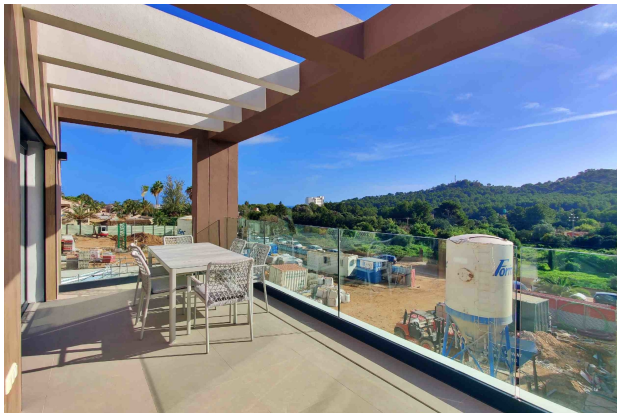
Dining



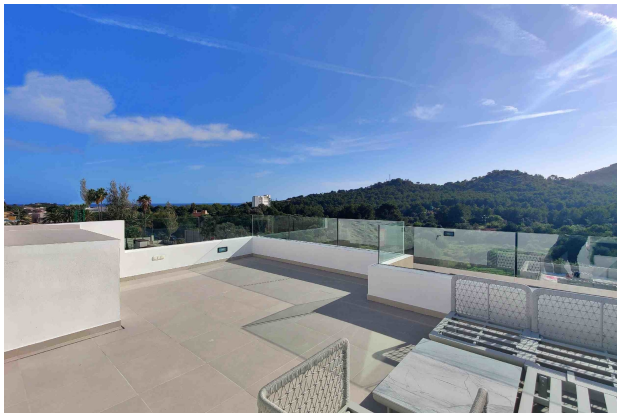
Kitchen



Kitchen



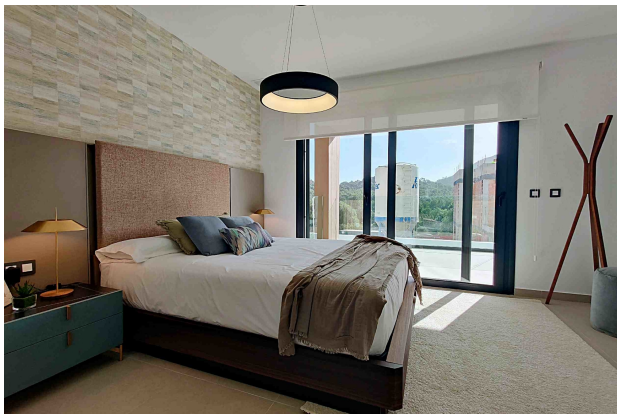
Balcony



Roof terrace



Sea view



Bedroom 1



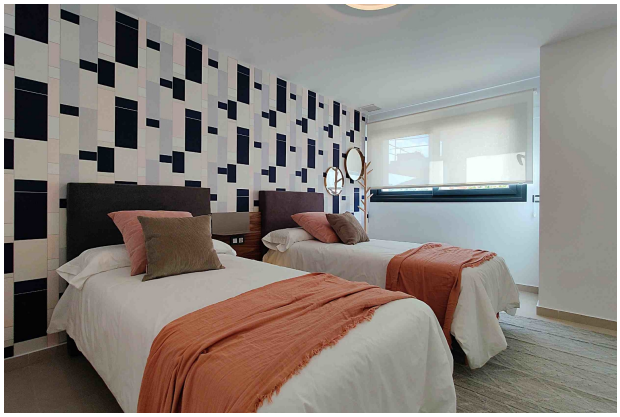
Bathroom 1 (en Suite)



Bedroom 2



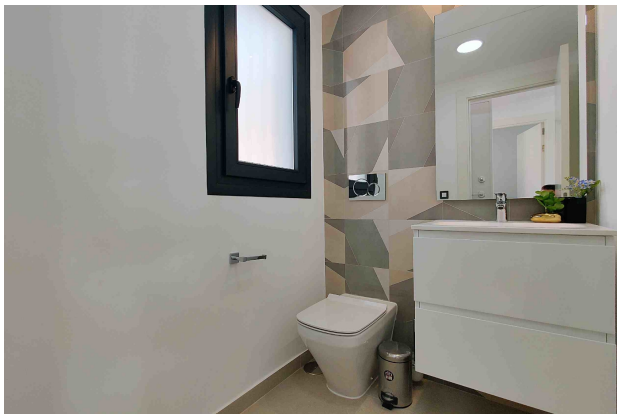
Bathroom 2



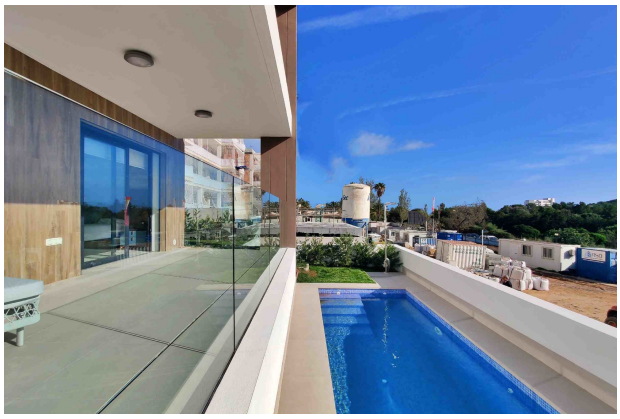
Bedroom 3



Utility room



Guest toilet



Terrace / Swimmingpool (private)



Villa



Beach in walking distance

Your contact person

Mr. Marcel Holzmüller
HOLZMÜLLER - Real Estate Mallorca (Numero de registre: GOIBE723026/2024)
Camí des Comellar 7
07157 Port d'Andratx

Mobile:0034 603367779

E-Mail: info@holzmueller-mallorca.com
Web: www.holzmueller-mallorca.com / www.luxusimmomallorca.com / www.apartbalear.com

Legal notice

We cannot take any guarantee for the property details as they are not provided by us. This expose is strictly for your personal use. Passing it on to a third party is expressly subject to our agreement and does not affect our right to commission on the closure of any contract. All discussions and correspondence must be carried out via our offices. In cases of violation of this we reserve the right to claim damages to the value of our right to commission. A pre-sale is not excluded.