APARTBALEAR
Real Estate Agent Group



Property: D2517HM-02

New building (under construction): Garden apartment with private pool (optional)

Ground floor, Cala Ratjada

545.000,00 €

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Data overview

PropNo	D2517HM-02
Type of property	Apartment
Kind of property	Ground floor
Type of use	Residential
Type of commercialization	Purchase
Floor	Ground floor
Block	1
Postcode	07590
City	Cala Ratjada
State	Balearic islands
Additional geographical information	Cala Ratjada
Constructed area	approx. 115 sqm
Living area	approx. 85 sqm
constructed area	approx. 115 sqm
Number of bedrooms	2
Number of bathrooms	2
Number of rooms	3
Balcony/terrace area	approx. 30 sqm
Garden area	approx. 107 sqm
Waste water connection	Yes
Name of the community	Cala Lliteres Residences
Year of construction	2026
Number of buildings	1
Number of floors	4
Number of residential units	14
Elevator	Lift
Type of parking space	Outdoor parking space
Swimmingpool	Yes
Whirlpool / Jaccuzi	Yes
Kitchen	Fitted kitchen, Open kitchen

Heating type	Underfloor heating (bathrooms only), Air Conditioning hot / cold (central)
Floor	Tiles
Window	Double glazing
Cable Sat TV	Yes
Terrace	Yes
Alignment of balcony/terrace	Southeast
private garden	Yes
Parking spaces	1 Private parking space
Swimmingpool (private)	Yes
Year of construction	2026
Condition	Erstbezug / Neubau
Purchase price	545.000,00 €

Highlights

New construction, first occupancy, top offer, modern architecture, first floor apartment, living/dining area, open kitchen, fitted kitchen, 2 bedrooms, 2 bathrooms, built-in wardrobes, air conditioning hot/cold (central), underfloor heating in the bathrooms (electric), underfloor heating entire apartment via heat pump (optional at extra cost), large window elements, aluminum windows with double glazing, electric shutters, large open and covered terraces (approx. 30m^2), private garden area (approx. 107m^2), private pool (optional at an extra charge), elevator, private parking space, large communal pool with whirlpool and sunbathing areas, unique location just 700m from the dream beach of Cala Agulla, within walking distance of stores and restaurants

Description

The apartment is located on the first floor and offers a living/dining area with open kitchen, two bedrooms and two bathrooms (1 of them en suite) on a living area (built without terraces) of approx. 85m^2. From the master bedroom and the living area there is direct access to the large terrace (approx. 30m^2), which faces the pool area (community) and to the private garden (approx. 107m^2), where there is the possibility to build a private swimming pool. The apartment has a private parking space. The communal area offers a large swimming pool with sunbathing areas and jacuzzi, as well as beautifully landscaped gardens and lawns.

The images shown here are animated images, so-called renderings, and give a general impression of the new-build project. In particular, the views shown may differ from the individual residential units. Ask us about the special features of the individual residential units available. We will be happy to advise you.

Completion of this property is scheduled for October 2026.

Energy certificate: B

The following costs/taxes are not included in the price
VAT of 10%, stamp duty, costs for notary and land registry, costs for gestoria/tax office

Location

This newly built apartment is located in the popular vacation resort of Cala Ratjada in the municipality of Capdepera in the northeast of Mallorca. The idyllic marina is only 900m away and the beautiful beach of Cala Agulla only 700m. The nearest golf course is approx. 6km away. The airport and the island's capital Palma de Mallorca are approx. 1 hour away by car.

Other data

This newly built apartment in Cala Ratjada 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



Swimmingpool Gemeinschaft (Rendering)



Wohnzimmer (Rendering)



Küche (Rendering)



Außenansicht (Rendering)



Schlafzimmer 1 (Rendering)



Schlafzimmer 2 (Rendering)

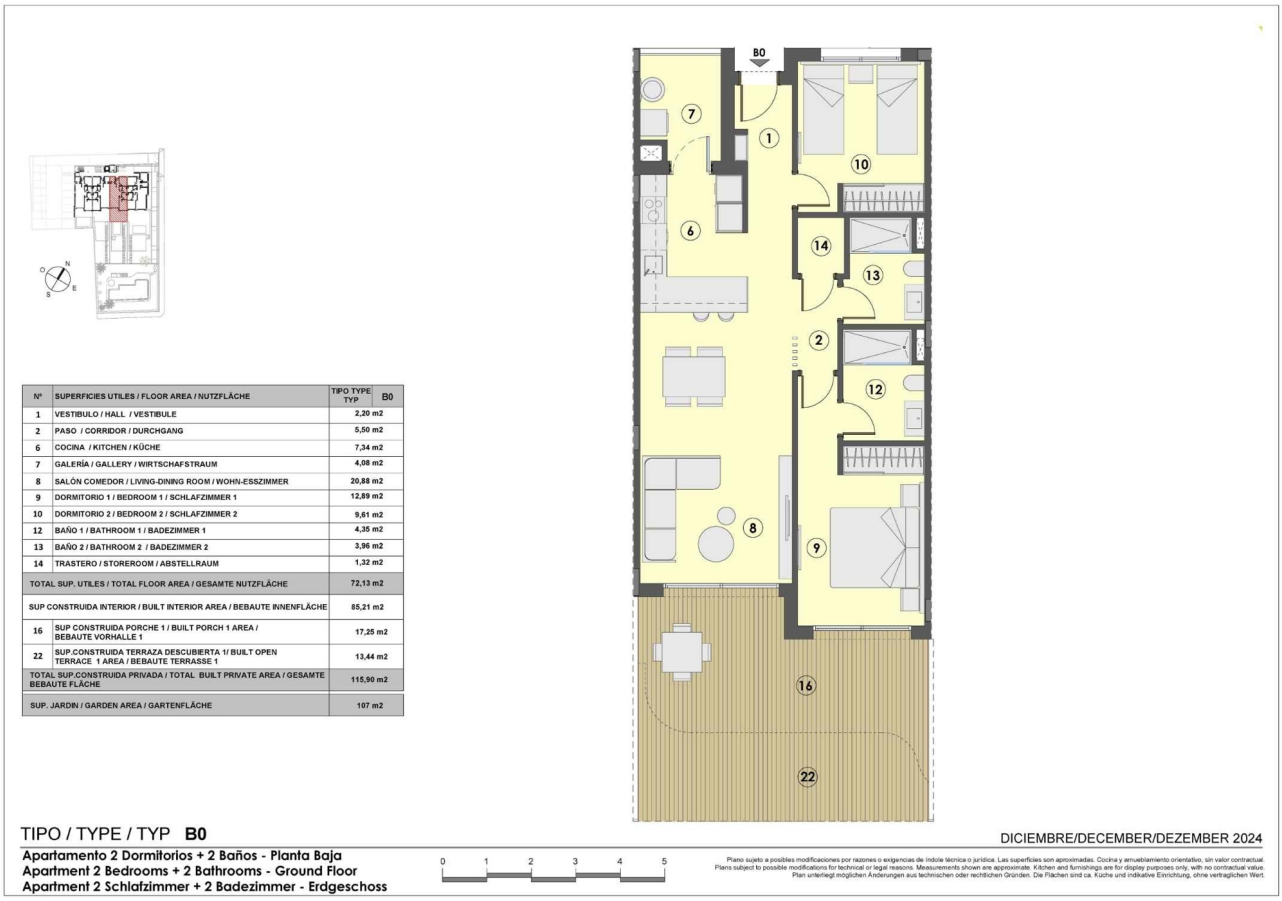


Fassade (Gemeinschaft)



Lage

Floor Plan



Nº	SUPERFICIES UTILES / FLOOR AREA / NUTZFLÄCHE	TIPO TYPE TYP B0
1	VESTIBULO / HALL / VESTIBULE	2,20 m2
2	PASO / CORRIDOR / DURCHGANG	5,50 m2
6	COCINA / KITCHEN / KÜCHE	7,34 m2
7	GALERÍA / GALLERY / WIRTSCHAFSTRAUM	4,08 m2
8	SALÓN COMEDOR / LIVING-DINING ROOM / WOHN-ESSZIMMER	20,88 m2
9	DORMITORIO 1 / BEDROOM 1 / SCHLAFZIMMER 1	12,89 m2
10	DORMITORIO 2 / BEDROOM 2 / SCHLAFZIMMER 2	9,61 m2
12	BAÑO 1 / BATHROOM 1 / BADEZIMMER 1	4,35 m2
13	BAÑO 2 / BATHROOM 2 / BADEZIMMER 2	3,96 m2
14	TRASTERO / STOREROOM / ABSTELLRAUM	1,32 m2
TOTAL SUP. UTILES / TOTAL FLOOR AREA / GESAMTE NUTZFLÄCHE		72,13 m2
SUP CONSTRUIDA INTERIOR / BUILT INTERIOR AREA / BEBAUTE INNENFLÄCHE		85,21 m2
16	SUP CONSTRUIDA PORCHE 1 / BUILT PORCH 1 AREA / BEBAUTE VORHALLE 1	17,25 m2
22	SUP.CONSTRUIDA TERRAZA DESCUBIERTA 1/ BUILT OPEN TERRACE 1 AREA / BEBAUTE TERRASSE 1	13,44 m2
TOTAL SUP.CONSTRUIDA PRIVADA / TOTAL BUILT PRIVATE AREA / GESAMTE BEBAUTE FLÄCHE		115,90 m2
SUP. JARDIN / GARDEN AREA / GARTENFLÄCHE		107 m2

Plano sujeto a posibles modificaciones por razones o exigencias de índole técnica o jurídica. Las superficies son aproximadas. Cocina y amueblamiento orientativo, sin valor contractual.
Plans subject to possible modifications for technical or legal reasons. Measurements shown are approximate. Kitchen and furnishings are for display purposes only, with no contractual value.
Plan unterliegt möglichen Änderungen aus technischen oder rechtlichen Gründen. Die Flächen sind ca. Küche und indikative Einrichtung, ohne vertraglichen Wert.

Grundriss

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.