APARTBALEAR
Real Estate Agent Group



Property: D2301-05HM

NEW BUILD (ready to move in): Semi-detached house with 3 bedrooms and private pool

Semi-detached, Cala Ratjada

877.000,00 €

APARTBALEAR
Real Estate Agent Group

Data overview

PropNo	D2301-05HM
Type of property	House
Kind of property	Semi-detached
Type of use	Residential
Type of commercialization	Purchase
Postcode	07590
City	Cala Ratjada
State	Balearic islands
Additional geographical information	Cala Ratjada
Constructed area	approx. 232 sqm
Living area	approx. 168 sqm
constructed area	approx. 232 sqm
Number of bedrooms	3
Number of bathrooms	3
Number of rooms	4
Balcony/terrace area	approx. 64 sqm
Garden area	approx. 189 sqm
Waste water connection	Yes
Construction style	Massive
Year of construction	2024
Number of buildings	11
Number of floors	2
Number of residential units	22
Type of parking space	Outdoor parking space
Swimmingpool	Yes
Details Pool	Swimming pool
Whirlpool / Jaccuzi	Yes
Kitchen	Fitted kitchen, Open kitchen
Heating type	Underfloor heating (bathrooms only), Air Conditioning hot / cold (central)

Window	Double glazing, PVC
Cable Sat TV	Yes
Terrace	Yes
Alignment of balcony/terrace	South
private garden	Yes
Parking spaces	1 Private parking space
Swimmingpool (private)	Yes
Year of construction	2024
Condition	Erstbezug / Neubau
Purchase price	877.000,00 €

Highlights

New construction (completed), first occupancy, semi-detached house with private pool, modern design, private garden, terraces, modern kitchen, central air conditioning hot / cold, underfloor heating in the bathrooms, windows with double glazing, various furniture packages optional, private parking space, large communal pool with whirlpool, close to the beach

Description

The semi-detached house offers a living area of approx. 168m^2 (constructed internal area, excluding terraces) on the first floor with a spacious living/dining area with open kitchen, utility room, a bedroom and a bathroom. On the upper floor there are two bedrooms, each with dressing area and bathroom en suite. The outside area offers a garden of approx. 182m^2 with terraces and private swimming pool. The community area offers a large swimming pool and jacuzzis.

The photos shown here are pictures of the showhouse.

Energy certificate: B

On request we will send you further documents, e.g. plans, information on building quality, etc. .

NOTE: VAT of 10% of the purchase price is payable on the purchase of this new-build property. Also to be paid by the buyer are the notary, land registry and administration costs incurred with the purchase.

Location

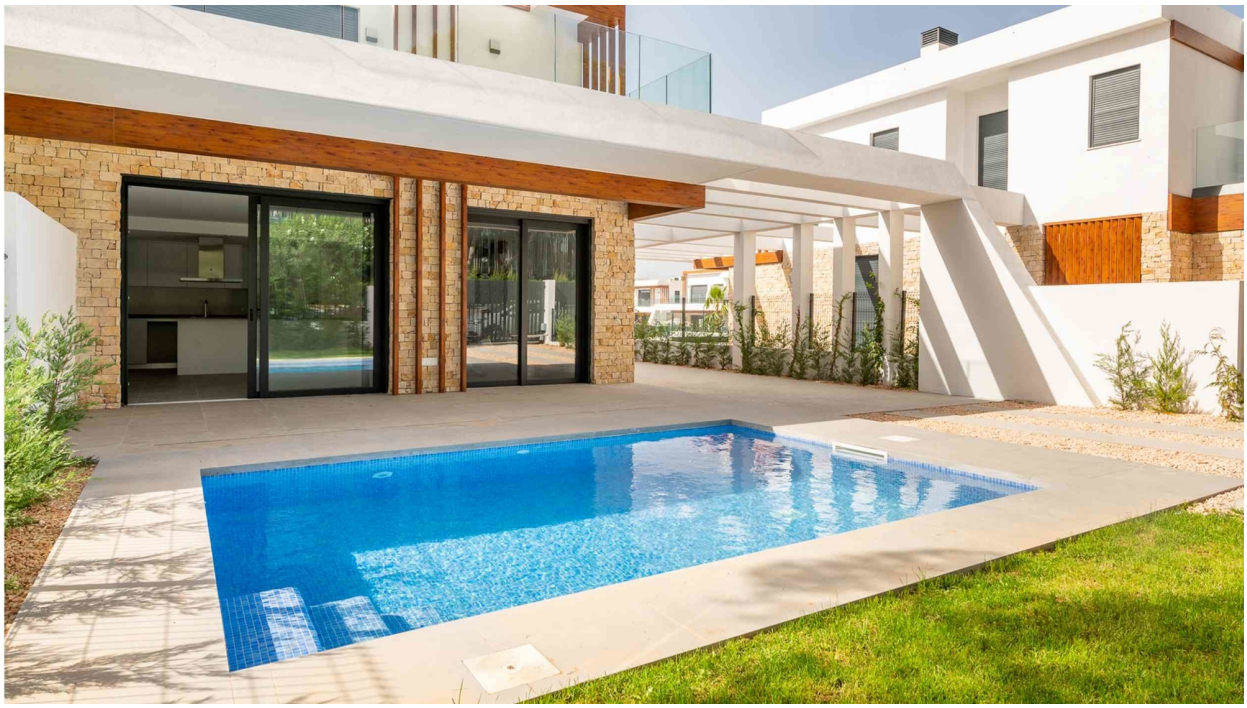
This new build villa is located in the popular resort of Cala Ratjada in the municipality of Capdepera in the northeast of Mallorca. The idyllic marina is only 500m away and the beautiful beaches of Cala Gat and Cala Agulla only 1km. The nearest golf course is about 6km away. To the airport and the island capital Palma de Mallorca it is about 1 hour by car.

Other data

This new building semi-detached house 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 they reach us under info@holzmueller-mallorca.com or by Whatsapp / telephone under 0034 603 367 779.

The information is based on information from the seller and is passed on without assumption of liability by us. We will of course verify this information before any sale by obtaining an extract from the land register.

Images



Privatpool (Showhouse)



Dining (Showhouse)



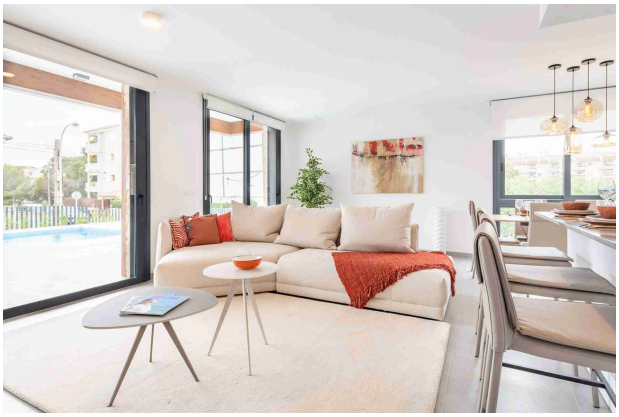
Kitchen (Showhouse)



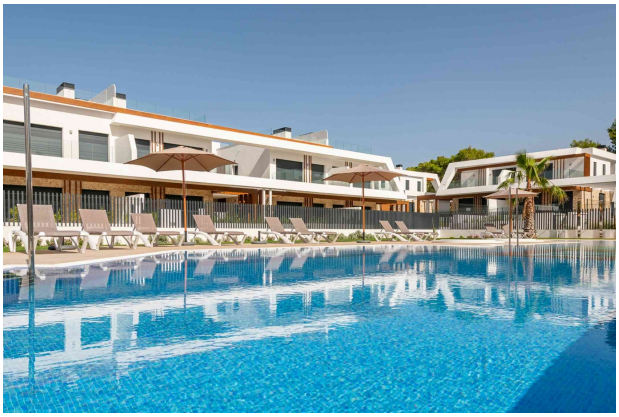
Living (Showhouse)



Living (Showhouse)



Living (Showhouse)



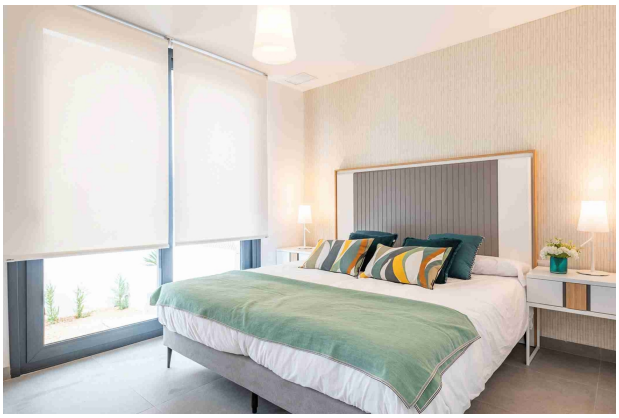
Swimmingpool (Community)



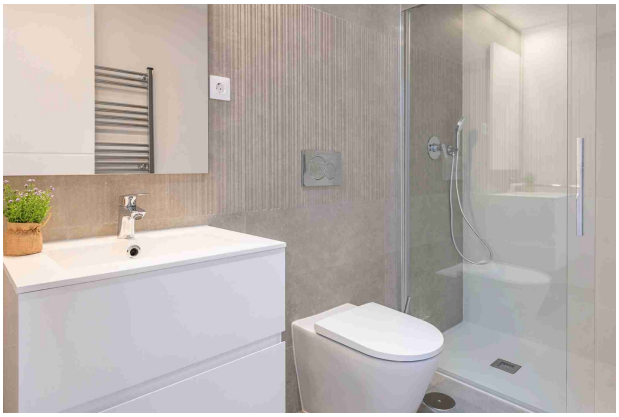
Houses



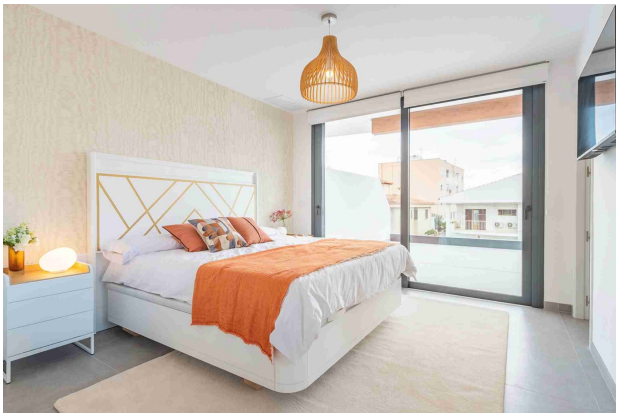
Whirlpool (Community)



Bedroom 1 (Showhouse)



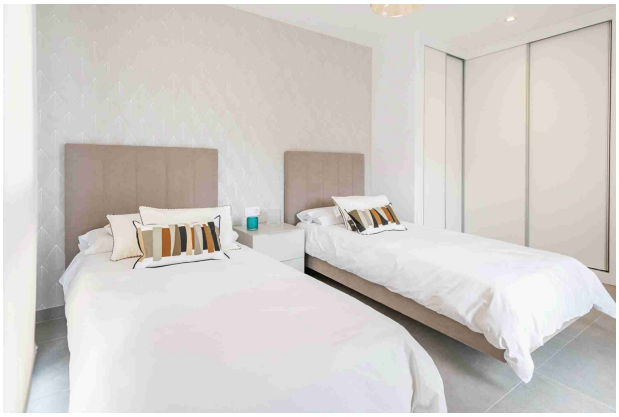
Bath 1 (Showhouse)



Bedroom 2 (Showhouse)



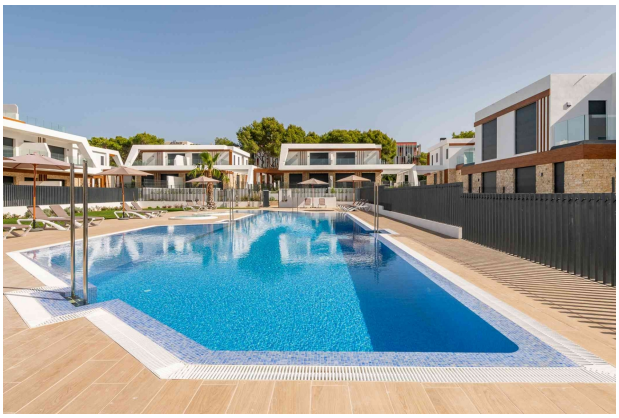
Bath 2 (Showhouse)



Bedroom 3 (Showhouse)



Community



Swimmingpool (Community)



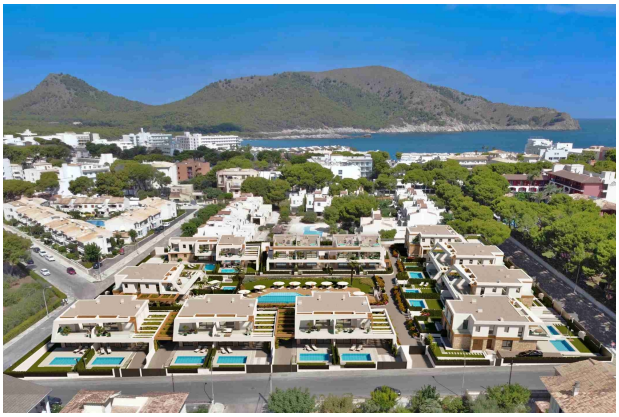
Swimmingpool (Community)



Community

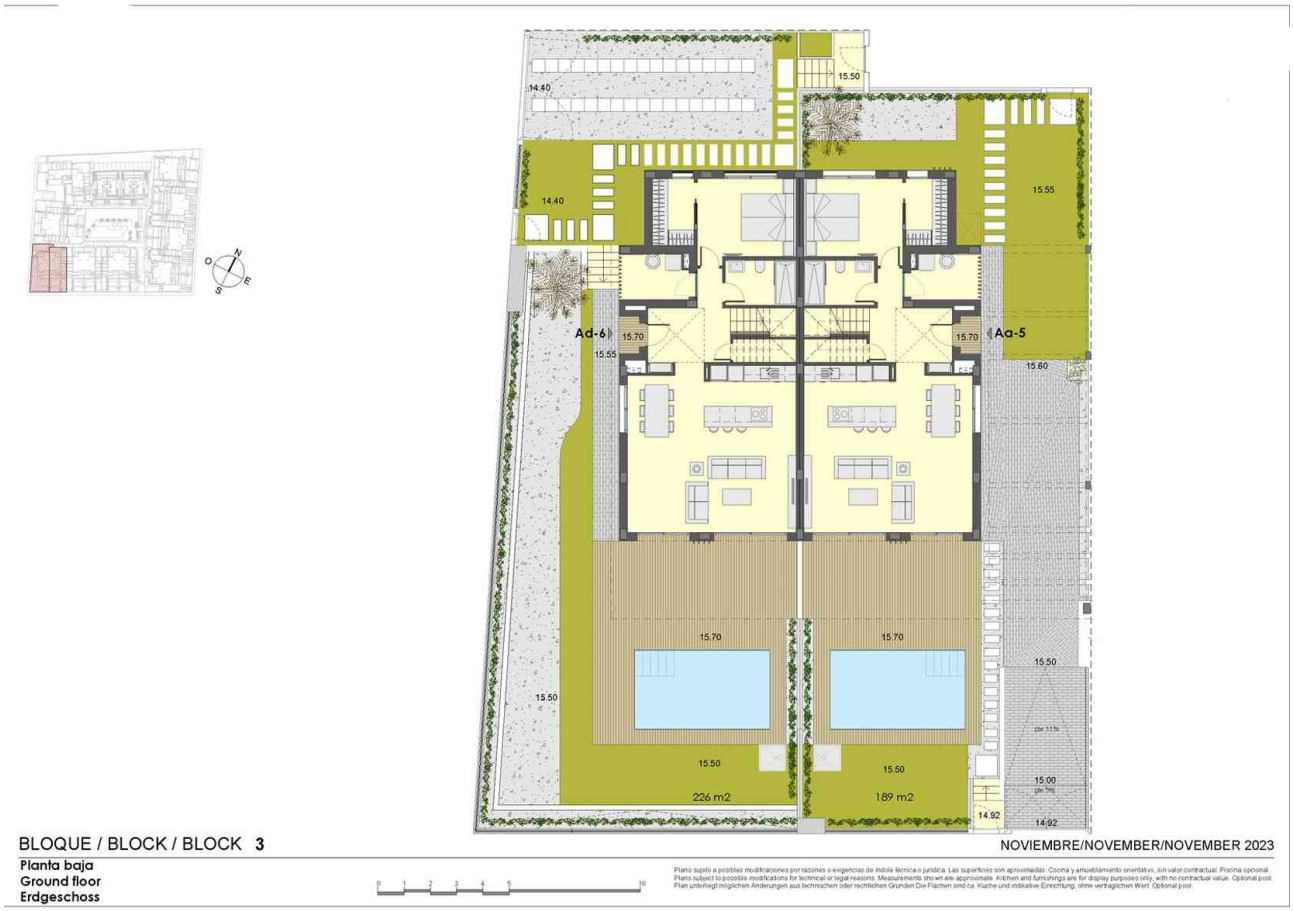


Entrance (Community)

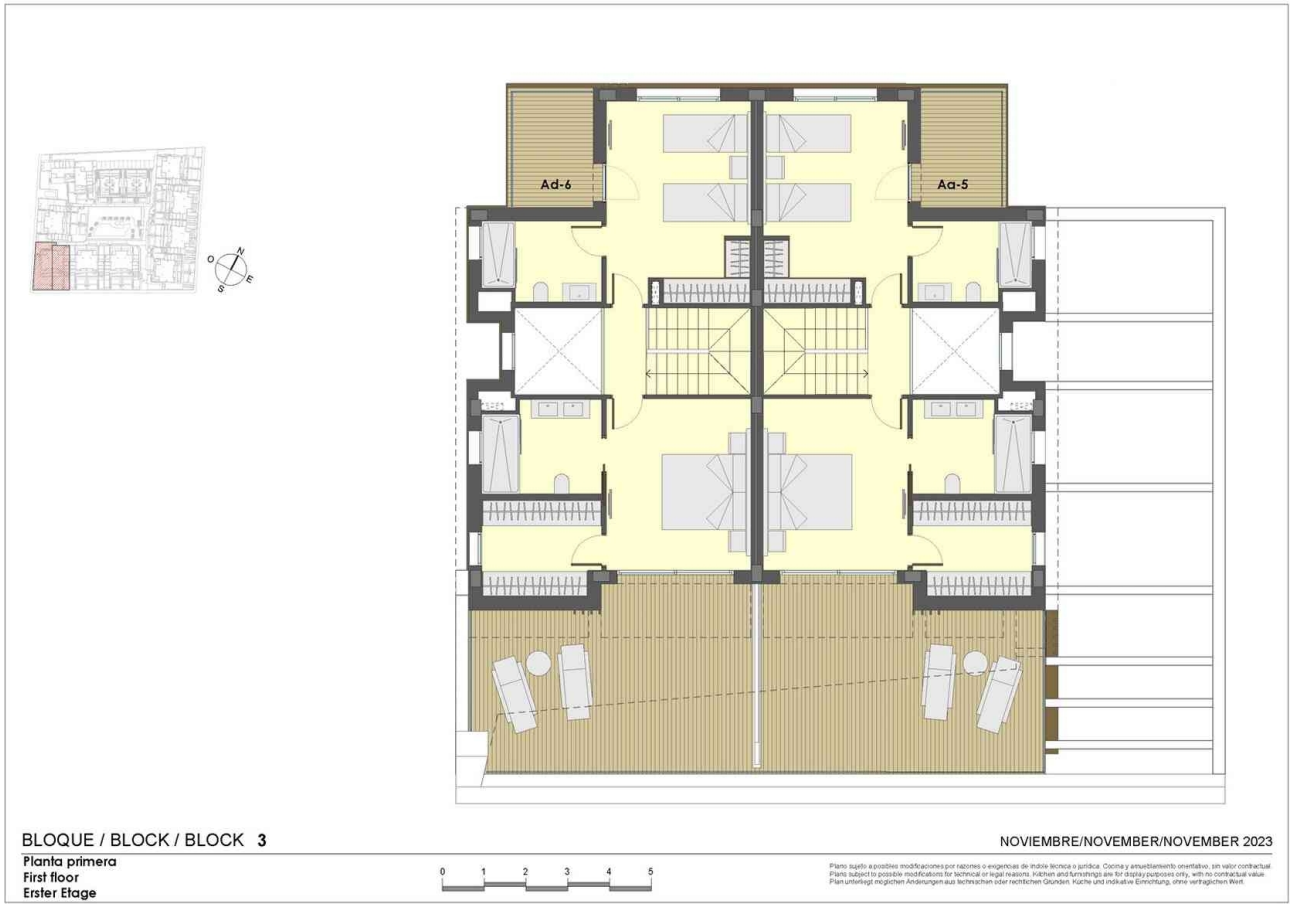


Location

Floor Plan



Floorplan Villa 05 (Groundfloor)



Floorplan Villa 05 (Upper floor

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.