

## Cala Ratjada

Reference 122017M



PORTA MALLORQUINA®

Your home. Our passion.

New residential complex with communal pool and playground,  
Cala Ratjada - groundfloor with private garden

constructed area: 221 m<sup>2</sup>

bedrooms: 4

bathrooms: 2

balcony/terrace: ✓

sea view: -

swimming pool: ✓

energy certificate: c

**price: € 555,500.-**



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### Details:

This exclusive, newly-built project is under construction in a prime location on the north coast of Mallorca, only a few steps from the sea and the idyllic beaches of the immediate area. It presents a wonderful combination of modern architecture, well-considered design, and high-quality interior specifications.

The complex consists of 19 living units distributed over 4 levels, with 33 external parking spaces with pre-installation for electric vehicle charging points.

On the ground level there are 2 staircases, 2 lifts, and 4 apartments each with terrace and garden. Distributed over each of the 3 upper levels are 5 apartments, accessible via stairs or the lifts. On the roof there is a communal area for installations, and for 5 private terraces which belong to the 3rd. floor apartments, with pre-installation for a pool.

The communal external area includes a pool, a large sun terrace, the garden, and a childrens' playground for the younger occupants.

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### Location & surrounding area:

Cala Ratjada was formerly a fishing village which has been developed as one of the most popular tourist centres of Mallorca. Some very nice beaches and bays belong to this village, in summer time the village is very lively and busy and offers a lot of cafés, restaurants, biergardens etc. Also many sporting activities such as diving, horse riding, tennis, golf and cycling are available.



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Exterior view



Exterior view



Playground



Playground



Exterior view



Pool

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Exterior view



Exterior view

GALEATATUDA, T.M. CAPEPEPE



Floor plan

PLANTA BAJA

ALZADO PRINCIPAL



Groundfloor apartment with private garden in Cala Ratjada



Building



Building

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| Escala de la calificación energética | Consumo de energía<br>kWh / m <sup>2</sup> año | Emisiones<br>kg CO <sub>2</sub> / m <sup>2</sup> año |
|--------------------------------------|--|--|
| A más eficiente                      |  |  |
| B                                    |  |  |
| C                                    | 34.88  | 10.84  |
| D                                    |  |  |
| E                                    |  |  |
| F                                    |  |  |
| G menos eficiente                    |  |  |

Energy certificate

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