

Capdepera  
Reference 122570



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Charming villa with pool near Cala Ratjada available for seasonal rental

|                   |                      |                     |            |
|-------------------|----------------------|---------------------|------------|
| constructed area: | 162 m <sup>2</sup>   | energy certificate: | in process |
| plot area:        | 7.312 m <sup>2</sup> |                     |            |
| bedrooms:         | 2                    |                     |            |
| bathrooms:        | 2                    |                     |            |
| sea view:         | -                    | long term rental*:  | € 2,500.-  |



\* Agency fee: 1.7 monthly rent plus 21% VAT  
Monthly rental fee - Rentals with contract period of minimum six months.

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### Details:

This inviting bungalow-style villa is located between Capdepera and Cala Ratjada—peaceful, surrounded by tall pine trees, yet excellently connected. The property offers maximum privacy, a well-maintained garden, and a kidney-shaped private pool (21 sqm). Through the trees, you can glimpse the sea from time to time. The large, partially covered veranda provides views of the greenery and even partial sea views - an ideal place to relax.

The wheelchair-accessible villa was renovated in 2015 and offers approximately 100 sqm of living space. Inside, you will find a bright, open living and dining area with a fireplace and large glass front that can be widely opened. The compact kitchen is fully equipped and blends harmoniously into the space. Two almost identical bedrooms, each with a double bed and its own en-suite bathroom with a shower, provide ideal comfort. Air conditioning in the bedrooms and a pellet stove for the winter months ensure pleasant temperatures year-round.

Amenities include Wi-Fi, German television, dishwasher, washing machine, and dryer - everything needed for a longer stay. The outdoor area impresses with its well-kept lawn, Mediterranean plants, and the 24 sqm private pool, perfect for cooling off and relaxing.

The location is a special highlight. Cala Ratjada - with its harbor, restaurants, and shops - is just a 5 minute drive away. Capdepera and the natural beach Cala Agulla can be reached in about 15 minutes on foot. Golf courses, weekly markets, and numerous bathing coves are also in the immediate vicinity.

A charming, well-equipped villa in a top location - ideal for settling in, living, and enjoying ... also perfect for a workation.

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### Location & surrounding area:

Capdepera is a picturesque, historic village in northeastern Mallorca, renowned for its medieval castle and its charming weekly market. Once a week, the village streets come alive with local vendors offering fresh produce, crafts, and island specialties.

Perched on a hill, Capdepera offers stunning views over the coastline and the surrounding pine forests. Just a few minutes away are the popular beaches of Cala Agulla and Cala Mesquida, known for their fine sand and turquoise waters.

Capdepera blends rural tranquility with good infrastructure and proximity to Cala Ratjada, where restaurants, shops, and the harbor provide variety. Palma Airport is about 60 minutes away (approx. 73 km), offering easy access year-round. This location combines the best of both worlds: peace and nature with the convenience of nearby amenities.



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Villa mit Poolbereich



Essbereich mit Gartenzugang



Gemütliches Wohnzimmer mit Kamin



Helles Schlafzimmer



Schlafzimmer mit Einbauschränk



Essbereich auf überdachter Terrasse

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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Grundriss ohne Pool

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