

## Cala Ratjada

Reference 120848



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

## Mediterranean-style villa with guest apartment and sea views in a wonderful location in Cala Ratjada

constructed area:	400 m <sup>2</sup>	swimming pool:	✓
plot area:	854 m <sup>2</sup>	energy certificate:	d
bedrooms:	3		
bathrooms:	3		
sea view:	✓	<b>price:</b>	<b>€ 1,696,800.-</b>



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### Details:

This charming Mediterranean villa is situated in the hills of Es Pelats in a prime, tranquil location only a few minutes by foot from Cala Ratjada. It is characterised by its unique style and breathtaking sea views.

It stands on a plot of 854 sqm, has a living space of 220 sqm and was completely refurbished in 1990.

Its numerous modern amenities include a fireplace, split air conditioning and underfloor heating, and a large terrace with a 32 sqm pool from where spectacular views of the cliffs and the turquoise-blue sea can be enjoyed.

There are also 2 guest apartments, one of which is situated next to the pool and consists of a bedroom, a kitchen, a living/dining area, and a bathroom.

The second apartment is situated on the lower level of the house and has a living room, a bedroom, an open kitchen and a shower-bathroom. From here direct views of the sea can be enjoyed.

Further features of this exceptional property include main water, waste water and power connections, a water cistern, fibre-glass internet, and an electric-car charging station at the 2 covered parking spaces on the plot.

This unique villa offers very comfortable living in one of the finest areas of Es Pelats. Please do not hesitate to contact us for further information or a viewing appointment.

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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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Mediterranean pool area



Impressive sea views



Well-tendet pool area



Pool is surrounded by a terrace



Terrace with outdoor kitchen



Terrace with mediterranean sea views

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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Bright living area



Cosy living area



Open dining area



Fully equipped kitchen



Bedroom with terrace access



Studio with pool access

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2nd kitchen with bar



Upper apartment with kitchen



Upper apartment with bedroom



Bathroom with shower



Bathroom with daylight



Spacious terrace

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Mallorquin terrace



Entrance to the villa



Terrace with sea views



Sea views from the terrace



Unique landscape views

Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D	85.60	19.80
E		
F		
G menos eficiente		

Energieskala

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