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## Charming villa in Sa Pedruscada with sea views from the roof terrace



## general:

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<b>object number external:</b>	KPNO739	<b>Date:</b>	10.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1970
<b>place:</b>	07590 Capdepera / Sa Pedruscada	<b>living space:</b>	237,00 m <sup>2</sup>
<b>Floor space:</b>	301,00 m <sup>2</sup>	<b>Total size of site:</b>	825,00 m <sup>2</sup>
<b>Number of Rooms:</b>	8,0	<b>Number of bedrooms:</b>	6,0
<b>Number of bathrooms:</b>	5,0	<b>Condition:</b>	well maintained

## prices:

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**purchase price:** 1.490.000,00 €

## energy certificate:

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**beaconing:** oil

## contact person:

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<b>company:</b>	Martina Albrecht S.L.	<b>name:</b>	Martina Albrecht
<b>street:</b>	C./ de Ciutat 22	<b>place:</b>	07570 Artà
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## Infrastructure:

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## Description:

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Welcome to your dream villa in Sa Pedruscada!

This wonderful villa impresses with its attention to detail and offers you a true paradise on a plot of approx. 825 sqm. The 42 sqm pool creates the perfect and special atmosphere, while you can enjoy a sea view from the roof terrace.

The villa has a total of 6 bedrooms, 3 of which can be used as separate living units. An additional bedroom is easily

possible. The covered terraces unite the interior with the exterior, creating a harmonious living atmosphere.

The location of the villa is simply perfect - in a quiet location and yet within walking distance of Cala Ratjada along the sea. Here you can enjoy the peace and quiet and still be just a few minutes away from the vibrant life of the coast.

Features: City water, city electricity, oil central heating, air conditioning, 42 sqm pool

Be enchanted by this unique property and arrange a viewing today!

Please contact us for further information: +34 670 275 663 or [arta@kensington-international.com](mailto:arta@kensington-international.com)

## Location:

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Sa Pedruscada is one of the most exclusive residential areas in the municipality of Capdepera. It is a quiet coastal village about 2 kilometers from Cala Ratjada and was named after the stones and pebbles that make up this part of the coastline.

The center of Sa Pedruscada is a small bay with a small pier from which you can reach the lively Cala Ratjada on foot via the promenade.

Due to its central location, the surrounding villages such as Sa Font de Sa Cala, Capdepera and Cala Ratjada can be reached in just a few minutes by car or on foot.

## images

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