



KENSINGTON[®]
Finest Properties International

Charming villa with ETV and huge pool in Cala Ratjada



general:

object number external:	KPNO796	Date:	28.09.2024
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1998
place:	07590 Cala Ratjada	living space:	283,00 m ²
Floor space:	400,00 m ²	Total size of site:	851,00 m ²
Number of Rooms:	8,0	Number of bedrooms:	7,0
Number of bathrooms:	4,0	Number of sep. bathrooms:	1,0
Condition:	part / full renovated		

prices:

purchase price: 1.990.000,00 €

energy certificate:

beaconing: oil, air heat pump

contact person:

company:	Martina Albrecht S.L.	name:	Martina Albrecht
street:	C./ de Ciutat 22	place:	07570 Artà
phone:	+34 670 275 663	Email:	martina.albrecht@kensington-international.com

Infrastructure:

Description:

This magnificent luxury residence in Mallorca, located in Cala Ratjada, offers a privileged position in an exclusive residential area and breathtaking views of the Mediterranean landscape all the way to the mountains and the sea. This exceptional property impresses with its hillside location, modern air conditioning, inviting interior and generous room layout.

The floor space of around 400 m² is spread over three levels: It comprises a total of seven bedrooms, four bathrooms (two of which are en suite), an open and spacious living area with a raised dining room and a fully equipped kitchen that will delight guests and family alike. A highlight of the house is undoubtedly the tastefully furnished tower room with a private roof terrace and breathtaking panoramic views.

The lower floor offers a stylish barbecue area and a lounge area as well as another chill-out terrace. The spacious saltwater pool invites you to cool off on hot days and also offers sports enthusiasts the opportunity to swim a few lengths.

This fabulous villa in the Es Pelats district is equipped with a fireplace, app-controlled air conditioning, a heat pump, double-glazed windows and much more. It also has a small granny apartment which is ideal for a janitor couple. Thanks to the valid vacation rental license for eight people, this dream home is a promising investment with a profitable return. A recently installed photovoltaic system with energy storage not only ensures financial savings, but also contributes to sustainability.

Are you looking for a villa for your large family or a profitable investment property for vacation rentals? Then don't hesitate to get in touch with us today.

It is rare to find such a gem in this sought-after location.

Equipment description:

Facilities:

- * 7 double rooms
- * 5 with king-size bed
- * 2 with 2 single beds each (+2 children's beds)
- * Photovoltaic system
- * 7 air conditioning units (A/C)
- * Heating via heat pump
- * Fireplace
- * 4 modern bathrooms (2 of them en suite)
- * 2 kitchens
- * 5 terraces (3 covered)
- * Large garden
- * Central but quiet location next to the nature reserve
- * short walk to the beach
- * large pool (approx. 36m², 4x9m)
- * outdoor BBQ

- * 282m2 living space
- * fantastic sunset
- * suitable for home office due to internet connection
- * ETV rental license for 8 beds
- * Separate granny apartment of approx. 50m²

images

















