



**KENSINGTON**<sup>®</sup>  
Finest Properties International

# Imposing town villa with large pool and garden in Cala Ratjada



**KENSINGTON**  
Finest Properties International

## general:

---

<b>object number external:</b>	KPNO421	<b>as from:</b>	01.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1947
<b>place:</b>	07590 Cala Ratjada	<b>living space:</b>	379,00 m <sup>2</sup>
<b>Total size of site:</b>	1.764,00 m <sup>2</sup>	<b>Number of Rooms:</b>	5,0
<b>Number of bedrooms:</b>	7,0	<b>Number of bathrooms:</b>	6,0
<b>Condition:</b>	groomed		

## prices:

---

**purchase price:** 1.850.000,00 €

## energy certificate:

---

**beaconing:** gas

## contact person:

---

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

## Infrastructure:

---

## Description:

---

A paradise in the center of Cala Ratjada: This charming villa with large pool, pool house and private garden, is located on a plot of about 1,800 m<sup>2</sup> in the middle of town and leaves nothing to be desired. The promenade and the sandy beach are within walking distance in a few minutes.

The property, which was completely renovated in 1996, is accessible from 2 streets. On the first floor there is a living and dining area with fireplace, a kitchen with utility room and 5 bedrooms, 3 of them with bathroom en suite. The high



ceilings make the rooms look prestigious and bright. The upper floor houses an open gallery room. From here you can access a bedroom with bathroom en suite and two more bedrooms sharing a bathroom.

From almost every room on the first floor, one has access to various (partly) covered terraces. The approx. 77 m2 large pool is the center of the outdoor area and is perfect for swimming due to its size. Here is also the pool house with outdoor kitchen, separate shower-bath and the technical room. The large lawn has pine trees and offers enough shade to relax and enjoy a piece of nature in the middle of the city.

A special property in a central location - arrange a viewing appointment today!

Other features: 77 sqm pool with security fence border and outdoor shower, double garage, pool house, outdoor kitchen, central heating (gas), handicapped accessible, wheelchair accessible, fireplace, automatic garden irrigation system, alarm system, handmade clay tiles inside and outside, wooden windows- double glazed, well and much more.

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

## Location:

---

The property is located near the center of Cala Ratjada. A place which offers beautiful bays with the finest sandy beaches, crystal clear water, as well as beautiful mountains in the immediate vicinity. The village belongs to the municipality of Capdepera with about 6430 inhabitants.

Especially in summer Cala Ratjada is a popular vacation resort. Besides the centrally located harbor and the beautiful harbor promenade with the adjacent pubs, Cala Ratjada has kept its charm as a fishing village. Whether bathing at the great beaches (Son Moll, Cala Agulla and Cala Gat), snorkeling in the diving bay of Cala Lliteras, shopping in the small shops, shopping facilities for daily needs are also within easy reach and also a kindergarten with adjacent school are located in the village.

For all nature and hiking enthusiasts Cala Ratjada also offers beautiful hiking trails with stunning views of the surrounding area and the sea.

## images

---















