



**KENSINGTON**<sup>®</sup>

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# Plot with modern building project for a multi-family house with partial sea views in els Pelats in Cala Ratjada



## general:

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|--------------------------------|-----------------------|--------------------------|------------------------------|
| <b>object number external:</b> | KPNO762               | <b>Date:</b>             | 18.07.2024                   |
| <b>usage:</b>                  | habitation            | <b>marketing method:</b> | purchase                     |
| <b>property:</b>               | Plot (habitation)     | <b>place:</b>            | 07590 Cala Ratjada/Capdepera |
| <b>Total size of site:</b>     | 401,00 m <sup>2</sup> |                          |                              |

## prices:

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**purchase price:** 580.000,00 €

## energy certificate:

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## 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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For sale is an 800 m<sup>2</sup> modern residential project in the residential area Es Pelats on the outskirts of Cala Ratjada, consisting of 4 apartments and a maisonette, located directly next to the pine forest and the beautiful small bay of Cala Gat.

Currently there is a house built in 1967 on the 401 m<sup>2</sup> plot, consisting of a first floor and one floor with a constructed area of approx. 200 m<sup>2</sup>.

The construction project envisages adding a further two floors to the existing building, resulting in a multi-family house of approx. 800 m<sup>2</sup> in total, with a total of 4 apartments of 90 m<sup>2</sup> each and a maisonette of 180 m<sup>2</sup>.

The apartments each comprise 2 bedrooms, 2 bathrooms, one of which is en suite, a kitchen with dining area and adjoining living area, a utility room and a balcony, and one of the 4 apartments also has a roof terrace.

The maisonette offers 3 bedrooms, a guest WC, 3 bathrooms, a dining area with kitchen and adjoining living area, a utility room, a further room that could be used individually as a study or guest room and a balcony, as well as a roof terrace measuring approx. 78 m2.

The sea can be seen from the 2nd floor up to the roof terraces.

The first floor is designed for communal use and comprises a room with kitchen/BBQ and dining area, a fitness room, a sauna with shower room and a pool.

For more information, please contact us by phone: +34 670 275 663 or via e-mail: [arta@kensington-international.com](mailto:arta@kensington-international.com)

## Location:

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Es Pelats is a residential area located above the popular resort of Cala Ratjada, between the beach of Cala Gat and the beach of Cala Agulla. It stands out for its quiet location, where a peaceful atmosphere prevails even in the high season.

There are numerous charming walks through the idyllic pine groves typical of Mallorca, as well as nice restaurants in the immediate vicinity.

The residential area also scores with its proximity to the lighthouse, the harbor and the promenade of Cala Ratjada, which are only a few minutes' walk away.

Other beautiful and popular towns are just a few minutes' drive away, such as Capdepera with its medieval castle, Canyamel, with the caves of Artà, the Llevant Nature Park and the artistic town of Artà.

## images

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