



**KENSINGTON**<sup>®</sup>

Finest Properties International

## Stylish first floor apartment with garden, garage and direct pool access in Cala Ratjada



## general:

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<b>object number external:</b>	KPNO833	<b>as from:</b>	03.02.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	flat	<b>construction year:</b>	2004
<b>place:</b>	07590 Cala Ratjada - Capdepera	<b>living space:</b>	108,00 m <sup>2</sup>
<b>Floor space:</b>	140,00 m <sup>2</sup>	<b>floor:</b>	1
<b>Number of Rooms:</b>	3,0	<b>Number of bedrooms:</b>	2,0
<b>Number of bathrooms:</b>	2,0	<b>Condition:</b>	groomed

## prices:

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**purchase price:** 449.000,00 €

## energy certificate:

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**beaconing:** gas

## contact person:

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

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## Description:

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Discover this stylish 3-bedroom first floor apartment with a private garden and a generous 108 m<sup>2</sup> of living space, which offers you first-class living comfort in a central yet quiet location in Cala Ratjada.

This charming apartment belongs to a lovingly maintained residential community with only 15 owners and is located in an idyllic side street, which nevertheless puts you in close proximity to all the amenities of the town. The barrier-free access to the apartment provides additional comfort and ease in everyday life.

The inviting entrance area leads you to the left-hand side, where two well-designed bedrooms await you. Immediately adjacent are two modern bathrooms, one of which is designed as a luxurious en-suite. The first bathroom is equipped with a relaxing bathtub, while the second has a spacious shower - perfect for your individual needs. To the right of the hallway, you will find the superbly equipped kitchen with fine electrical appliances, which have been redesigned by the owner. A practical osmosis system guarantees you high-quality drinking water at all times. A practical utility room with washing machine and dryer as well as a small balcony offer additional comfort.

The spacious living area impresses with its floor-to-ceiling windows, which flood the room with light. Here you have enough space for a cozy seating area and an inviting dining table for up to eight people. From this stylish living room, you can access the covered, inviting terrace, which flows seamlessly into the lovingly landscaped garden - an idyllic retreat, ideal for relaxing hours and social gatherings with friends. The garden also offers direct access to the spacious communal pool and the development's sunny sunbathing terrace, where you can enjoy the sun to the full.

The apartment comes with a convenient underground parking space, which you can easily reach using the elevator, which also connects all other floors of the building.

Take advantage of this exceptional opportunity and realize your dream home in a fantastic apartment that leaves nothing to be desired!

## Equipment description:

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- \* Public electricity and water connection
- \* Gas-powered underfloor heating
- \* Air conditioning cold/hot, installation 2024
- \* SAT TV and internet connection
- \* Hot water via gas
- \* Osmosis system
- \* Aluminum windows (double glazing)
- \* Fly screens in all windows
- \* Aluminum Persianas
- \* Community pool
- \* Communal terrace
- \* Private garden
- \* Irrigation system
- \* Underground garage

images

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