

## Cala Ratjada

référence du bien 109631



PORTA MALLORQUINA®

Your home. Our passion.

## Very exclusive designer villa in Cala Gat

séjour:	407 m <sup>2</sup>	piscine:	✓
terrain :	919 m <sup>2</sup>	energy certificate:	d
chambres:	3		
salles de bain:	2		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 5.000.000,-</b>



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### **description:**

This modern designer villa, newly built with only the absolutely highest quality materials, is located in the quiet villa area of Cala Gat, just outside Cala Ratjada.

The house was designed according to the latest energy standards and, thanks to its insulation and the large windows, it provides a pleasant room climate in all seasons.

On the ground floor, are the entrance area, a 60 sqm living/dining area, the modern, fully equipped summer kitchen with storage room, a guest WC and the double garage.

On the upper floor there is a second fully equipped kitchen, a living area of approx. 70 sqm with an integrated cinema and gas fireplace, 3 spacious double bedrooms with dressing rooms and 2 bathrooms.

Further features of this property are 2 water storage tanks with 12,000 and 15,000 litres capacity, an osmosis system for drinking water and a water softener, and there is underfloor heating in all rooms.

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### localisation & environnement:

Cala Ratjada was formerly a fishing village which has been developed as one of the most popular tourist centres of Mallorca. Some very nice beaches and bays belong to this village, in summer time the village is very lively and busy and offers a lot of cafés, restaurants, biergardens etc. Also many sporting activities such as diving, horse riding, tennis, golf and cycling are available.

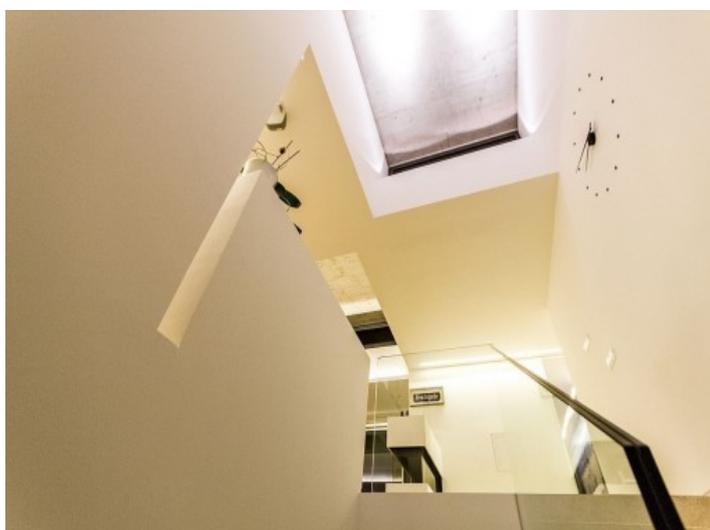
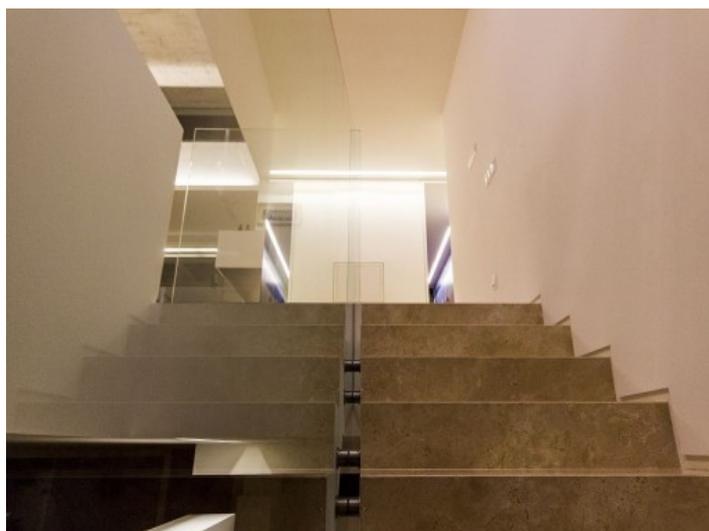
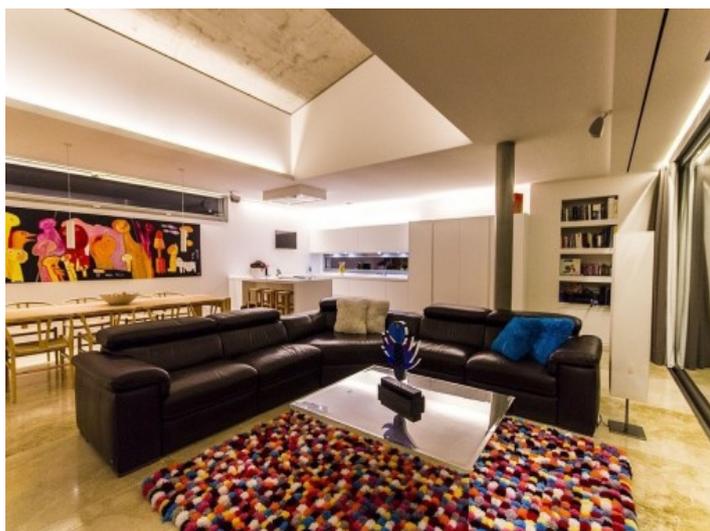
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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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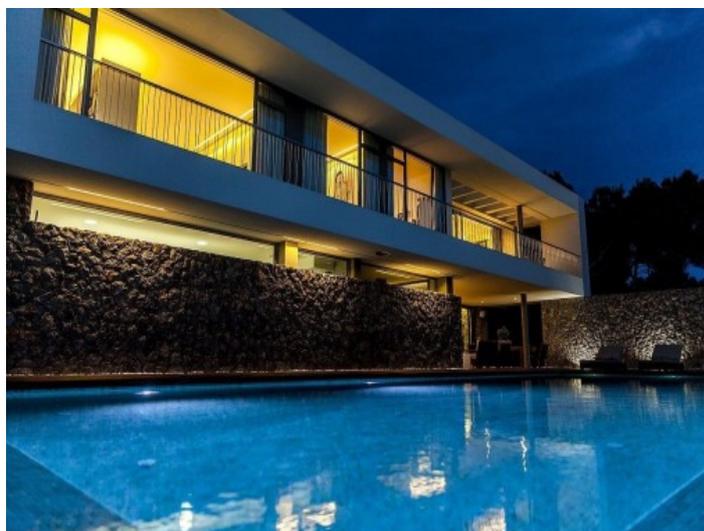


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ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh / m <sup>2</sup> año	Emissiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D	102,46	30,00
E		
F		
G		

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