

## Cala Ratjada

Referens 122360



Your home. Our passion.

Sea views on every level – hillside villa with guest apartment, terraces and pool in Cala Ratjada

Byggyta:	286 m <sup>2</sup>	Pool:	✓
Tomt:	1.288 m <sup>2</sup>	Energicertifikat:	e
Sovrum:	5		
Badrum:	3		
Havsutsikt:	✓	Pris:	€ 1.650.000,-



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### Detaljer:

If you're looking not just to see the sea, but to truly feel it, this remarkable home in Cala Ratjada might be exactly what you've been waiting for. Located in a prime first sea line position, with unobstructed views stretching to the horizon, this property combines peace, quality and an exceptional setting in a truly unique way.

With a constructed area of approx. 286 sqm, a living area of around 179 sqm and a plot of 1,288 sqm, this villa offers plenty of space to enjoy Mediterranean living. Distributed across several levels and perfectly adapted to the hillside location, it features five bedrooms and three bathrooms – each level offering panoramic sea views.

The entrance is via the uppermost level, where you'll find the garage. Adjacent to it is a discreet and easily accessible technical room. One level below is the separate guest apartment with two bedrooms, a cosy living room, a bathroom with new shower and a private terrace – perfect for hosting friends or offering privacy for guests.

The main living area includes a bright kitchen connected via a few steps to the open dining area. From the kitchen, a staircase also leads directly to the front terrace on the level of the living room. One level down is the lounge with fireplace, floor-to-ceiling windows and access to a terrace with breathtaking sea views. A bathroom is also located on this level.

The lowest level houses the private sleeping area with three bedrooms, another bathroom and a practical utility room. From here, you can step straight out to the pool area – a peaceful, sunny space with open views. The pool measures approx. 32 sqm and is surrounded by spacious terraces.

The garden is laid out in terraces, planted with Mediterranean species and designed to require little maintenance. Stone walls, a barbecue area, a covered whirlpool and several sheltered outdoor seating areas make this the ideal spot to enjoy outdoor living to the fullest.

The villa is equipped with central heating and air conditioning.

This property is more than just a house – it's an invitation to enjoy indoor and outdoor living in perfect harmony, surrounded by sea, space and serenity.

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### Läge & omgivningar:

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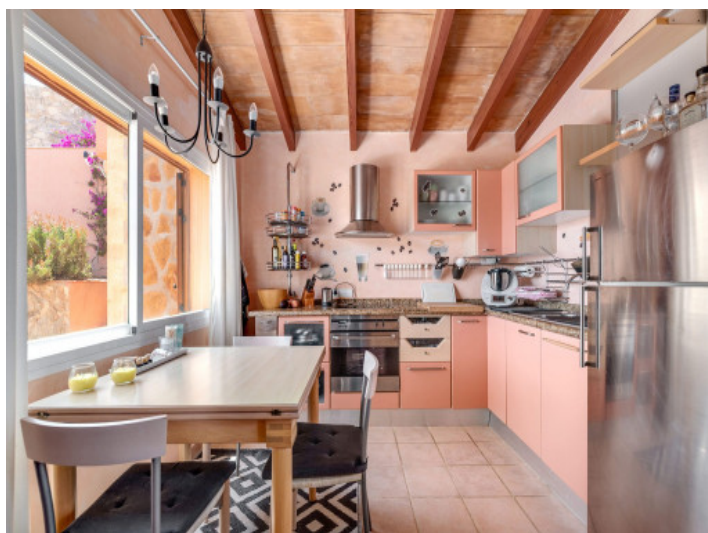
All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)



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## Escala de la calificación energética

Consumo de energía  
kWh/m<sup>2</sup> año

Emisiones  
kg CO<sub>2</sub>/m<sup>2</sup> año

A más eficiente		
B		
C		
D		
E	188.30	49.50
F		
G menos eficiente		

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