

Cala Ratjada

Объект № 118570




PORTA MALLORQUINA®
Your home. Our passion.

Villa in Cala Ratjada with sea view and valid holiday rental licence

жилая площадь: 303 m²
участок: 707 m²
спальни: 5
санузел: 3
вид на море: ✓

Энергетическая с
сертификация:

цена: € 1.350.000,-



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Описание объекта:

Located in an elevated position above Cala Ratjada, this elegant villa combines modern comfort with Mediterranean style. Situated in a quiet residential area near Es Pelats, the property has been completely refurbished and offers a total constructed area of approx. 303 m² on a plot of 707 m². Spread over two levels, the villa features bright rooms, a well-thought-out layout and a high-quality finish, making it ideal as a private residence or an attractive holiday home with a valid holiday rental licence (ETV licence).

The spacious living and dining area with a fully equipped kitchen and cooking island forms the heart of the house. From here, you access the rear terrace with the garden and pool. The rooftop terrace offers the best sea view and serves as a perfect retreat for relaxing or sunbathing away from the pool area. In total, the villa comprises five bedrooms, three bathrooms and an additional guest toilet. All rooms are air-conditioned and equipped with TV connections and USB charging points, while central heating ensures comfort throughout the year.

The exterior area exudes Mediterranean charm and provides plenty of privacy. A lush garden surrounds the 14-metre pool, which offers refreshment on warm days, and a covered barbecue area invites you to enjoy al fresco dining. The spacious garage provides room for vehicles and can also be used as a fitness or hobby space. The property is sold fully furnished, ready to move in.

With a valid holiday rental licence for up to nine guests, this villa offers not only a comfortable home but also excellent potential for tourist rental. The energy certificate is rated class C.

This villa in Cala Ratjada perfectly combines Mediterranean lifestyle, comfort and a location that offers both tranquillity and proximity to the coast – a home with character and potential.

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Месторасположения и окрестности:

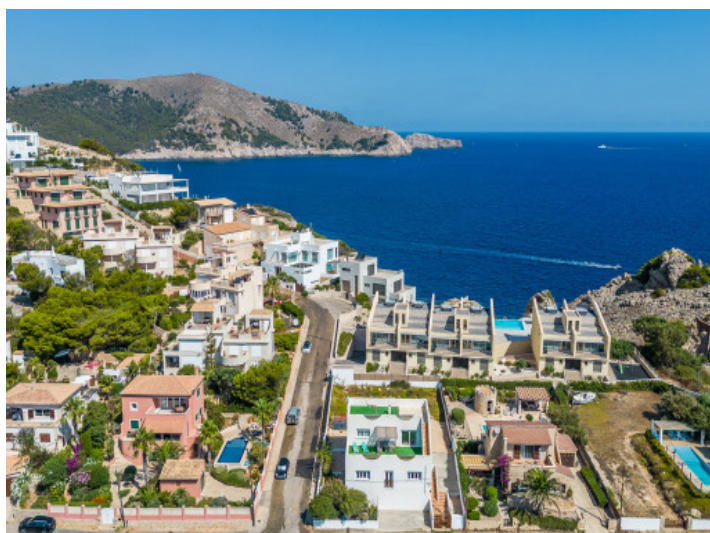
Cala Ratjada is one of those places in Mallorca that manages to be lively yet relaxed at the same time. Around the small harbour, fishing boats still share space with yachts, giving the area an authentic atmosphere. Along the seafront promenade, cafés, restaurants and boutiques create a pleasant, easy-going rhythm that captures the essence of island life.

Several beaches and coves are just minutes away – from the famous Cala Agulla, known for its fine sand and turquoise water, to the quieter Sa Pedruscada, a favourite among locals.

Living here means enjoying good infrastructure all year round, close contact with nature and a unique blend of Mallorcan charm and international flair. Outside the busy summer months, Cala Ratjada reveals its quieter side – clear air, empty paths and a soft light that makes the place feel truly special.

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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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TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

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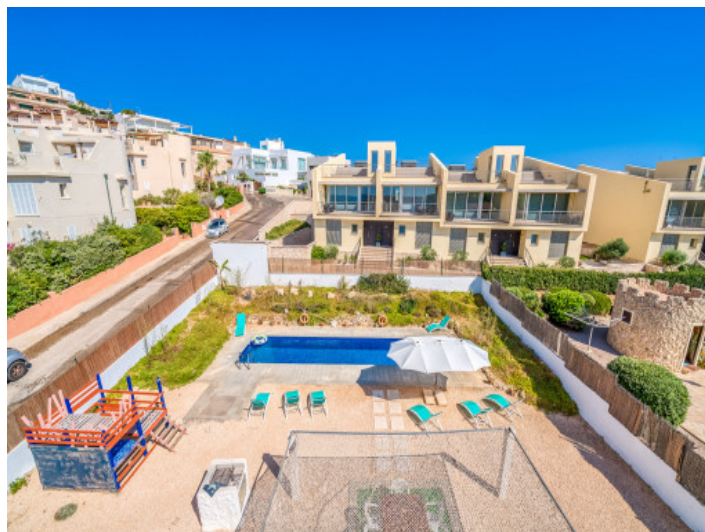


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Escala de la calificación energética	Consumo de energía kWh / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente		
B		
C	71.40	19.30
D		
E		
F		
G menos eficiente		

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