

Sa Rapita – Süd

# First class villa with pool in Sa Rapita

Property ID: ES24379043



PURCHASE PRICE: 1.490.000 EUR • LIVING SPACE: ca. 251 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 509 m<sup>2</sup>

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## At a glance

Property ID	ES24379043	Purchase Price	1.490.000 EUR
Living Space	ca. 251 m <sup>2</sup>	Condition of property	First occupancy
Rooms	5	Equipment	Terrace, Guest WC, Swimming pool, Fireplace, Built-in kitchen
Bedrooms	4		
Bathrooms	3		
Year of construction	2022		
Type of parking	2 x Outdoor parking space, 1 x Garage		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Final Energy Demand	38.90 kWh/m <sup>2</sup> a
Energy certificate valid until	08.02.2031	Energy efficiency class	B
Power Source	Air-to-water heat pump	Year of construction according to energy certificate	2022

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## Floor plans



Exposéplan, nicht maßstäblich



Exposéplan, nicht maßstäblich



Exposéplan, nicht maßstäblich



Exposéplan, nicht maßstäblich

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

This first-class villa is for sale in Sa Rapita, in the south of Mallorca. Built in 2022, the property is in first-class condition and offers a total living area of approx. 251 square meters. The villa has a wonderful outdoor area with a spacious pool, inviting terrace and well-kept garden. On the first floor is the spacious living room, which with its open kitchen offers the ideal space for relaxing and socializing. For added convenience, the first floor has a guest toilet. The upper floor of the villa offers a total of four bedrooms and three bathrooms, two of which are en suite. The balcony is accessible from three of the bedrooms, offering the opportunity to enjoy the fresh air and picturesque views. The breathtaking roof terrace is a particular highlight. Not only does it offer a spectacular view of the surrounding area, it is also equipped with a small brick table and a sink. These details give the roof terrace an extra touch of luxury and functionality. There is also a pre-installation of a jacuzzi. The villa has a garage with space for one car, and there are two further parking spaces in front of the garage. A virtual viewing is available for this property.



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## Details of amenities

- Double-glazed windows
- Air/water heat pump
- Air conditioning hot/cold
- Underfloor heating
- Fitted kitchen
- Fireplace
- Stone tiles
- Marble floors
- Parquet floors
- Swimming pool
- Terrace
- Balcony
- Roof terrace
- Garden
- Garage
- Municipal water supply
- Municipal power supply

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## All about the location

The cozy and quaint villages of S'Estanyol and Sa Ràpita belong to the municipality of Campos. Here you will find some of the most beautiful beaches on the island. The fine, white sandy beaches of Sa Ràpita and Ses Covetes/ Es Trenc are perfect for long walks. In the evenings, life takes place in the numerous restaurants along the coastal road. The eponymous main town of the municipality of Campos is located around 10 kilometers from the coast on the road from Palma towards the vacation areas on the east coast.

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## Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.

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## Contact partner

For further information, please contact your contact person:

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