

Marratxi – Mitte

## Luxurious newly built villa with swimming pool in an exclusive location on the outskirts of San Marçal.

*Property ID: ES243744850*



**PURCHASE PRICE: 2.990.000 EUR • LIVING SPACE: ca. 285 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 839 m<sup>2</sup>**

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## At a glance

Property ID	ES243744850
Living Space	ca. 285 m²
Rooms	5
Bedrooms	4
Bathrooms	3
Year of construction	2025
Type of parking	2 x Other

Purchase Price	2.990.000 EUR
Condition of property	First occupancy
Equipment	Terrace, Guest WC, Swimming pool

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## Energy Data

Type of heating	Underfloor heating	Energy efficiency class	B
Energy certificate valid until	07.05.2035	Year of construction according to energy certificate	2025
Power Source	Air-to-water heat pump		
Energy information	At the time of preparing the document, no energy certificate was available.		

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## The property





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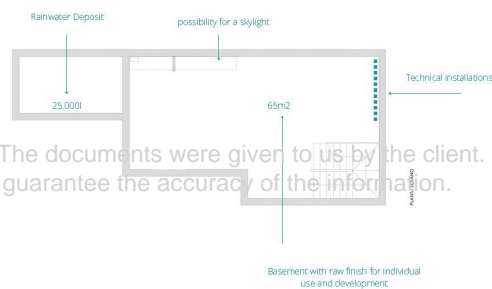
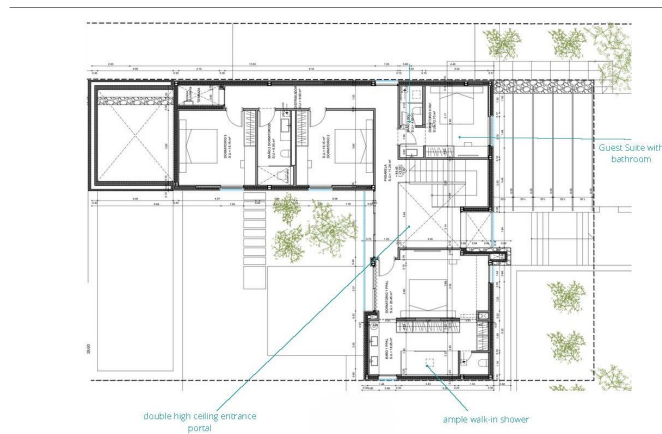
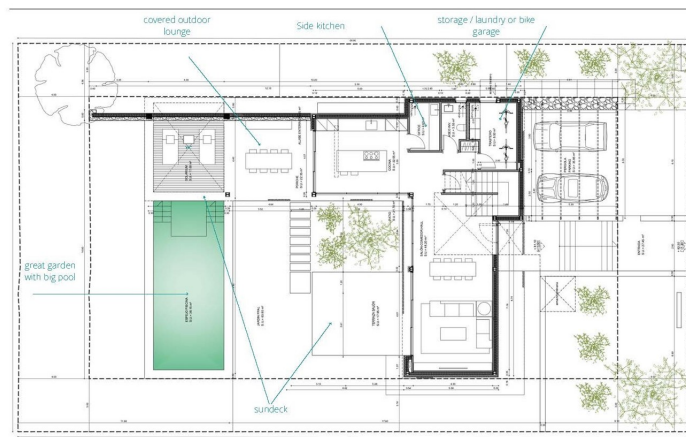
## The property





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## Floor plans



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 newly built villa, with a living area of approx. 360 m<sup>2</sup>, on a spacious plot of approx. 839 m<sup>2</sup>, is located in a quiet area on the outskirts of Sant Marçal in the municipality of Marratxí.

The house has a first floor with a spacious living/dining room with access to the terrace, a kitchen with dining area, a guest WC and a storage room. On the upper floor there are four double bedrooms, one of which is the master suite with its own bathroom. Another bedroom has an en-suite bathroom and the other two bedrooms share a bathroom. There is a parking space for two vehicles as well as a basement that can be customized and offers space for a gym or a home cinema room, for example.

The villa is furnished with high-quality materials and modern fittings, combining natural stone and high-quality hardwood to create an atmosphere typical of the island.

The outdoor area impresses with a saltwater pool, a chill-out area and offers plenty of space for outdoor activities and relaxation. The property is located in a quiet area and yet is close to all amenities.

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## Details of amenities

- Air conditioning
- garden
- cellar
- Fitted kitchen
- swimming pool
- terrace

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## All about the location

Marratxí, in the northeast of Palma de Mallorca, combines traditional flair with a modern lifestyle. Known for its ceramics and pottery, Marratxí offers a variety of cultural and natural attractions.

The Museu del Fang, a ceramics museum, impressively presents the rich ceramic tradition of the region. Another gem is the parish church of Sant Marçal, with its baroque architecture.

For shopping enthusiasts, the Festival Park Outlet offers a wide range of brand stores, restaurants and entertainment options, including a cinema and a bowling alley.

The surroundings of Marratxí are ideal for outdoor activities. Numerous hiking and cycling trails criss-cross the picturesque landscape and offer spectacular views of the Serra de Tramuntana. The weekly market in Sa Cabaneta is known for its fresh local produce and handmade goods.

Marratxí's location close to Palma, approximately 20 km away, and its excellent transport links make it an attractive place to live for commuters and those who want to enjoy the benefits of the city without sacrificing the tranquillity of country life.

Marratxí offers a perfect balance of tradition and modernity, culture and nature - an ideal place for a harmonious and comfortable life.



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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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