

Sa Cabaneta, Marratxí - Mitte

## Modern new-build semi-detached house with panoramic views in Sa Cabaneta

Property ID: ES253745549



**PURCHASE PRICE: 899.000 EUR • LIVING SPACE: ca. 231,3 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 129 m<sup>2</sup>**

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## At a glance

Property ID	ES253745549	Purchase Price	899.000 EUR
Living Space	ca. 231,3 m <sup>2</sup>	Condition of property	First occupancy
Rooms	5	Equipment	Terrace, Built-in kitchen
Bedrooms	4		
Bathrooms	3		
Year of construction	2024		
Type of parking	1 x Garage		

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## Energy Data

Type of heating	Underfloor heating	Energy efficiency class	D
Energy Source	Air-to-water heat pump	Year of construction according to energy certificate	2024
Energy certificate valid until	30.04.2035		
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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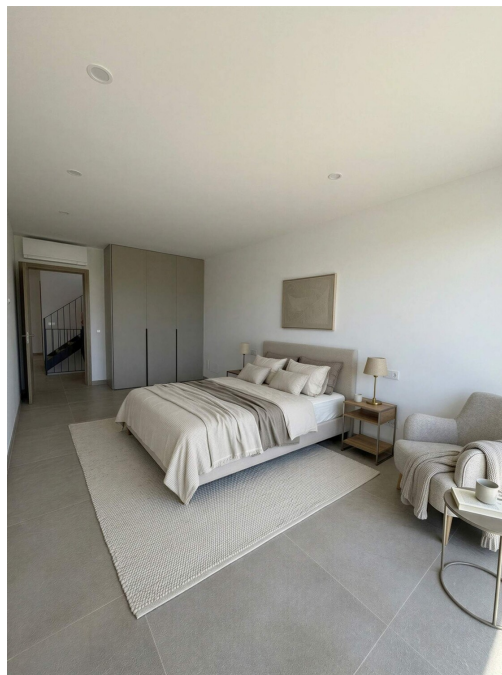
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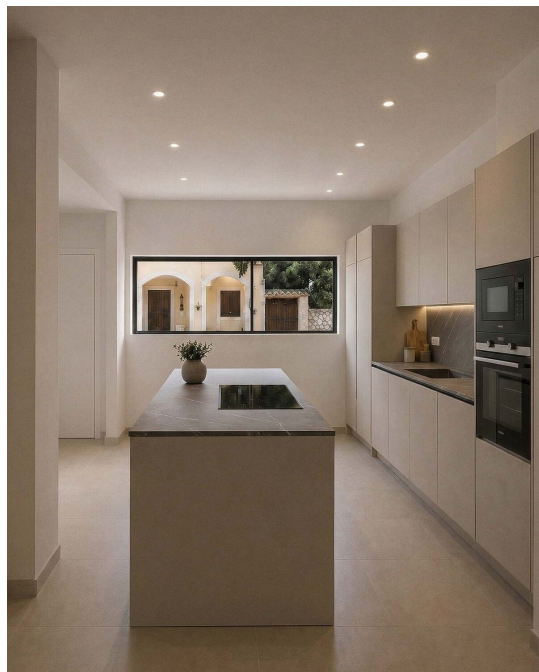
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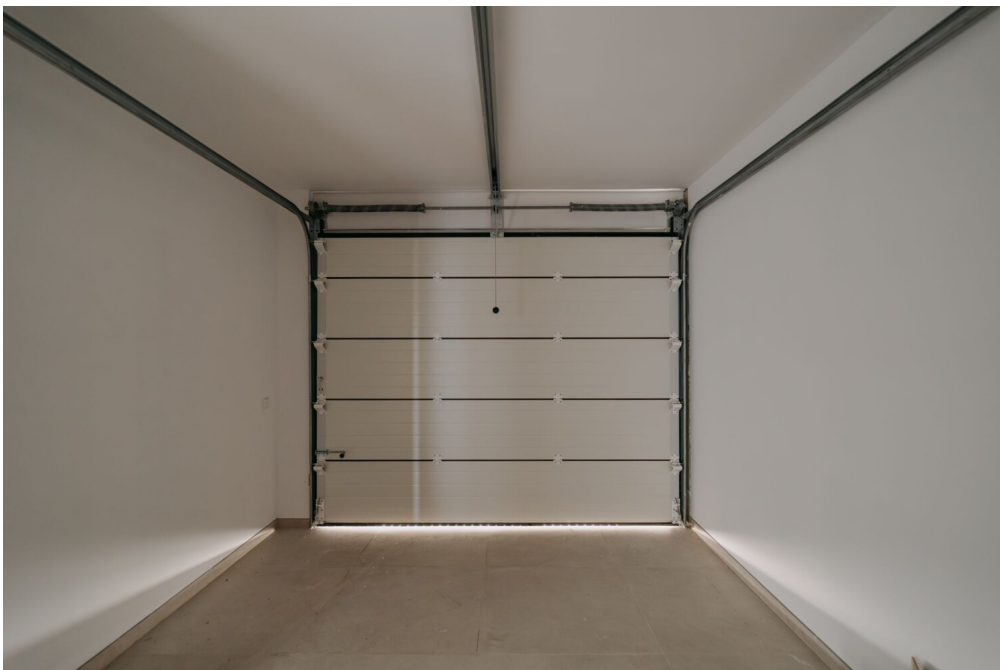
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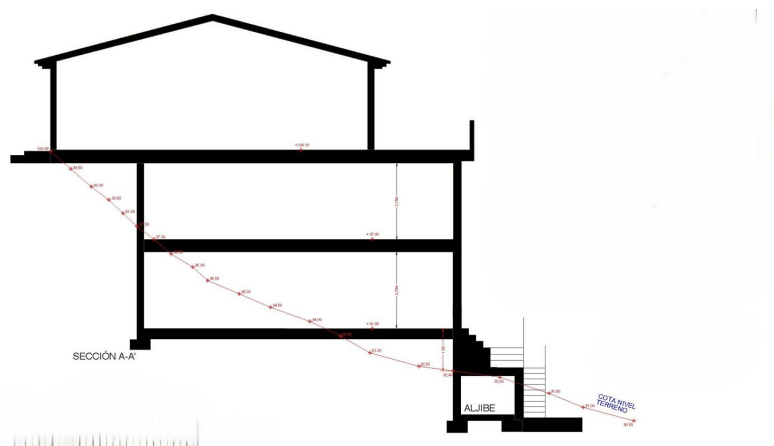
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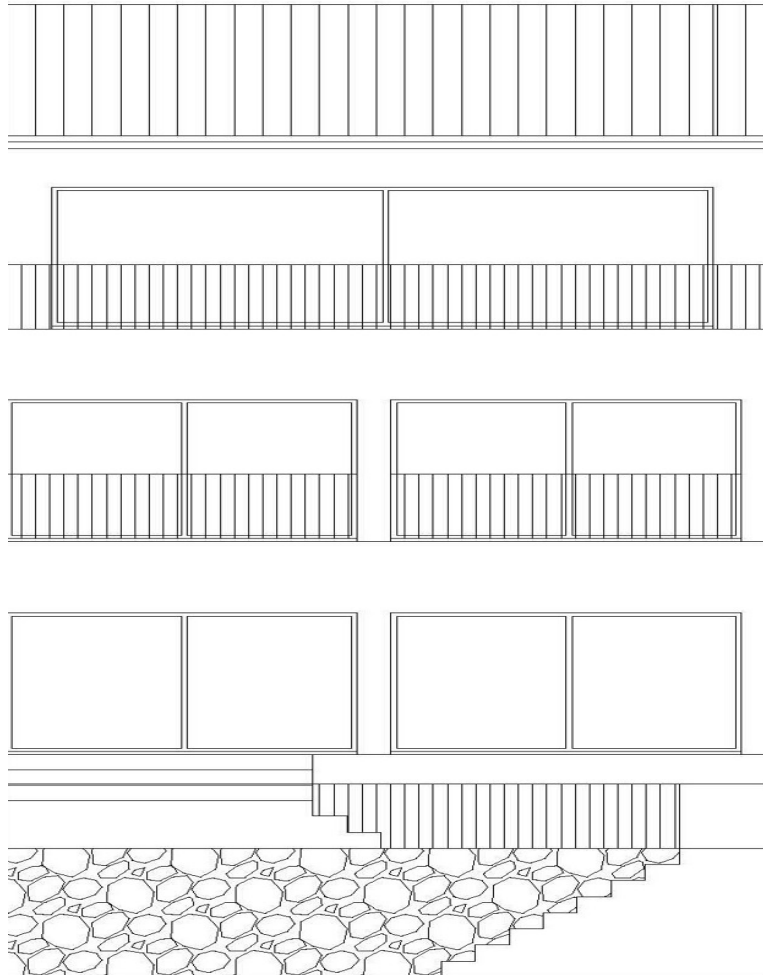
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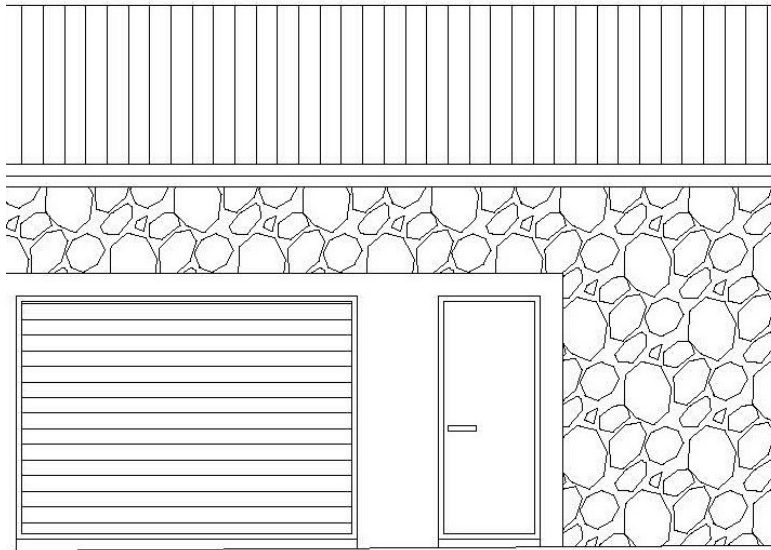


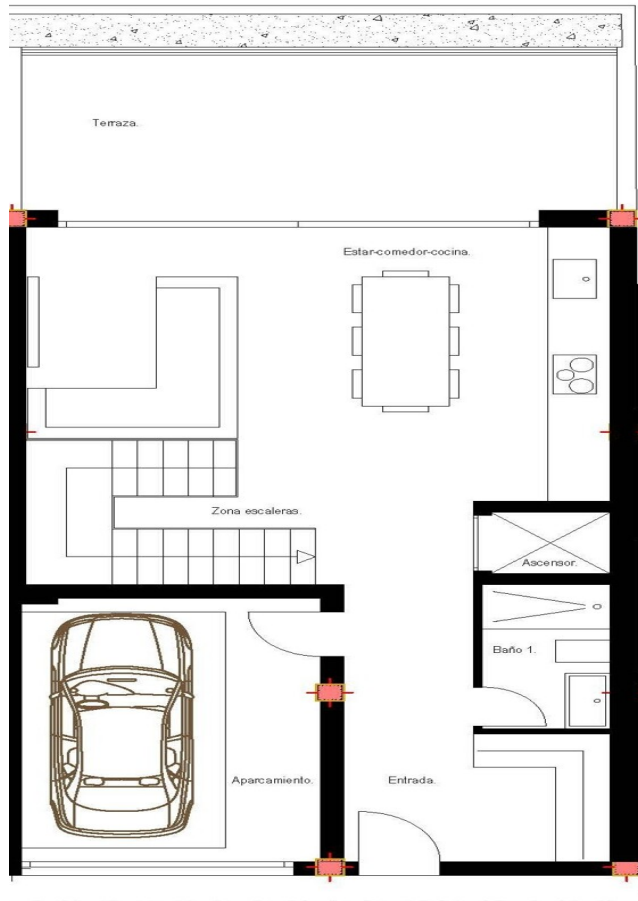
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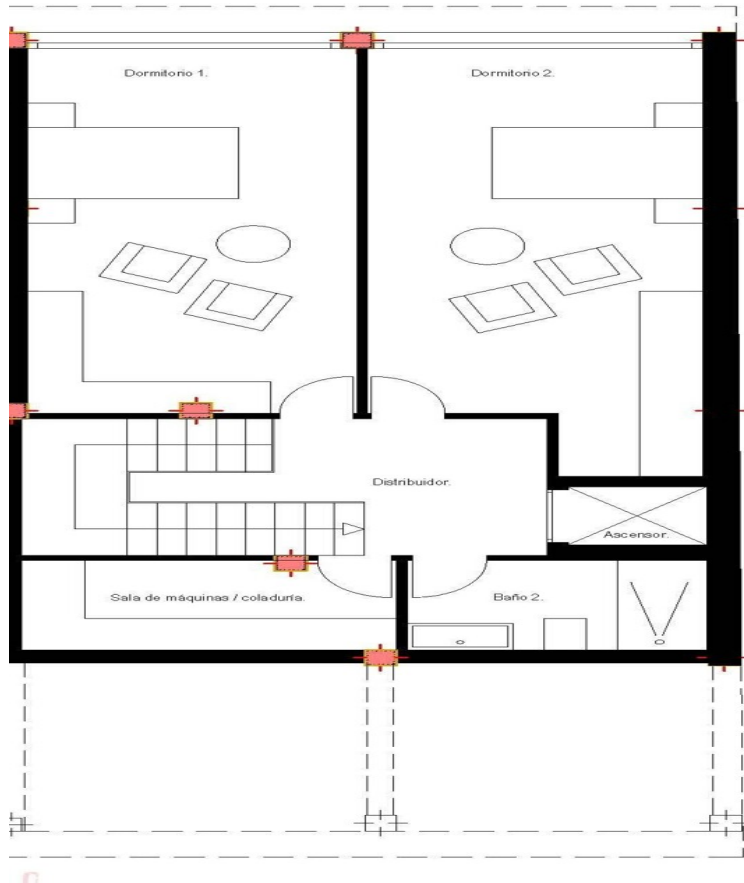
## Floor plans

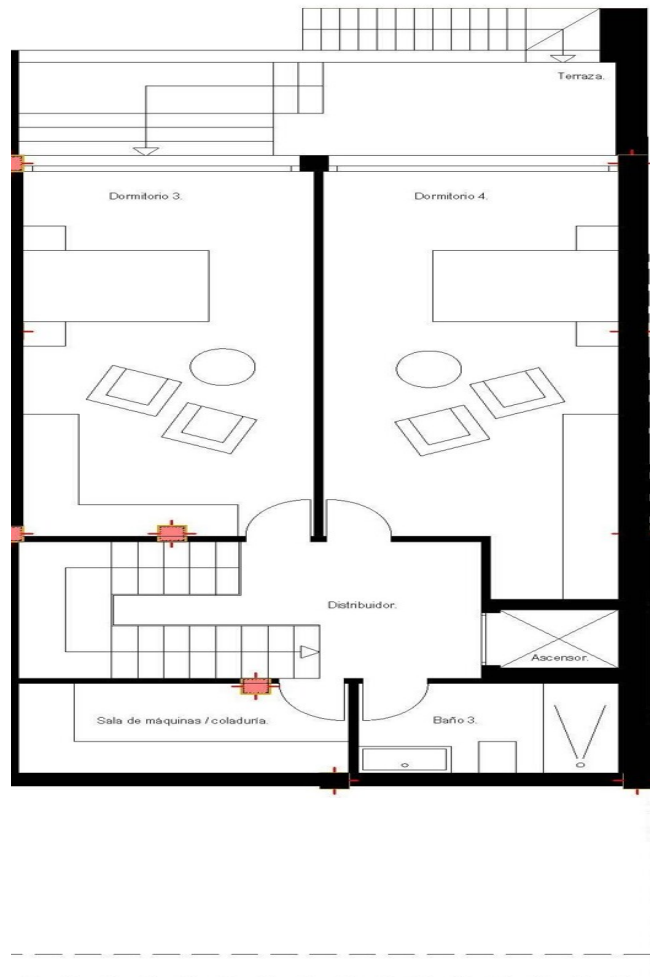












This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Discover your new home in a modern new-build semi-detached house in Sa Cabaneta, Marratxí - just 10 minutes from Palma.

This stylish terraced house extends over three floors with an integrated elevator and offers a living space of approx. 231 m<sup>2</sup> - perfect for families looking for a comfortable and well-designed home in a natural location.

Generous windows with panoramic views of the Sierra de Tramontana create a calming connection to the surrounding nature and ensure a bright, friendly atmosphere in all living areas.

On the first floor there is a garage, an inviting entrance area with a large built-in wardrobe, a modern guest bathroom and a spacious living/dining room with an open designer kitchen and direct access to the terrace. The room layout can be adapted on request: The garage can be converted into a kitchen and the existing kitchen into a living room so that both areas are conveniently on one level. In this case, the purchase price increases by + € 40,000.

On the first basement floor there are two spacious bedrooms, an elegant dressing room and a fully equipped bathroom. On the second basement floor there are two further bedrooms and a spacious laundry room.

The outdoor area of approx. 147 m<sup>2</sup> impresses with a low-maintenance garden, a charming Mallorcan olive tree and several terraces that invite you to relax in the Mediterranean climate.

The high-quality features include Formentor beige tiles, air-conditioned living

rooms, double-glazed aluminum windows with thermal break, a fully fitted kitchen with integrated appliances and a garage with electric door.

The quiet, yet excellently connected location guarantees quick access to schools, shopping facilities and all important daily amenities. In addition, some photos were generated with home staging to make the potential of the premises even more tangible.

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## Details of amenities

- CRISTACER brand tiles
- Kitchen with appliances from MIELE
- Garage
- Elevator
- Decentralized air conditioning
- Garden of approx. 147 m<sup>2</sup>
- Terraces

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## All about the location

Sa Cabaneta belongs to the municipality of Marratxí and combines rural charm with close proximity to the capital. The town of around 8,000 inhabitants is only around 13 kilometers from Palma and the airport is around 11 kilometers away, making it particularly attractive for commuters and international residents. Historically, the settlement dates back to prehistoric times, but Sa Cabaneta developed as an independent village in the 18th century. For a long time, the inhabitants lived from agriculture and crafts, later also from the shoe industry. The village became famous for its traditional ceramics production, in particular the Siurells, as well as for the production of the famous Ron Amazona, which still form part of the local identity today.

Today, Sa Cabaneta is a modern residential area that has retained its traditional structures and village atmosphere. There is a wide range of sports and leisure facilities: in addition to modern halls for basketball, volleyball and gymnastics, there are also swimming pools and tennis courts, while golf enthusiasts will find the Puntiró Golf Park, a high-quality course, just a few minutes away. The surrounding area is ideal for walks, hikes and bike rides, while Palma with its cultural offerings, restaurants and boutiques is always within easy reach.

Families with an international background will find an attractive educational environment. With The Academy International School in Marratxí, there is a renowned institution that offers bilingual education, complemented by other international and German-speaking schools in the greater Palma area. Public schools also have good links to international curricula.

Community life is characterized by markets, traditional festivals such as the patron saint festival of Sant Marçal on 30 June and cultural events that combine past and

present. Sa Cabaneta thus offers the ideal balance of tranquility and accessibility, Mallorcan tradition and international openness - a location that is particularly appealing to discerning prospective buyers.

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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:

Florian Waetzoldt

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