

**Marratxi - Mitte**

# Semi-detached house with pool for sale in Can Carbonell, Marratxí

**Property ID: ES263745879**



**PURCHASE PRICE: 895.000 EUR • LIVING SPACE: ca. 179 m<sup>2</sup> • ROOMS: 5**

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## At a glance

Property ID	ES263745879	Purchase Price	895.000 EUR
Living Space	ca. 179 m <sup>2</sup>	Equipment	Terrace, Swimming pool, Built-in kitchen
Rooms	5		
Bedrooms	4		
Bathrooms	2		
Year of construction	1999		
Type of parking	1 x Underground car park		

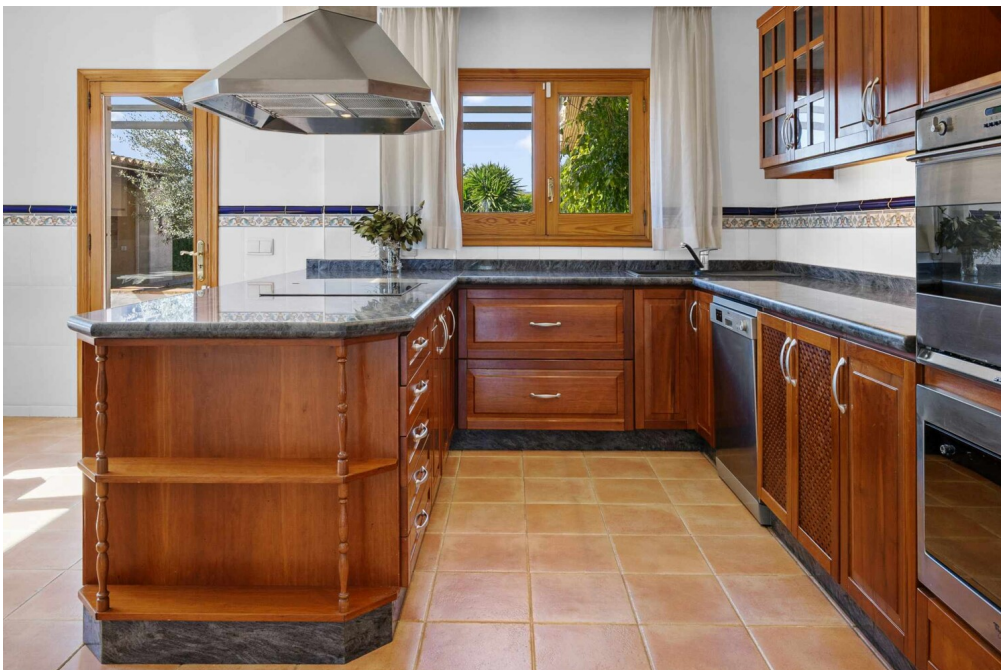
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## Energy Data

Type of heating	Central heating	Energy efficiency class	D
Power Source	Oil		
Energy information	At the time of preparing the document, no energy certificate was available.		

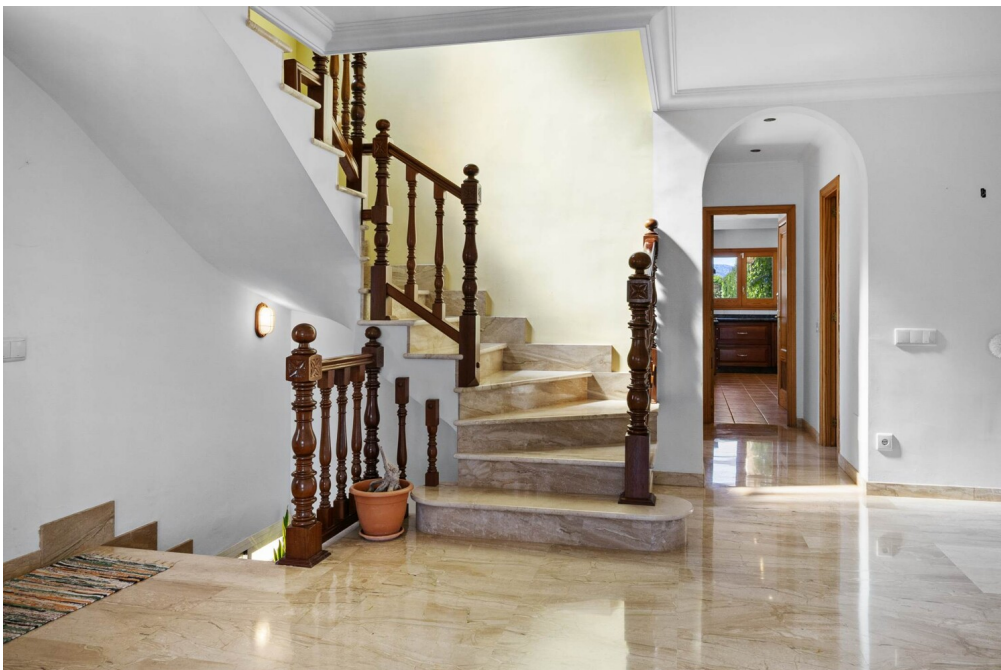
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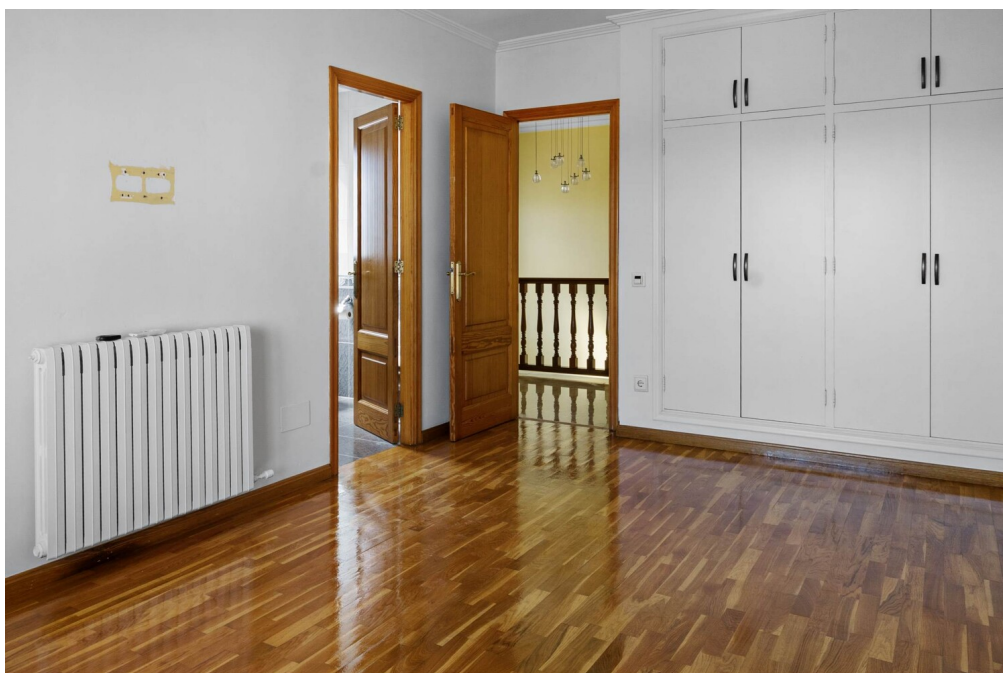
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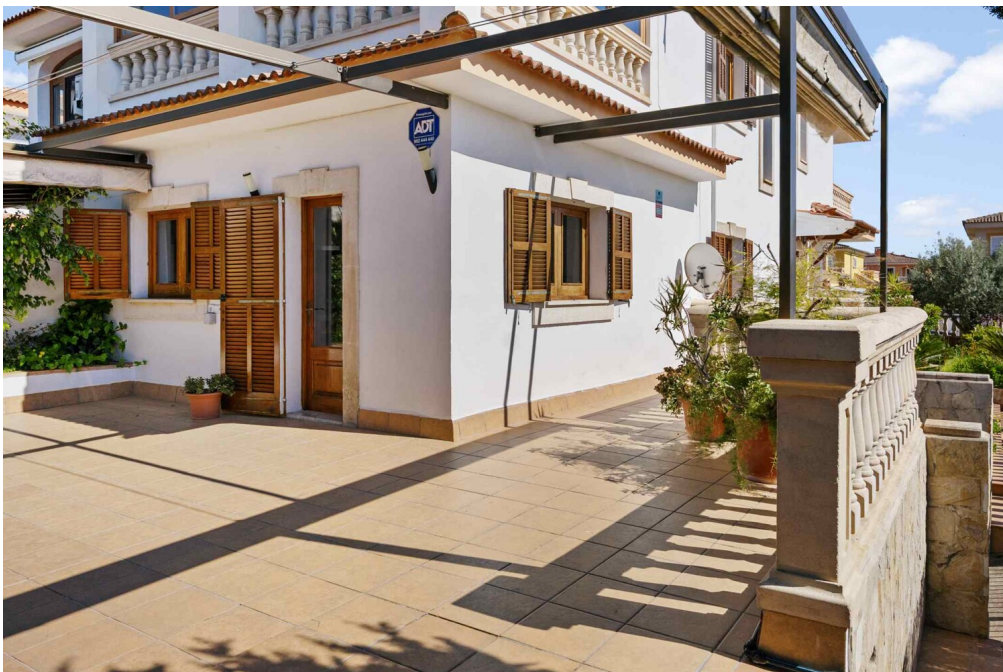
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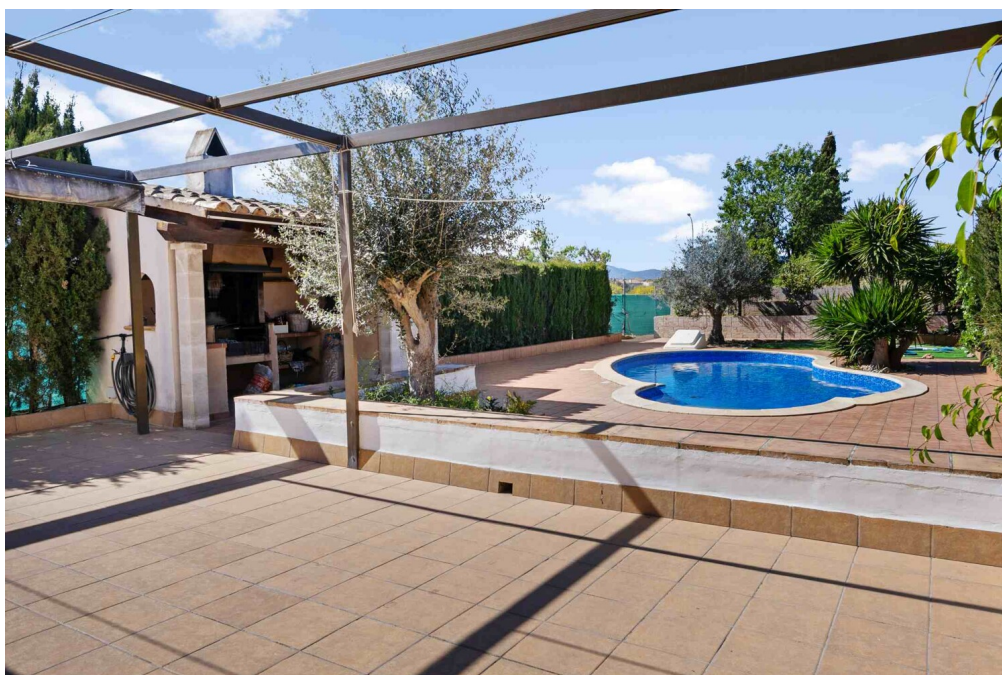
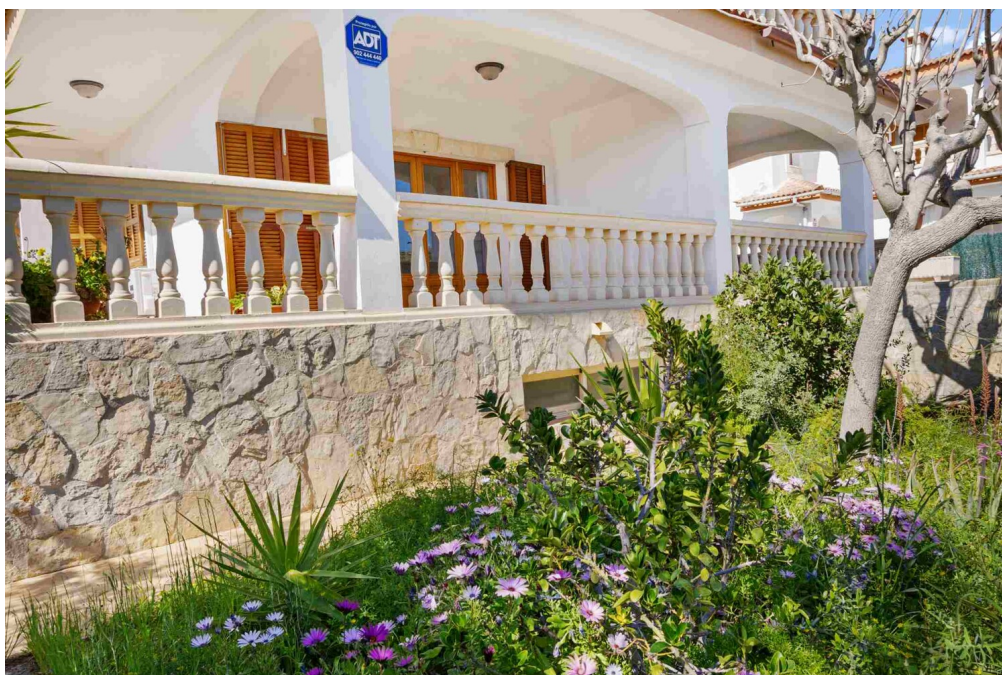
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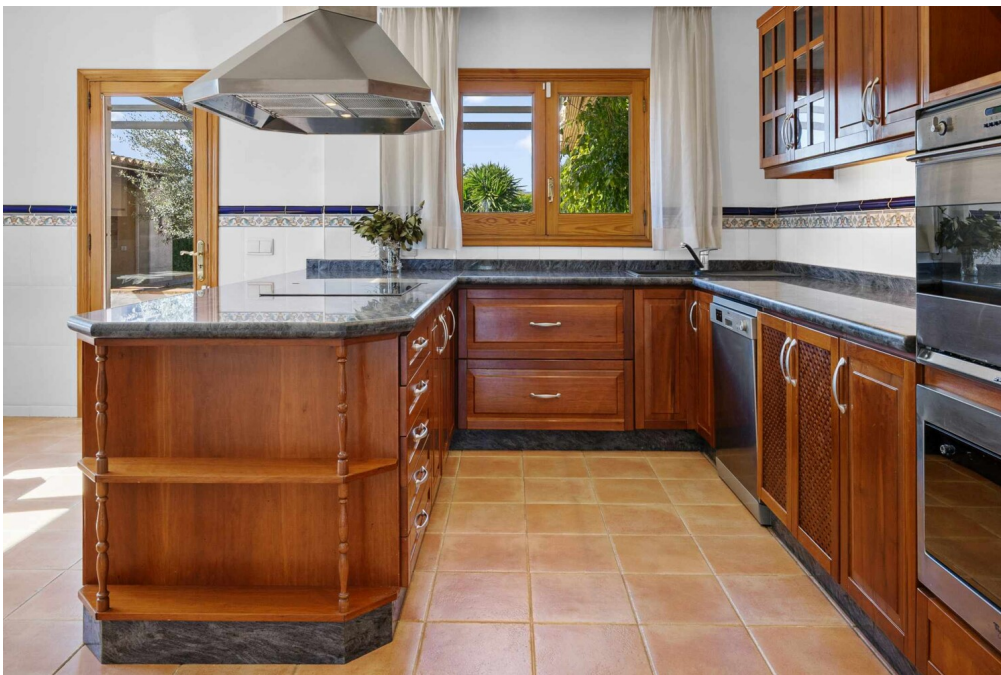
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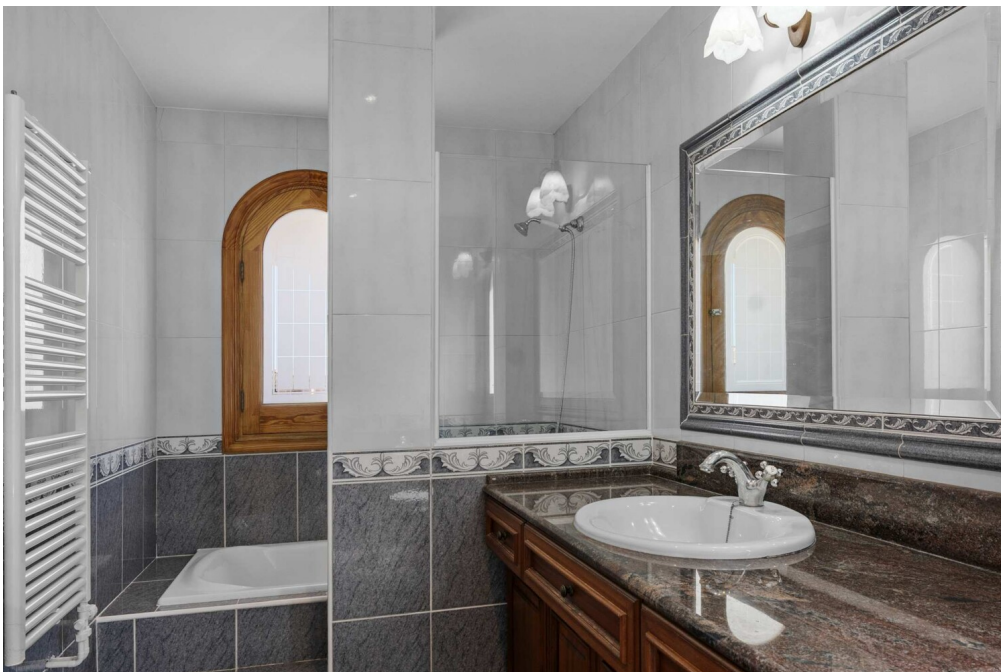
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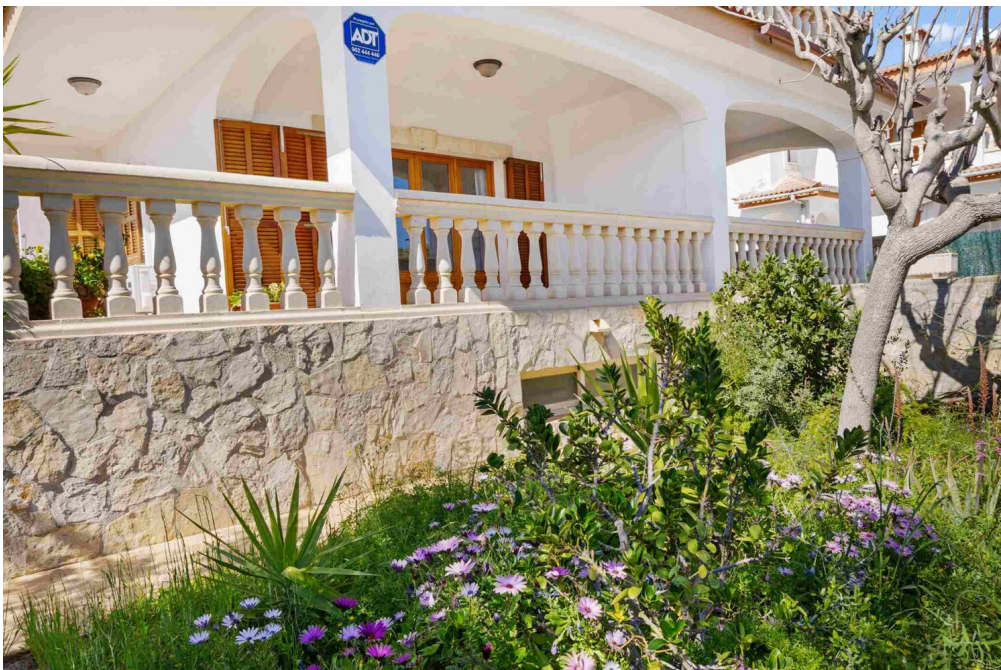
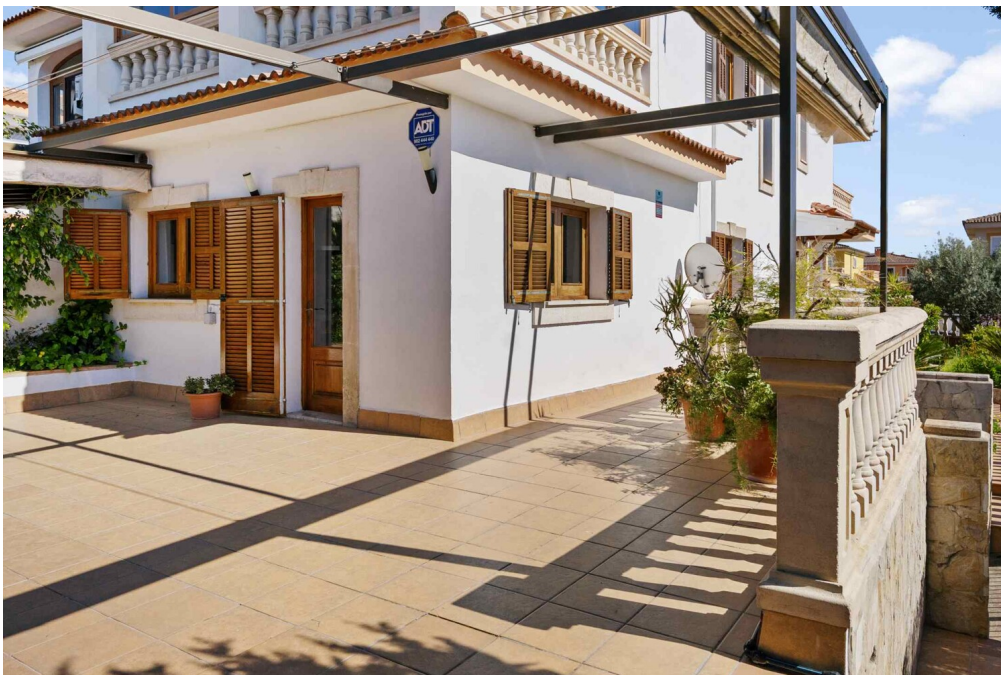
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## A first impression

This attractive semi-detached house from 1999 presents itself as a harmonious home with a well thought-out room layout and pleasant privacy thanks to separate access.

The house boasts a spacious, light-flooded living and dining area that flows seamlessly into the spacious terrace, creating an open, airy feel. A total of 4 comfortable bedrooms are available, all with practical built-in wardrobes and some with access to glazed terraces or loggias. The master bedroom also offers an en suite bathroom and provides access to a private terrace with beautiful views. The space is complemented by a further fully equipped bathroom and a spacious, separate kitchen, which is fully furnished and provides direct access to the outdoor area and pool.

Additional, versatile areas in the basement open up numerous possibilities - whether as a garage for up to 5 cars, fitness area, bodega or individual leisure and hobby room.

The outdoor area is particularly noteworthy: a private pool, a garden and a covered porch provide the perfect setting for relaxing hours outdoors, social gatherings and stylish family celebrations. A separate barbecue area harmoniously rounds off this attractive overall picture.

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## Details of amenities

- Fitted kitchen
- Tiled floor
- air conditioning
- terrace
- swimming pool
- Five parking spaces
- Basement
- Central heating

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## All about the location

Marratxí is one of the five largest municipalities in Mallorca and comprises several districts, including Marratxinet, Pla de na Tesa, Pont d'Inca, Pòrtol and Sa Cabaneta. With an area of 54 km<sup>2</sup> and a population of around 38,902 people, Marratxí offers a pleasant mix of traditional flair and modern infrastructure. Its proximity to the island's capital Palma - only around 11 km away - makes Marratxí particularly attractive for commuters and city lovers. The international airport of Palma de Mallorca can be reached in around 14 km, which also makes the municipality extremely practical for travelers.

Marratxí is particularly well known for its long tradition of ceramic production. The Museu del Fang in Sa Cabaneta, housed in a former flour mill, is dedicated to this art and presents a variety of traditional pottery, including the typical siurells - small clay figures that serve as pipes. Every year in April, the Fira del Fang takes place, a fair that attracts ceramics lovers from all over the region. Another highlight is the Mallorca Fashion Outlet, an open-air shopping center with around 64 brands, which offers shopping opportunities as well as an indoor go-kart track, a cinema and a games center. The railroad park in Marratxí is ideal for family outings, with scale model trains and a railroad and industrial museum. In terms of education, Marratxí has renowned international schools such as The Academy International School and the ecolea International School Mallorca, which offer a wide range of educational opportunities for different age groups and curricula. Historical sites such as the prehistoric cave of Son Caulelles or the picturesque village of Marratxinet with its impressive buildings such as Can Vador and Can Serra offer interesting insights into the history of the region.

All in all, Marratxí harmoniously combines tradition and modernity, making it an attractive place to live for families, professionals and those seeking peace and quiet.

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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 the 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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