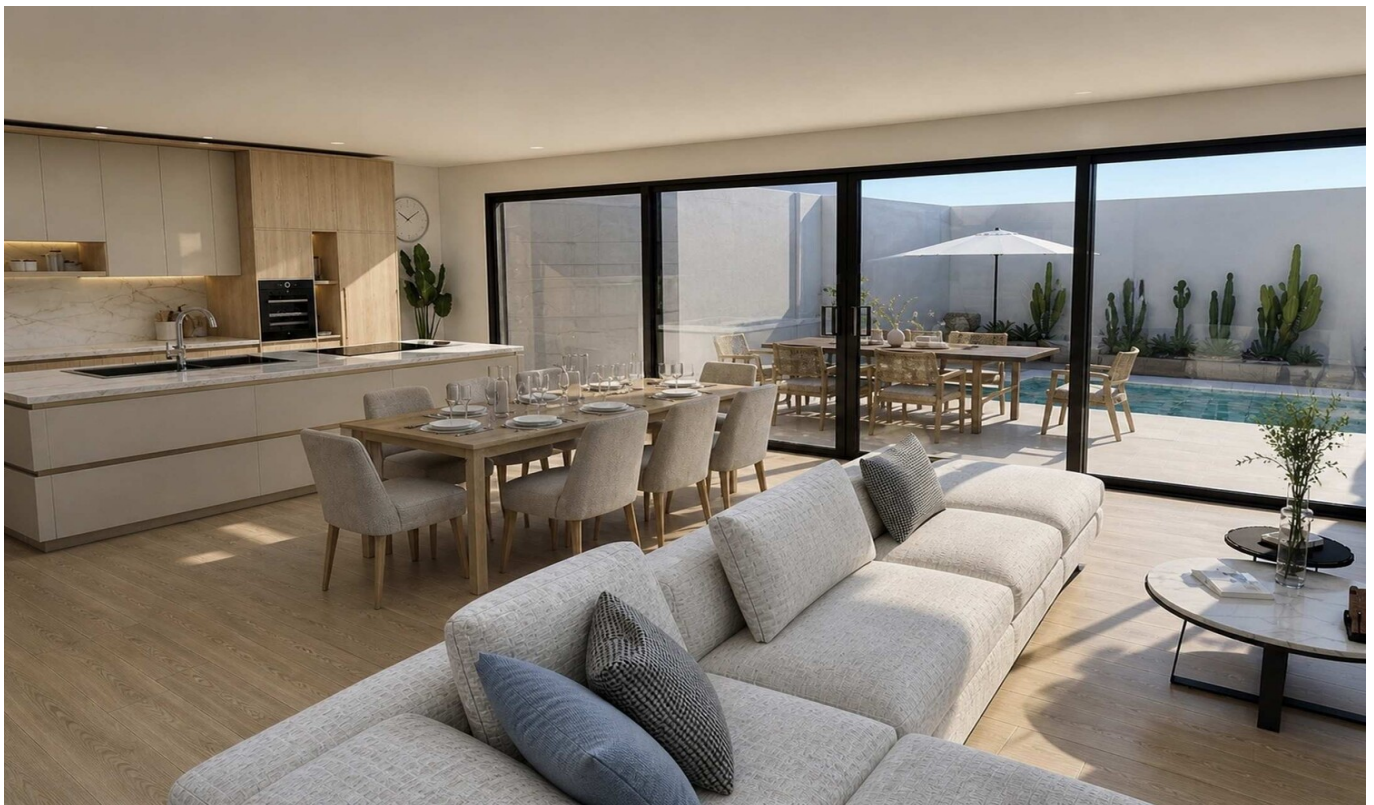


Marratxi / sa Cabaneta - Mitte

# Modern terraced house with pool and garden in Sa Cabaneta, Marratxi

Property ID: ES263745956



**PURCHASE PRICE: 1.100.000 EUR • LIVING SPACE: ca. 80 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 200 m<sup>2</sup>**

**Property ID: ES263745956 - 07141 Marratxi / sa Cabaneta - Mitte**

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**Property ID: ES263745956 - 07141 Marratxi / sa Cabaneta - Mitte**

## At a glance

<b>Property ID</b>	<b>ES263745956</b>	<b>Purchase Price</b>	<b>1.100.000 EUR</b>
<b>Living Space</b>	<b>ca. 80 m<sup>2</sup></b>	<b>Equipment</b>	<b>Terrace, Swimming pool, Built-in kitchen</b>
<b>Rooms</b>	<b>4</b>		
<b>Bedrooms</b>	<b>3</b>		
<b>Bathrooms</b>	<b>3</b>		
<b>Year of construction</b>	<b>1920</b>		
<b>Type of parking</b>	<b>1 x Garage</b>		

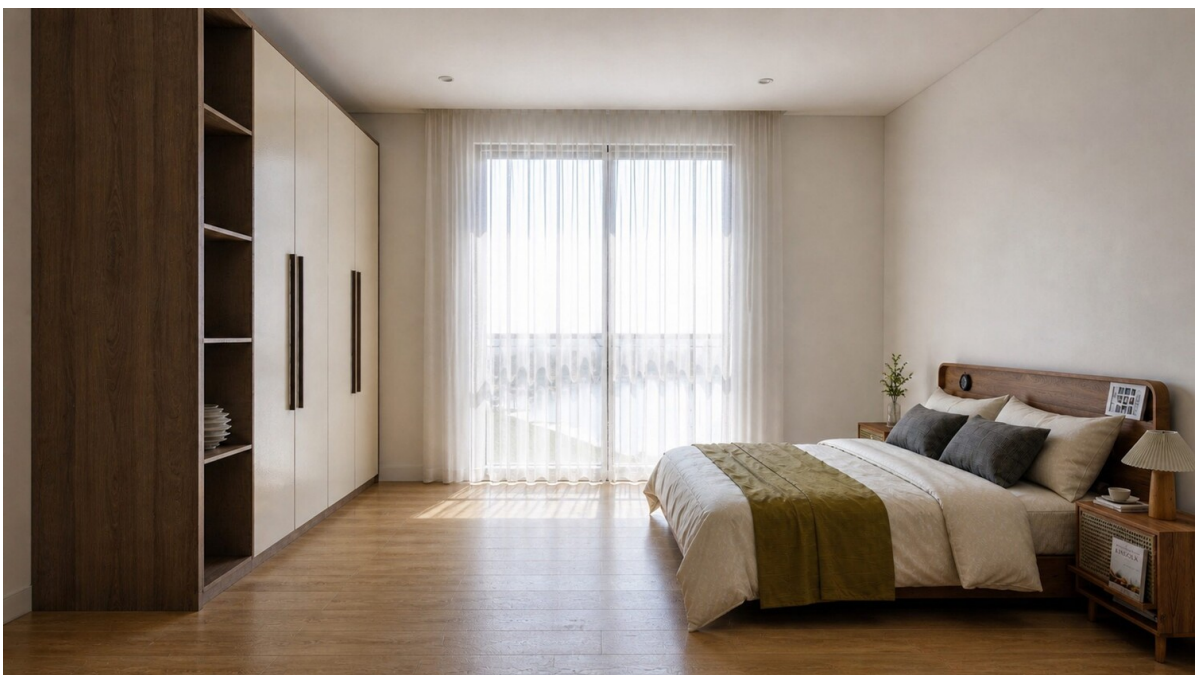
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## **Energy Data**

Type of heating	<b>Underfloor heating</b>
Power Source	<b>Air-to-water heat pump</b>
Energy information	<b>At the time of preparing the document, no energy certificate was available.</b>

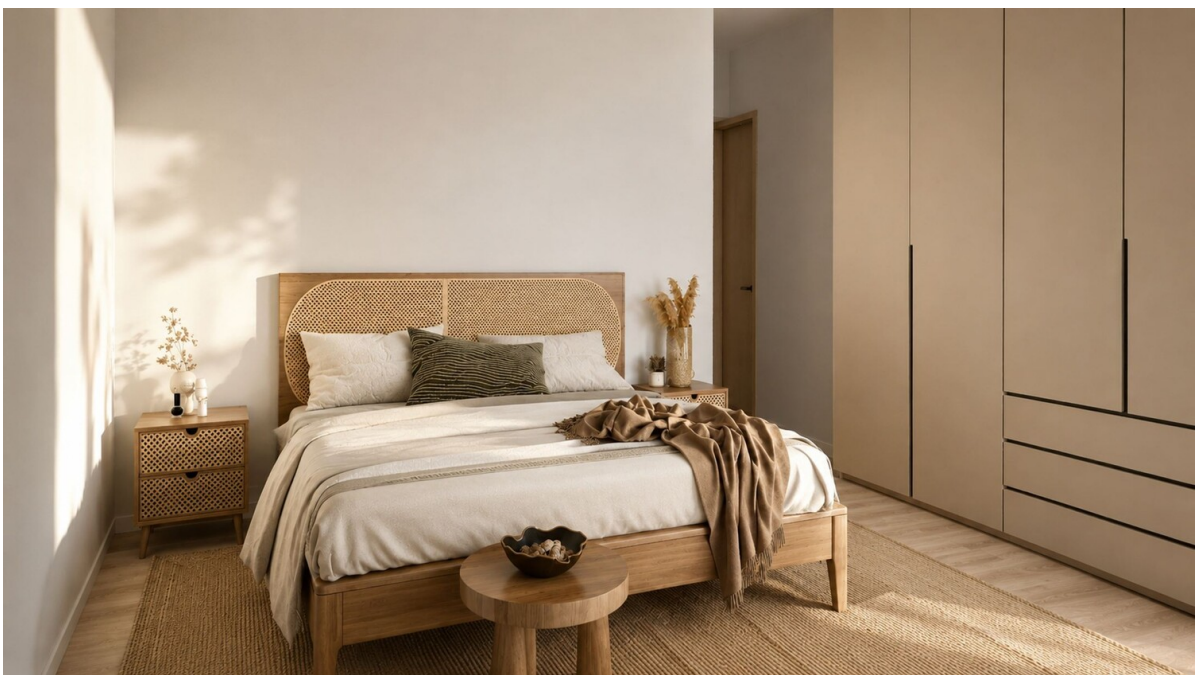
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## The property



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## The property



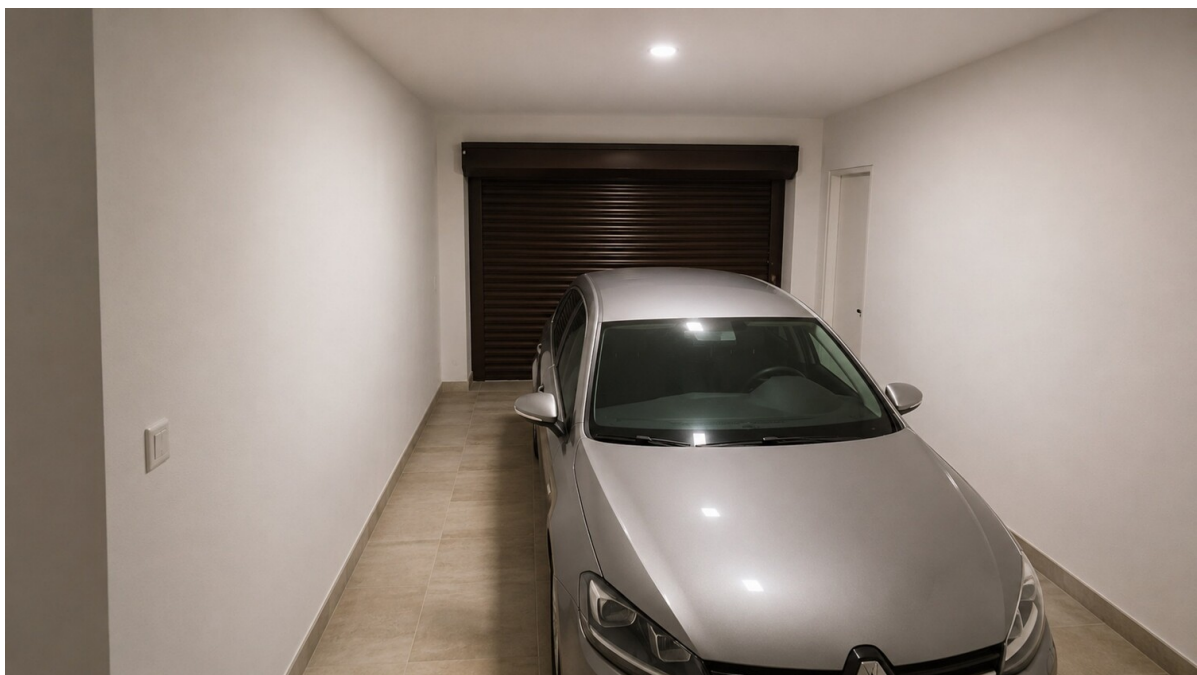
Property ID: ES263745956 - 07141 Marratxi / sa Cabaneta - Mitte

## The property



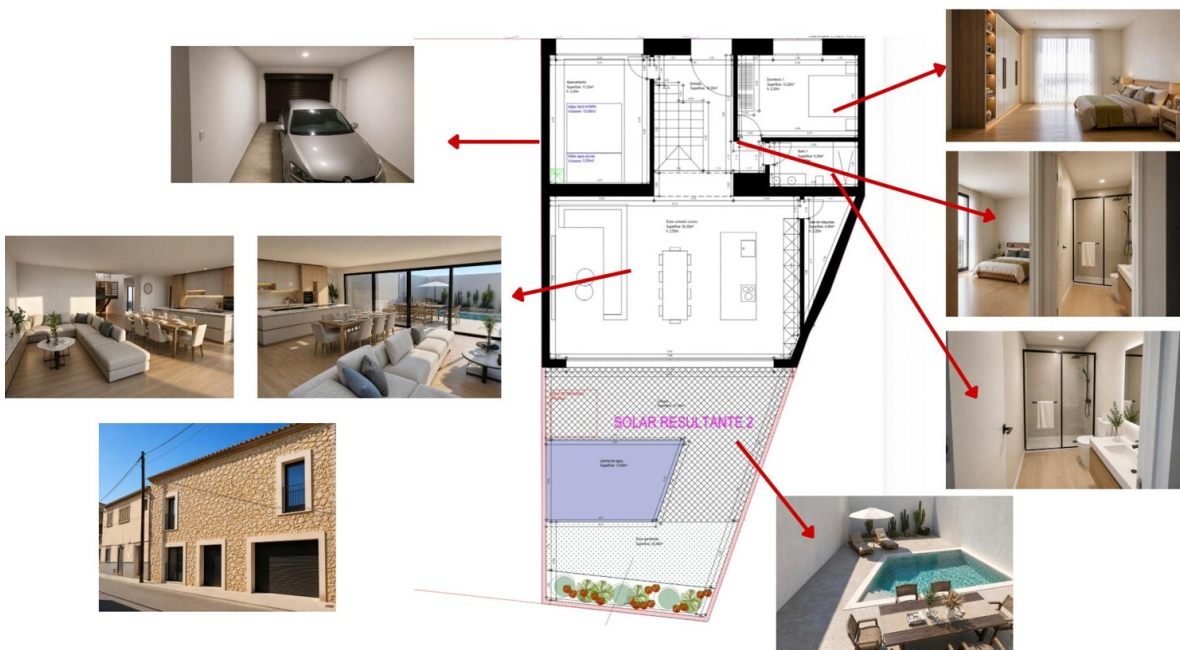
Property ID: ES263745956 - 07141 Marratxi / sa Cabaneta - Mitte

## The property



Property ID: ES263745956 - 07141 Marratxi / sa Cabaneta - Mitte

## The property



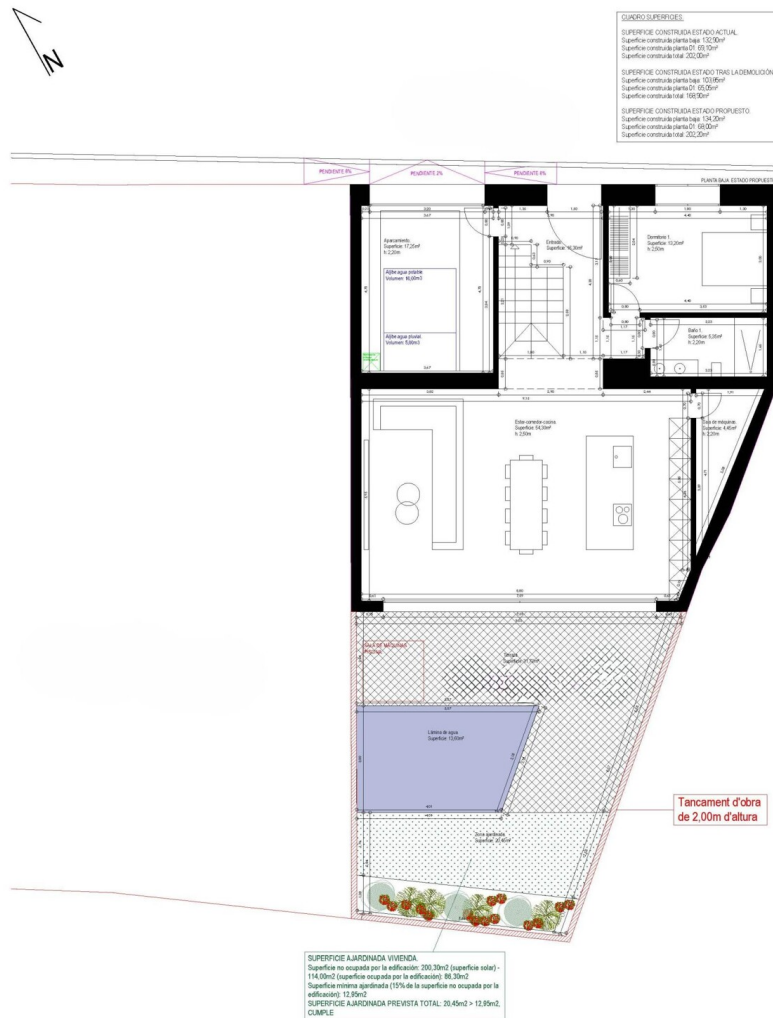
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## The property



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# Floor plans



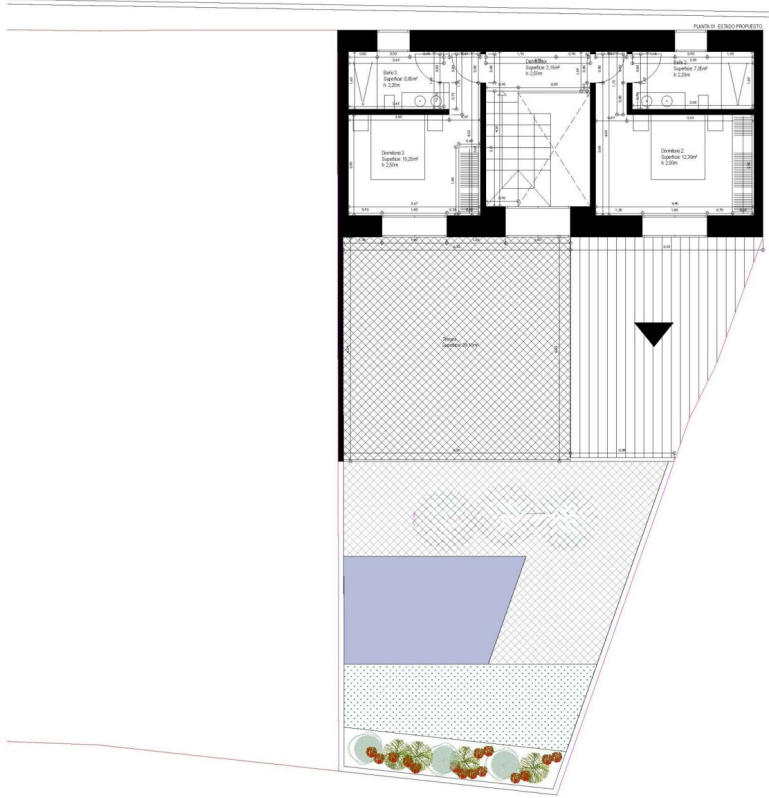


**CUADRO SUPERFICIES**

**SUPERFICIE CONSTRUIDA ESTADO ACTUAL**  
 Superficie construida planta baja: 103,00m<sup>2</sup>  
 Superficie construida planta 01: 89,00m<sup>2</sup>  
 Superficie construida total: 192,00m<sup>2</sup>

**SUPERFICIE CONSTRUIDA ESTADO TRASELA DEMOLICIÓN**  
 Superficie construida planta baja: 103,00m<sup>2</sup>  
 Superficie construida planta 01: 60,00m<sup>2</sup>  
 Superficie construida total: 163,00m<sup>2</sup>

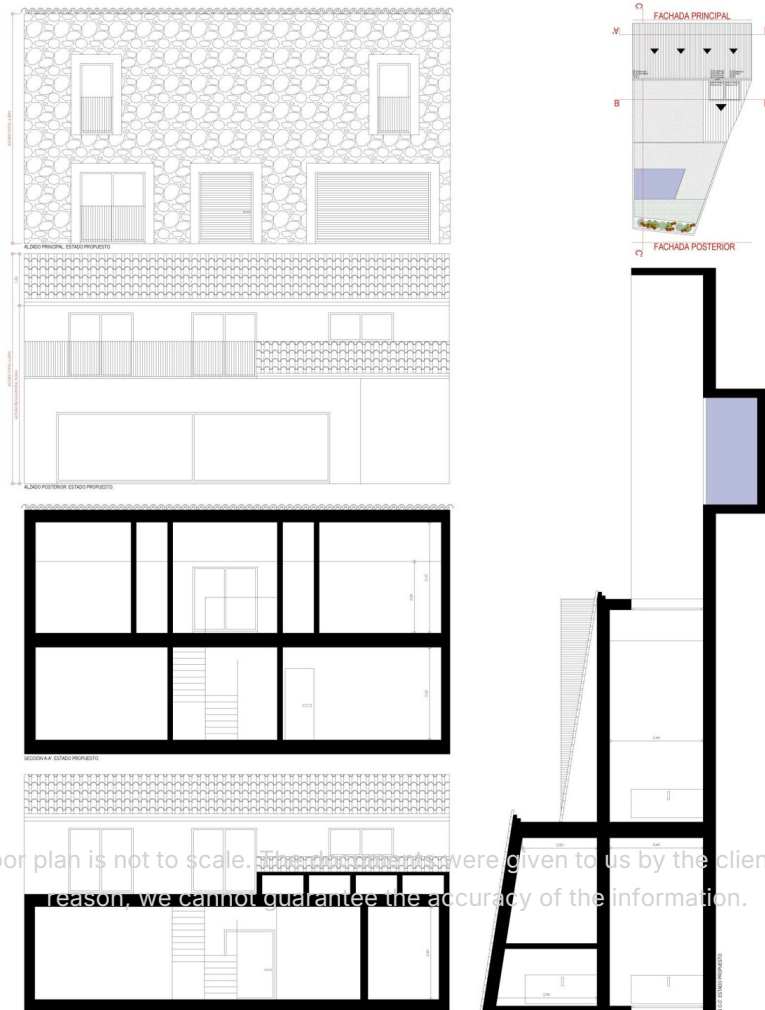
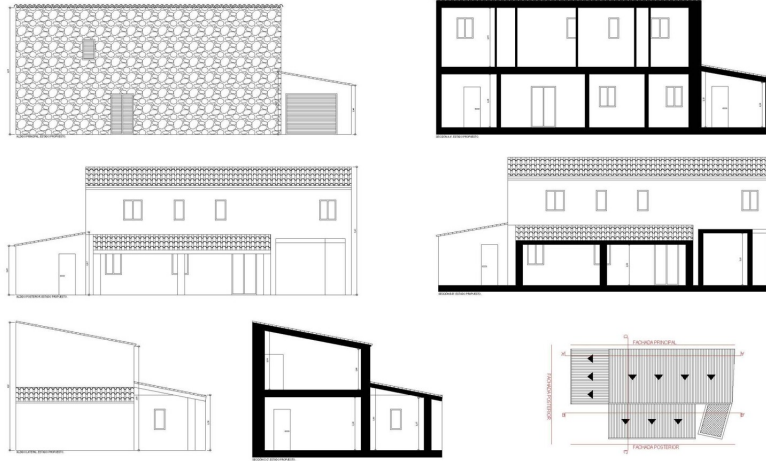
**SUPERFICIE CONSTRUIDA ESTADO PROYECTO**  
 Superficie construida planta baja: 103,00m<sup>2</sup>  
 Superficie construida planta 01: 89,00m<sup>2</sup>  
 Superficie construida total: 192,00m<sup>2</sup>





CUADRO SUPERFICIES	
SUPERFICIE CONSTRUIDA ESTADO ACTUAL	Superficie construida planta baja: 132,00m <sup>2</sup> Superficie construida planta 1 <sup>a</sup> : 0,00m <sup>2</sup> Superficie construida total: 132,00m <sup>2</sup>
SUPERFICIE CONSTRUIDA ESTADO TRAS LA DEMOLICIÓN	Superficie construida planta baja: 102,00m <sup>2</sup> Superficie construida planta 1 <sup>a</sup> : 0,00m <sup>2</sup> Superficie construida total: 102,00m <sup>2</sup>
SUPERFICIE CONSTRUIDA ESTADOPROYECTADO	Superficie construida planta baja: 134,00m <sup>2</sup> Superficie construida planta 1 <sup>a</sup> : 0,00m <sup>2</sup> Superficie construida total: 134,00m <sup>2</sup>





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

**Property ID: ES263745956 - 07141 Marratxi / sa Cabaneta - Mitte**

## **A first impression**

**This charming, renovated terraced house in Marratxi / sa Cabaneta combines historical character with modern living comfort and presents itself as an attractive purchase property with upscale furnishings. The solidly built house from 1920 is spread over two floors and offers a well thought-out and light-flooded room concept on approx. 202 m<sup>2</sup> of living space.**

**As you enter the house, the garage is on the left, while a bedroom with en suite bathroom is on the right. Further on, the modern fitted kitchen opens up to an open-plan living area, which receives plenty of natural light through large window fronts and creates a pleasant transition to the outside area. From here, you can enjoy the view of the approx. 13 m<sup>2</sup> pool and the approx. 31 m<sup>2</sup> covered terrace and garden. The south-facing orientation ensures particularly sunny hours and a friendly living ambience.**

**There are two further bedrooms on the upper floor, each with an en suite bathroom. One of the bedrooms also has direct access to a spacious terrace of approx. 39 m<sup>2</sup>, which offers additional outdoor space.**

**Tiled floors, air conditioning, an open kitchen and high-quality furnishings underline the well-kept and modern overall impression of this property. With its terrace, garden and swimming pool, the approx. 220 m<sup>2</sup> plot offers an ideal environment for relaxed living in a quiet yet well-connected location.**

**Property ID: ES263745956 - 07141 Marratxi / sa Cabaneta - Mitte**

## **Details of amenities**

- Fitted kitchen
- Open kitchen
- Tiled floor
- Air conditioned
- terrace
- Swimming pool
- Underfloor heating
- Air/water heat pump
- Solar energy
- garage
- Cistern

**Property ID: ES263745956 - 07141 Marratxi / sa Cabaneta - Mitte**

## 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 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 tranquillity 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.**

**Property ID: ES263745956 - 07141 Marratxi / sa Cabaneta - Mitte**

## Contact partner

**For further information, please contact your contact person:**

**Florian Waetzoldt**

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**Placa Hostals 11, 07320 Santa Maria del Camí**

**Tel.: +34 871 - 201 945**

**E-Mail: [santamaria@von-poll.com](mailto:santamaria@von-poll.com)**

*To the Disclaimer of von Poll Immobilien GmbH*

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