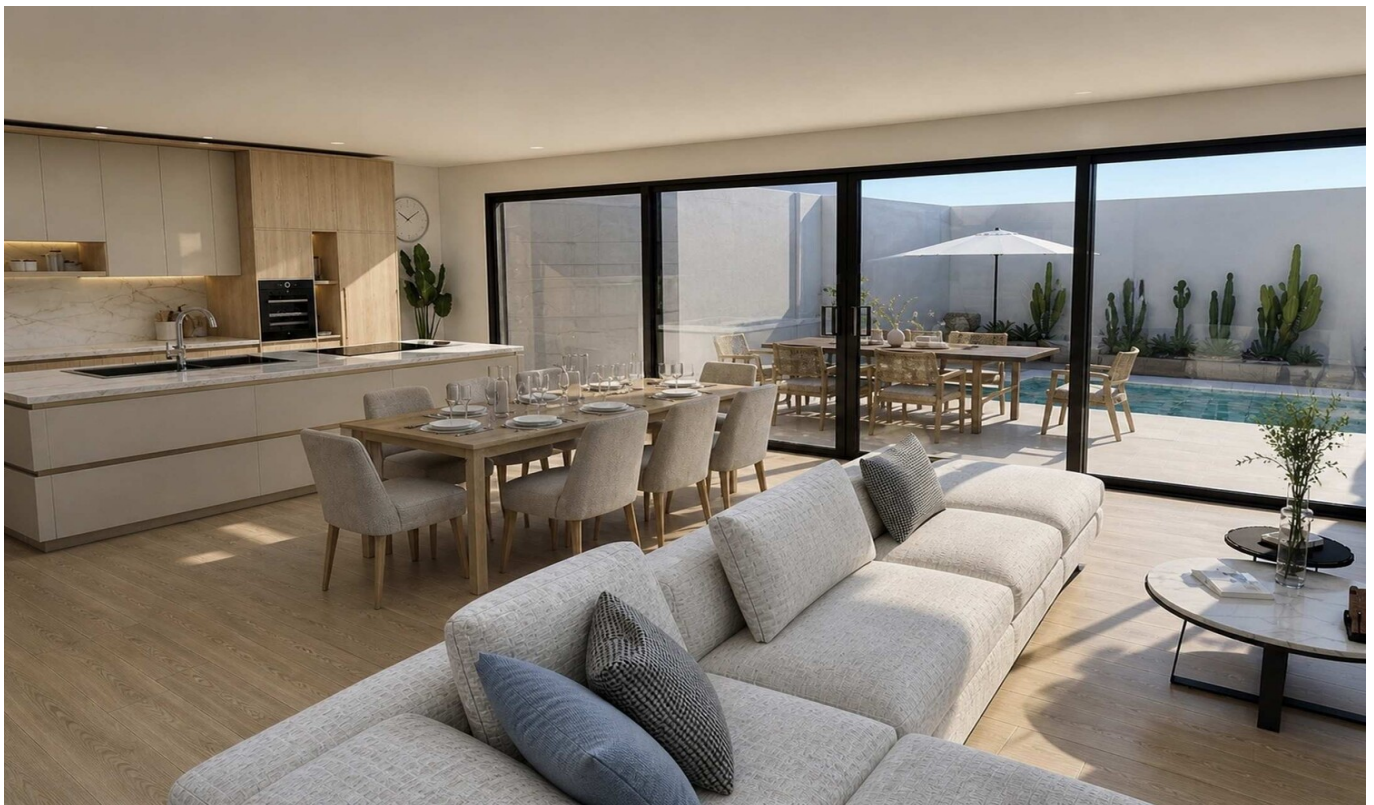


Marratxi / sa Cabaneta - Mitte

Modern terraced house with pool and garden in Sa Cabaneta, Marratxí

Property ID: ES263745956



PURCHASE PRICE: 1.100.000 EUR • LIVING SPACE: ca. 80 m² • ROOMS: 4 • LAND AREA: 200 m²

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

- At a glance
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Property ID: ES263745956 - 07141 Marratxi / sa Cabaneta - Mitte

At a glance

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

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

Energy Data

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

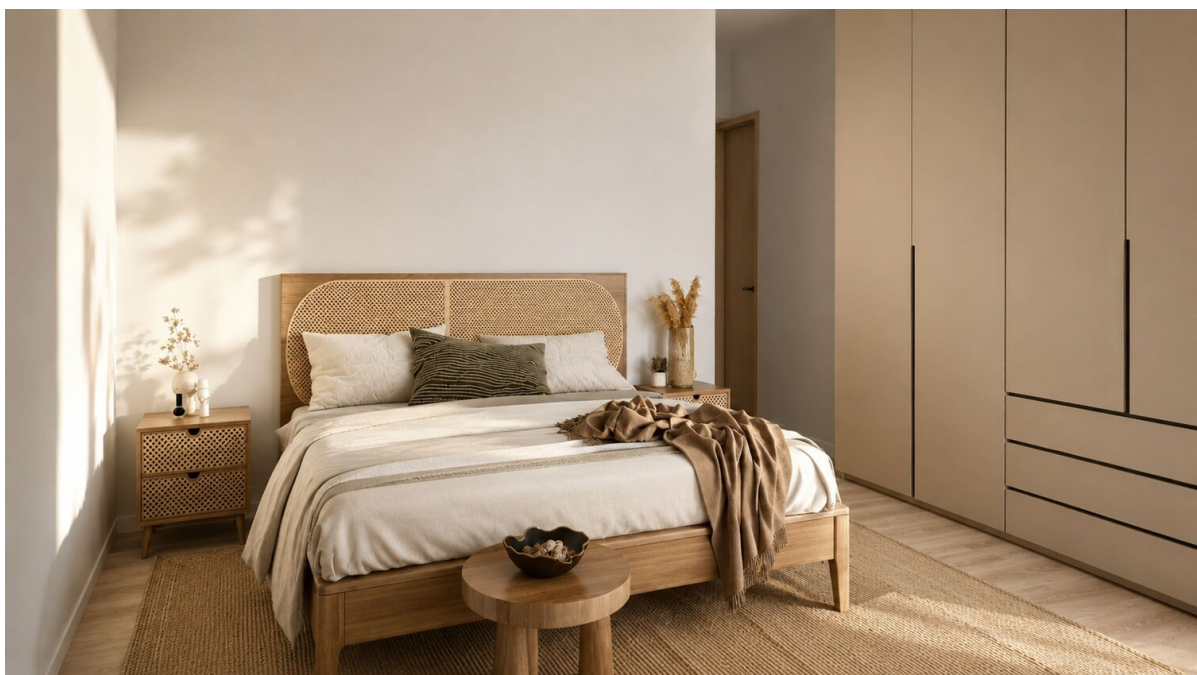
Property ID: ES263745956 - 07141 Marratxi / sa Cabaneta - Mitte

The property



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The property



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The property



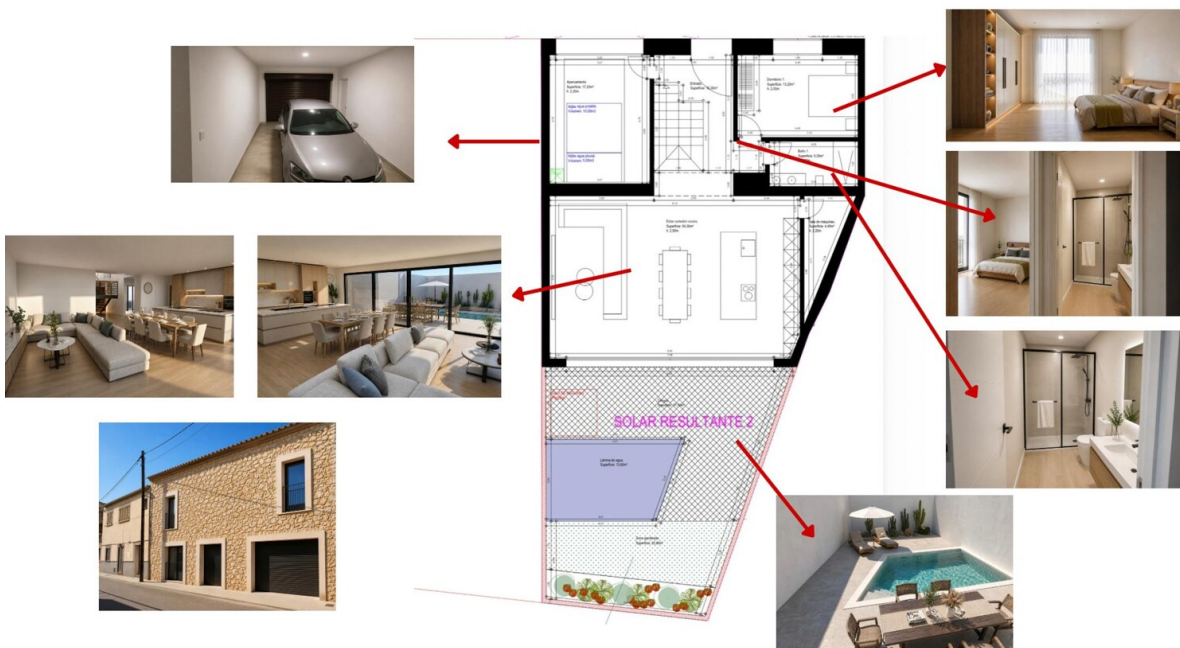
Property ID: ES263745956 - 07141 Marratxi / sa Cabaneta - Mitte

The property



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

The property



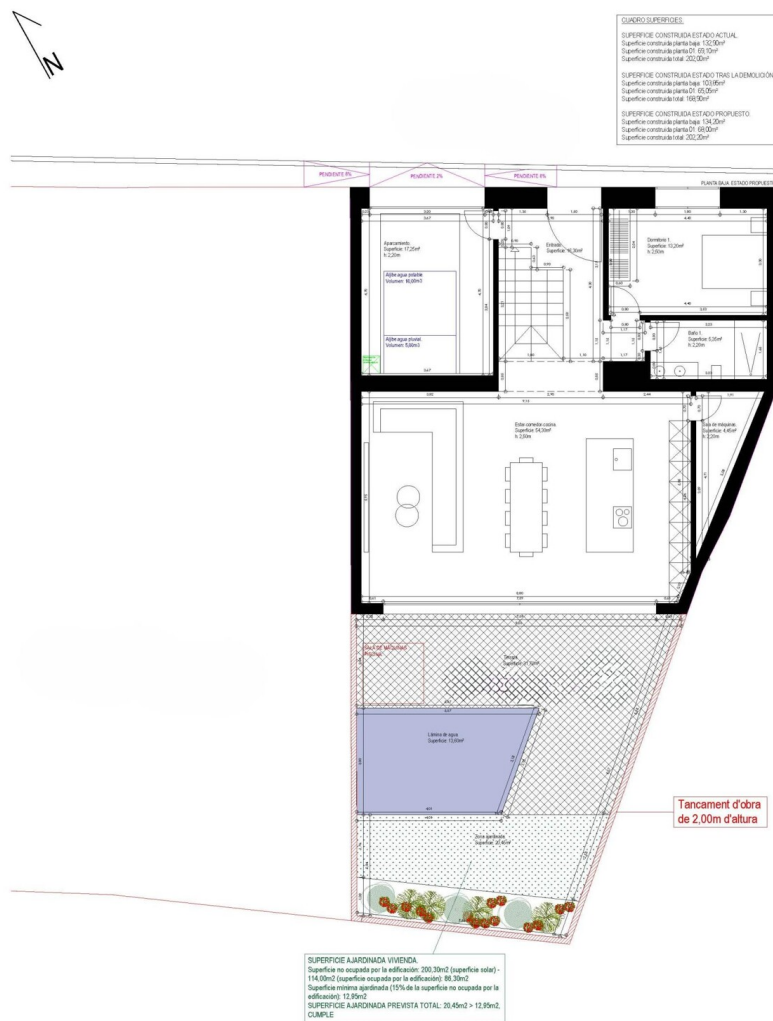
Property ID: ES263745956 - 07141 Marratxi / sa Cabaneta - Mitte

The property



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

Floor plans



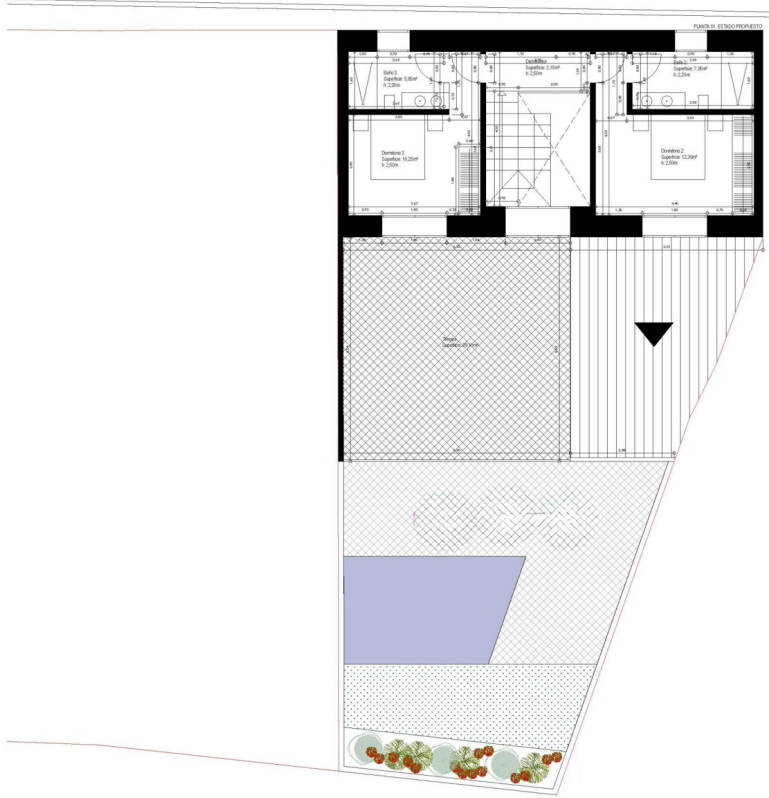


CUADRO SUPERFICIES

SUPERFICIE CONSTRUIDA ESTADO ACTUAL
 Superficie construida planta baja: 103,92m²
 Superficie construida planta 2^a: 89,29m²
 Superficie construida total: 193,21m²

SUPERFICIE CONSTRUIDA ESTADO TRASELA DEMOLICIÓN
 Superficie construida planta baja: 103,92m²
 Superficie construida planta 2^a: 60,00m²
 Superficie construida total: 163,92m²

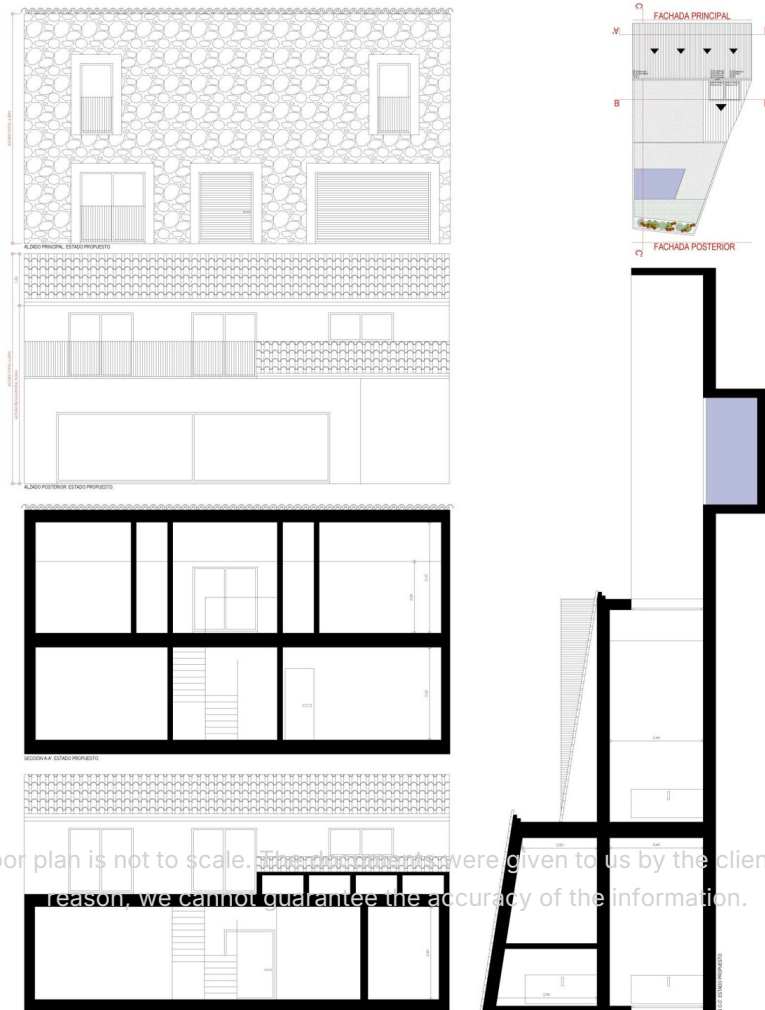
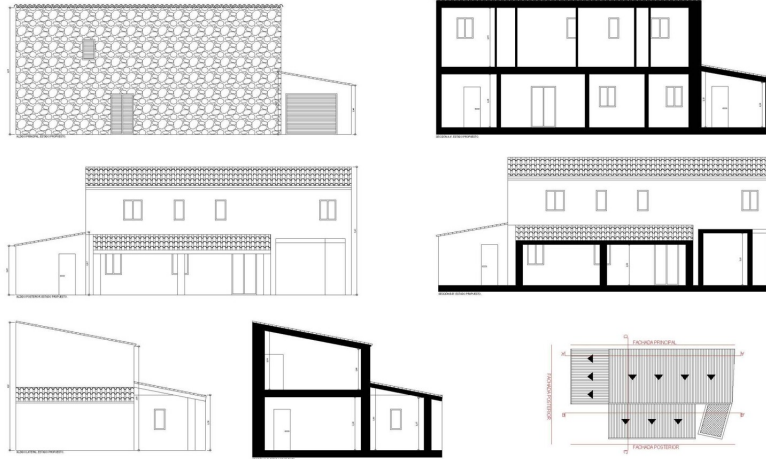
SUPERFICIE CONSTRUIDA ESTADO PROYECTO
 Superficie construida planta baja: 103,92m²
 Superficie construida planta 2^a: 89,29m²
 Superficie construida total: 193,21m²





CUADRO SUPERFICIES	
SUPERFICIE CONSTRUIDA ESTADO ACTUAL	Superficie construida planta baja: 132,00m ² Superficie construida planta 01: 00,00m ² Superficie construida total: 132,00m ²
SUPERFICIE CONSTRUIDA ESTADO TRAS LA DEMOLICIÓN	Superficie construida planta baja: 102,00m ² Superficie construida planta 01: 00,00m ² Superficie construida total: 102,00m ²
SUPERFICIE CONSTRUIDA ESTADO ADOPCIÓN	Superficie construida planta baja: 134,00m ² Superficie construida planta 01: 00,00m ² Superficie construida total: 134,00m ²





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 m² 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 m² pool and the approx. 31 m² 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 m², 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 m² plot offers an ideal environment for relaxed living in a quiet yet well-connected location.

Property ID: ES263745956 - 07141 Murratxi / 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

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All about the location

Sa Cabaneta belongs to the municipality of Marratxi 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 Marratxi, 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:

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