

Marratxí - Sa Cabaneta – Mitte

# Modern chalet with pool in Sa Cabaneta, Marratxí

*Property ID: ES253745254*



**PURCHASE PRICE: 1.200.000 EUR • LIVING SPACE: ca. 265 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 478 m<sup>2</sup>**

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | ES253745254 |
| Living Space         | ca. 265 m²  |
| Rooms                | 5           |
| Bedrooms             | 4           |
| Bathrooms            | 3           |
| Year of construction | 1950        |

|                       |                                          |
|-----------------------|------------------------------------------|
| Purchase Price        | 1.200.000 EUR                            |
| Condition of property | Projected                                |
| Equipment             | Terrace, Swimming pool, Built-in kitchen |

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## The property



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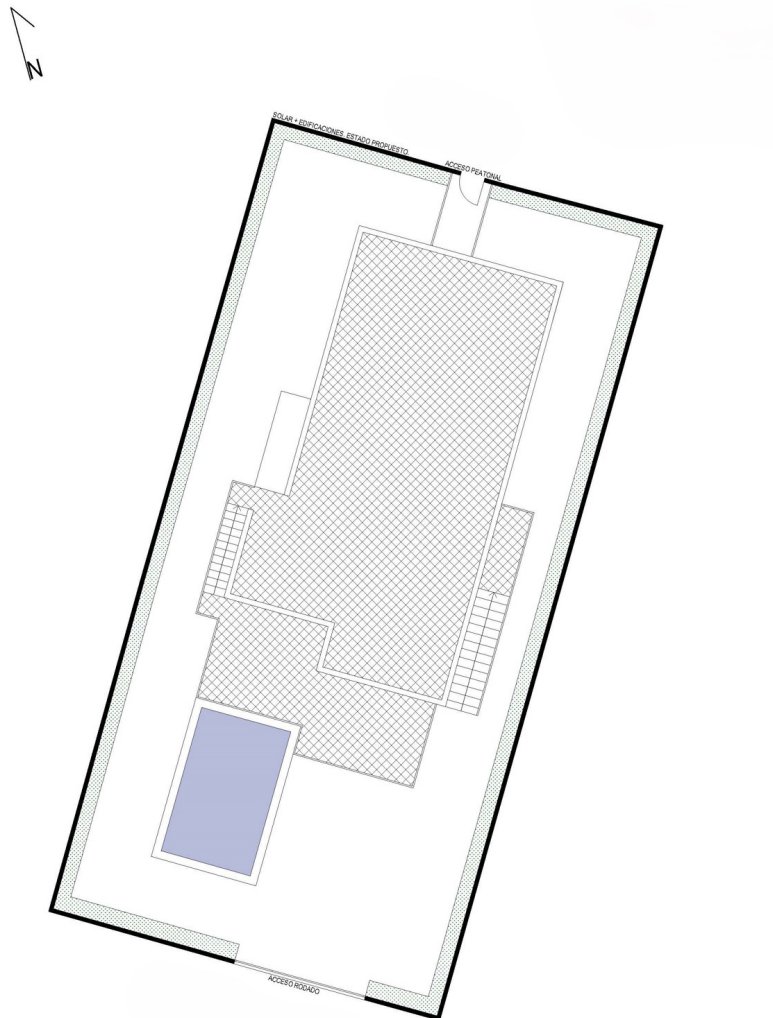


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## Floor plans







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 luxury living in a charming chalet in Marratxí - Sa Cabaneta, right in the heart of this sought-after region. This impressive house, originally built in 1950, is currently being modernized with a project. The property offers a living space of approx. 265 m<sup>2</sup> on a generous plot of approx. 478 m<sup>2</sup>, which is ideal for discerning buyers who value space and exclusivity.

This spacious chalet impresses with its well thought-out room layout with a total of four rooms. Three of them serve as stylish bedrooms, offering space for relaxation and recreation. All three bathrooms are modern in design and offer luxurious amenities. The interiors are fitted with high-quality ceramic tiled floors, which create an elegant atmosphere and are also easy to clean.

The proposed project involves the construction of a detached family home consisting of a basement, first floor and upper floor. It also has a rear terrace area where there is a swimming pool.

Upon entering we find an entrance area leading to a double bedroom with en-suite bathroom, a toilet and then to the living-dining-kitchen area and the stairs that lead to the second floor and the basement. From the living-dining-kitchen area we access the rear area where we find the terrace and the swimming pool. On the second floor we find a hallway that leads to two double bedrooms, each with its own bathroom and dressing room and the large terrace. In the basement there is a parking lot, an engine room and a separate lobby. The entire house is surrounded by a paved area and a garden.

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## Details of amenities

- Ceramic tiles from the CRISTACER brand
- Bathroom furniture from CAINOX
- Fitted wardrobes
- Fitted kitchen from STUDIO PARIS, Palma
- Air conditioning from VAILLANT
- Solar panels
- Underfloor heating

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## All about the location

Sa Cabaneta is a charming village in Mallorca, part of the municipality of Marratxí, near Palma, with around 8,000 inhabitants. Sa Cabaneta is home to one of Mallorca's oldest pottery traditions since the 17th century; the so-called Siurells are made here from white fired clay. Siurells are typical Mallorcan ceramic clay figures with an integrated pipe, which are only made and painted by women. They were once used by farmers and shepherds as an instrument to keep their flocks together. In some Mallorcan folk dances, the siruell flute is still part of the music today. The church of Sant Marçal, which stands on a picturesque square in the heart of the village, is particularly worth a visit. From here you can enjoy a wonderful view of the surrounding area. Sa Cabaneta is also an ideal starting point for excursions into nature, especially to the nearby Tramuntana mountains, a UNESCO World Heritage Site. The quiet streets and well-kept architecture give the village a unique character, which is emphasized by its proximity to the capital Palma and the international airport.

Sa Cabaneta is around 15 km from Palma and is ideal for commuters who want to be close to city life but prefer the tranquillity of the countryside. The airport is also only about 18 km away, which makes the location attractive for travelers. Sa Cabaneta combines rural idyll with urban proximity in a wonderful way and offers an authentic Mallorcan lifestyle.

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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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