Sa Cabaneta – Mitte

Detached house with panoramic views, pool and spacious plot in Sa Cabaneta

Property ID: ES263745946



PURCHASE PRICE: 1.490.000 EUR • LIVING SPACE: ca. 290 m^2 • ROOMS: 6 • LAND AREA: 1678 m^2

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At a glance

Property ID	ES263745946
Living Space	ca. 290 m²
Rooms	6
Bedrooms	5
Bathrooms	3
Year of construction	1991
Type of parking	1 x Garage

Purchase Price	1.490.000 EUR
Condition of property	Well-maintained
Equipment	Terrace, Guest WC, Swimming pool, Fireplace, Built-in kitchen

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Energy Data

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

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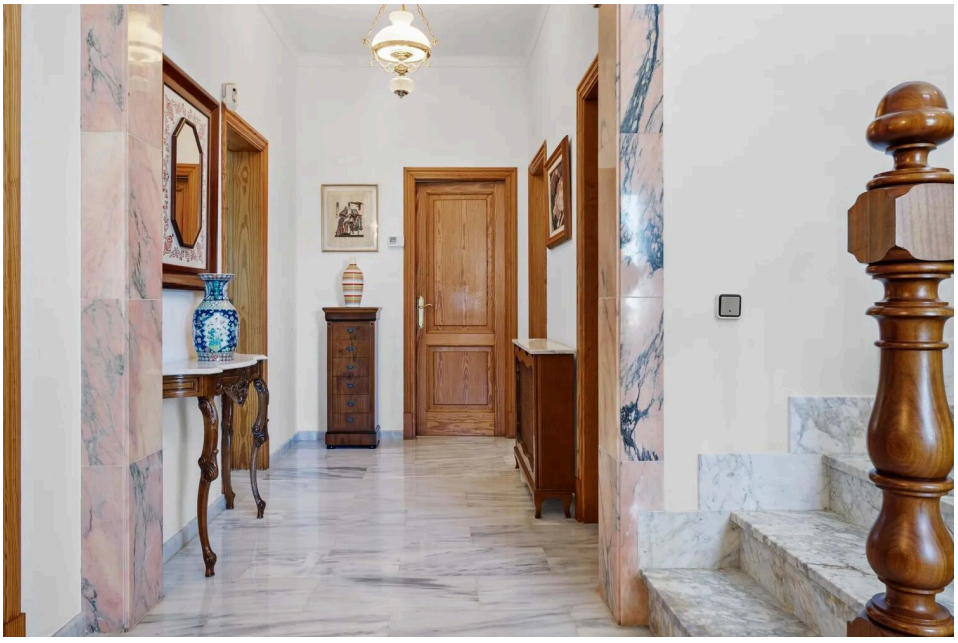




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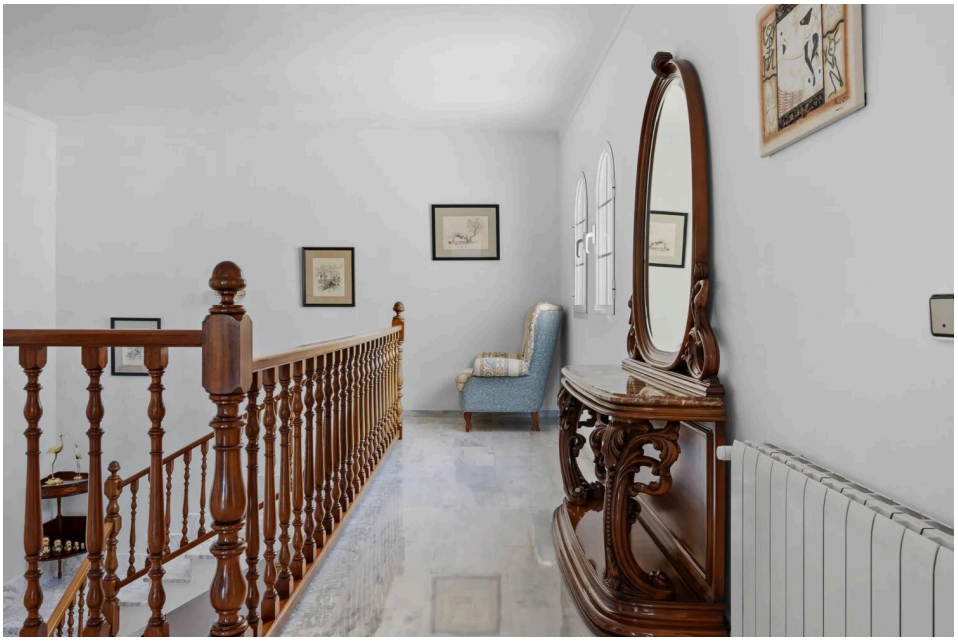




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A first impression

In a privileged and quiet location in Sa Cabaneta, one of the most sought-after residential areas of Marratxí, this exceptional townhouse is situated on a spacious plot of approx. 1,678 m². The property combines spaciousness, privacy and Mediterranean living comfort at the highest level and offers a constructed area of approx. 454 m².

The house extends over two levels and impresses with its well thought-out room layout and light-flooded living areas:

On the first floor, you are greeted by a spacious living and dining room with a fireplace, which offers direct access to a covered veranda measuring around 70 m². From here, you have a view of the lovingly landscaped garden with private pool - the perfect place to spend relaxing hours outdoors. The separate, fully equipped kitchen with integrated dining area and adjoining pantry meets the highest standards of functionality and comfort.

Also on this level is the master bedroom with fitted wardrobes, air conditioning and an elegant en-suite bathroom. A private balcony completes this retreat. The first floor is rounded off by a guest WC and a utility area with direct access to the double garage.

On the upper floor, there are four spacious double bedrooms, three of which have fitted wardrobes and air conditioning. A further fully equipped bathroom completes this floor. Particularly noteworthy are the balconies, which are accessible from all rooms and offer impressive panoramic views over Palma, the sea and the bay of Palma.

The outdoor area has been designed with great attention to detail and offers numerous amenities: a private pool, several terraces, a covered porch, a barbecue area, a well-kept garden, play areas and additional storage space. A garage for two vehicles and additional outdoor parking spaces ensure a high level of comfort.

The location in a quiet cul-de-sac guarantees maximum privacy and minimal traffic - ideal for families or those seeking peace and quiet.

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Details of amenities

- fitted kitchen
- Tiled and marble floors
- Aluminum windows with Climalit glazing
- Wooden interior doors
- Air conditioning (hot/cold)
- Central heating (oil)
- Wood-burning fireplace
- Electric water heater
- terrace
- Balcony
- barbecue
- Irrigation system
- Swimming pool
- Basement
- Storage room
- Alarm system
- Double garage

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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 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.

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Contact partner

For further information, please contact your contact person:

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