Marratxi / sa Cabaneta – Mitte

Exceptional equestrian finca with privacy and modern living comfort in Sa Cabaneta

Property ID: ES263745954



PURCHASE PRICE: 3.350.000 EUR • LIVING SPACE: ca. 409 m^2 • ROOMS: 7 • LAND AREA: 20461 m^2

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At a glance

Property ID	ES263745954
Living Space	ca. 409 m²
Rooms	7
Bedrooms	6
Bathrooms	6
Year of construction	2007

Purchase Price	3.350.000 EUR
Equipment	Terrace, Swimming pool, Built-in kitchen

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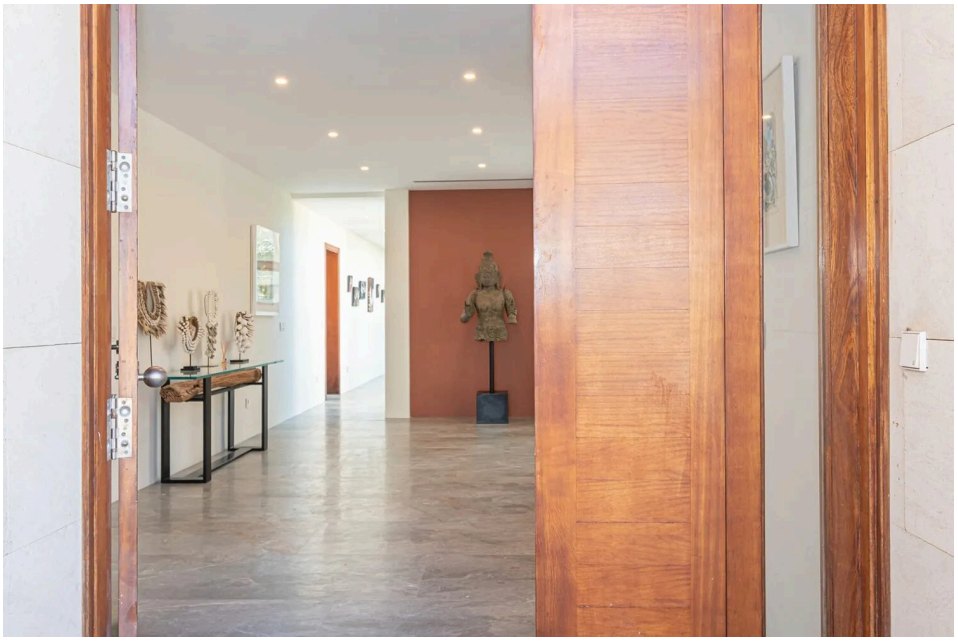
Energy Data

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.

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The property





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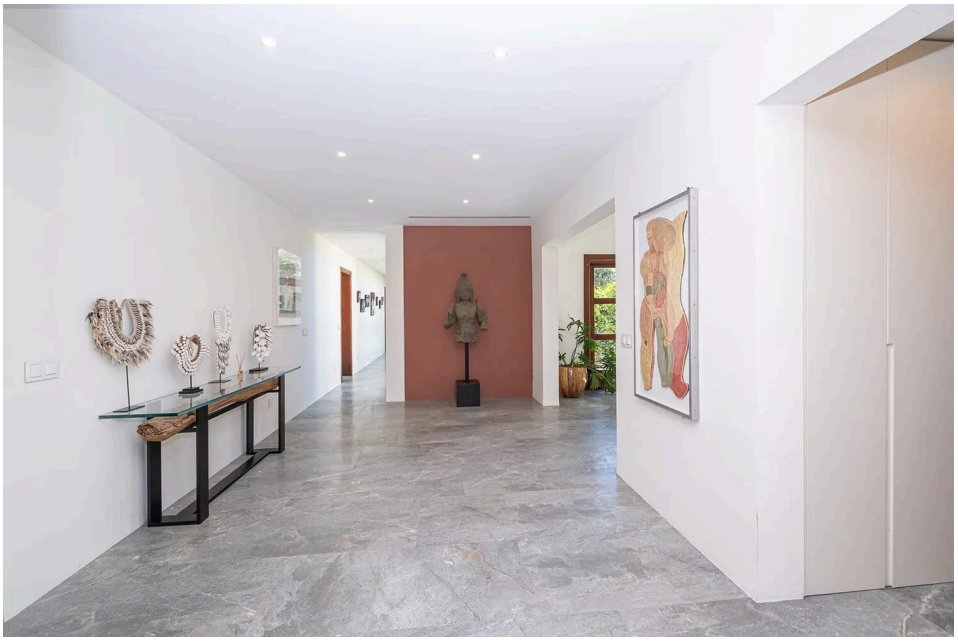




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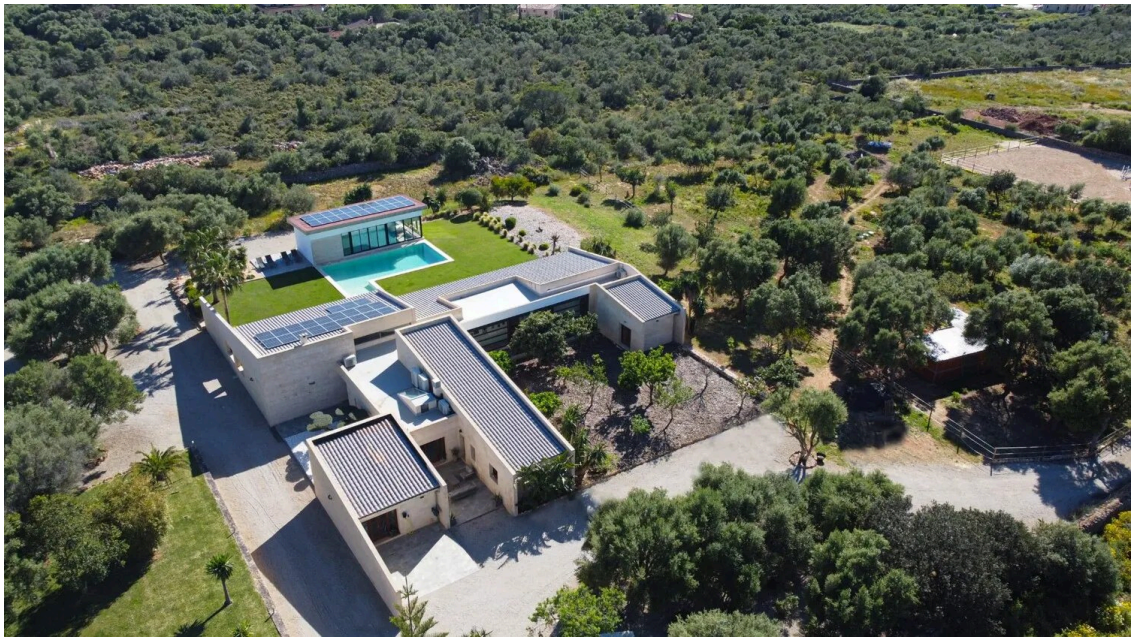




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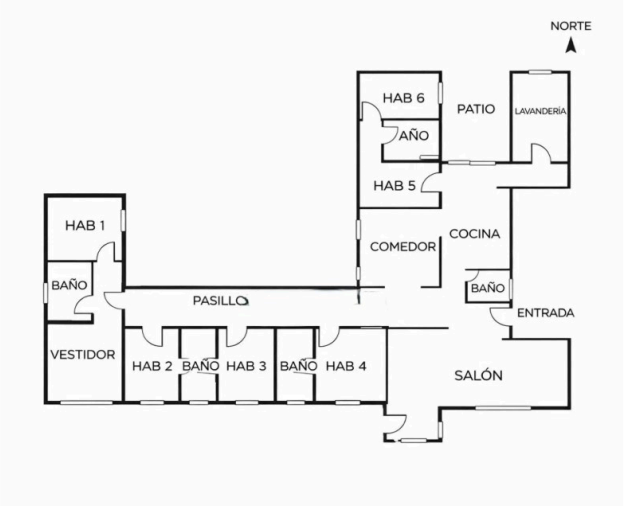
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The property



Property ID: ES263745954 - 07141 Marratxi / sa Cabaneta – Mitte

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

In the exclusive area of Sa Cabaneta in Marratxí, just 15 minutes from Palma, this exceptional detached house is a unique symbiosis of modern living comfort, privacy and extensive equestrian facilities in a privileged, natural setting.

Built in 2007 in solid construction, the property is situated on a spacious plot of approx. 20,461 m² and offers an impressive living space of around 409 m². The property was designed to the highest standards of design and quality and impresses with its upscale furnishings, clean lines and spacious, light-flooded rooms that create an open and stylish living ambience.

The main house has a total of seven rooms, including six bedrooms and six bathrooms, providing comfortable living for the whole family and guests. The open-plan fitted kitchen blends harmoniously into the modern floor plan and, together with the bright living areas, forms the heart of the house. High-quality tiled floors, air conditioning and tasteful finishes underline the elegant character of the property. A terrace invites you to enjoy the tranquillity of the surroundings and the sunny days on Mallorca to the full.

The versatile use of the property is particularly noteworthy: in addition to the main house, there is a separate guest house with approx. 60 m² and another separate unit with approx. 30 m² and its own entrance - ideal for guests, staff or individual usage concepts.

This finca offers exceptional opportunities for horse lovers. The riding facility has a license for five horses, stables, a riding arena with obstacles and three spacious paddock areas. The property therefore meets the highest standards for private or professional equestrian sport.

A swimming pool completes the attractive overall picture and, together with the open, spacious design of the property, ensures an exclusive feeling of living in the midst of nature. The combination of tranquillity, privacy and excellent connections to Palma and all infrastructural facilities makes this property a rare opportunity on the Mallorcan real estate market.

This special finca combines luxurious living, sustainability through solar panels and a first-class location in an ideal way. We would be happy to provide you with further photos, videos, floor plans or additional information on request and arrange a personal viewing appointment.

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Details of amenities

- Open fitted kitchen
- Tiled floor
- Air conditioned
- terrace
- Swimming pool
- Underfloor heating
- Air/water heat pump
- Solar system
- Guest house approx. 60 m²
- Separate building approx. 30 m²
- Riding facility with license for 5 horses
- Stables
- Riding arena

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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:

Florian Waetzoldt

Placa Hostals 11, 07320 Santa Maria del Camí
Tel.: +34 871 - 201 945
E-Mail: santamaria@von-poll.com

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