Marratxi / sa Cabaneta – Mitte

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

Property ID: ES263745956



PURCHASE PRICE: 1.050.000 EUR • LIVING SPACE: ca. 80 m^2 • ROOMS: 4 • LAND AREA: 200 m^2

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At a glance

Property ID	ES263745956
Living Space	ca. 80 m²
Rooms	4
Bedrooms	3
Bathrooms	3
Year of construction	1920
Type of parking	1 x Garage

Purchase Price	1.050.000 EUR
House	Terrace house
Condition of property	Completely renovated
Equipment	Terrace, Swimming pool, Built-in kitchen

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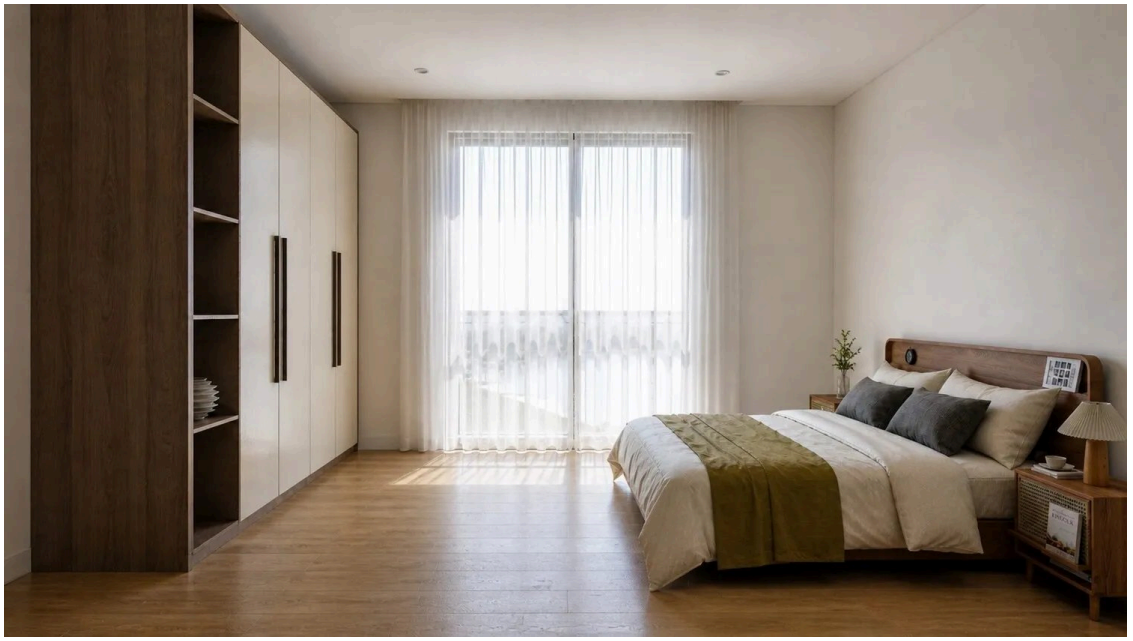
Energy Data

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

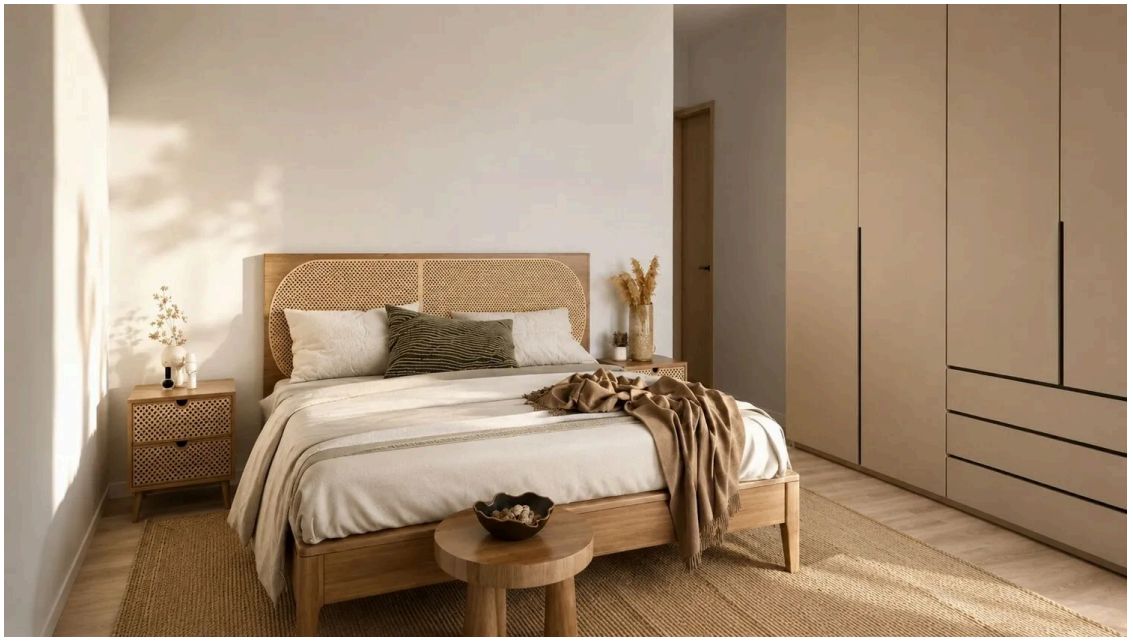




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The property

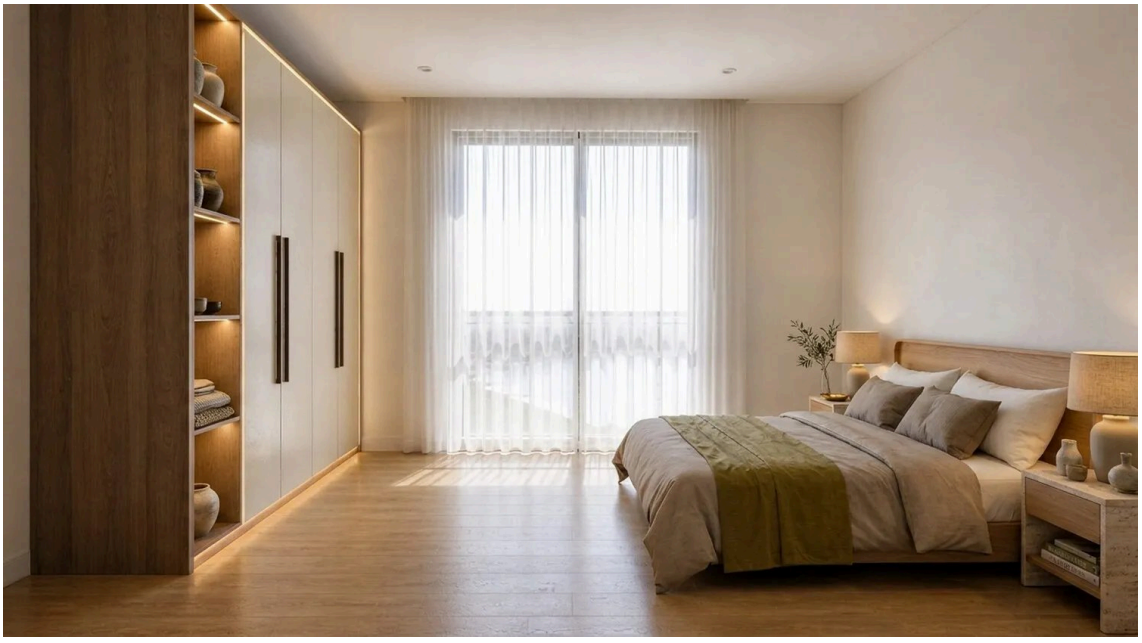




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The property





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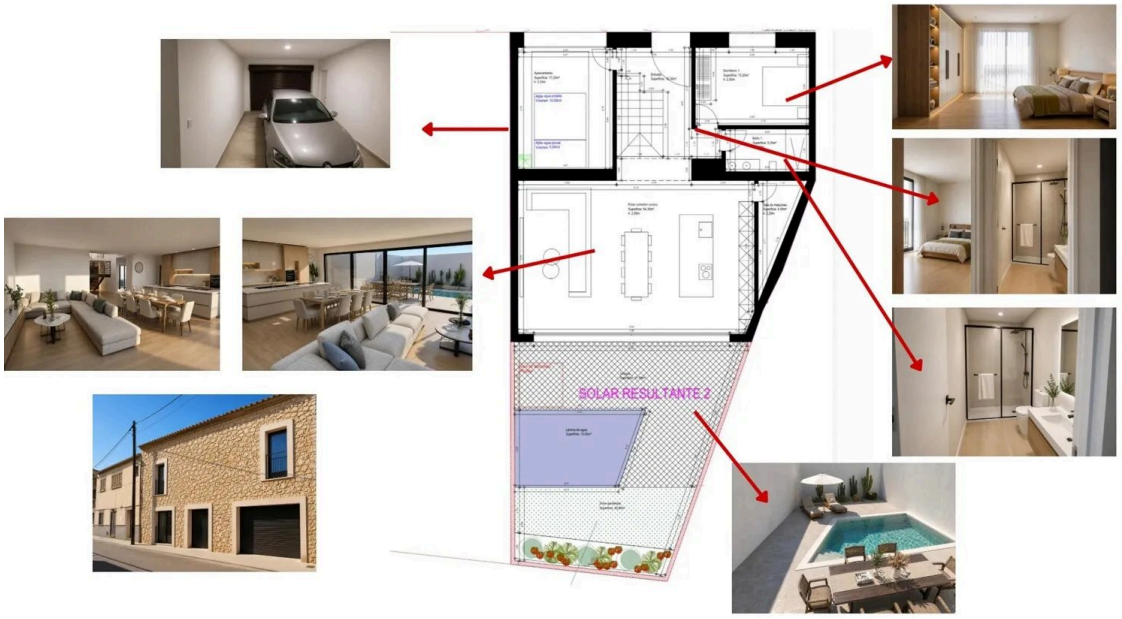




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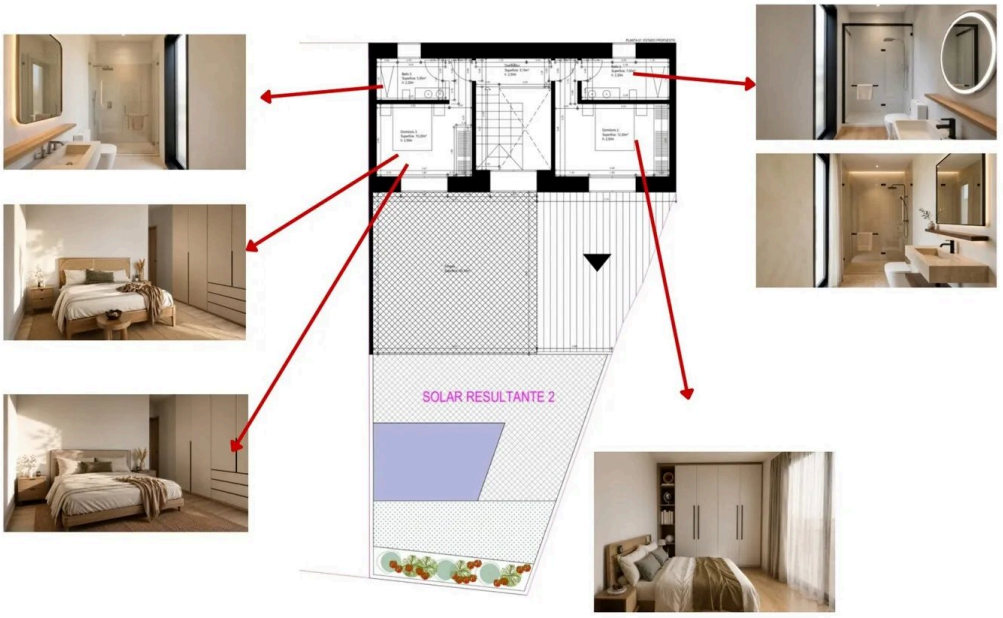
The property





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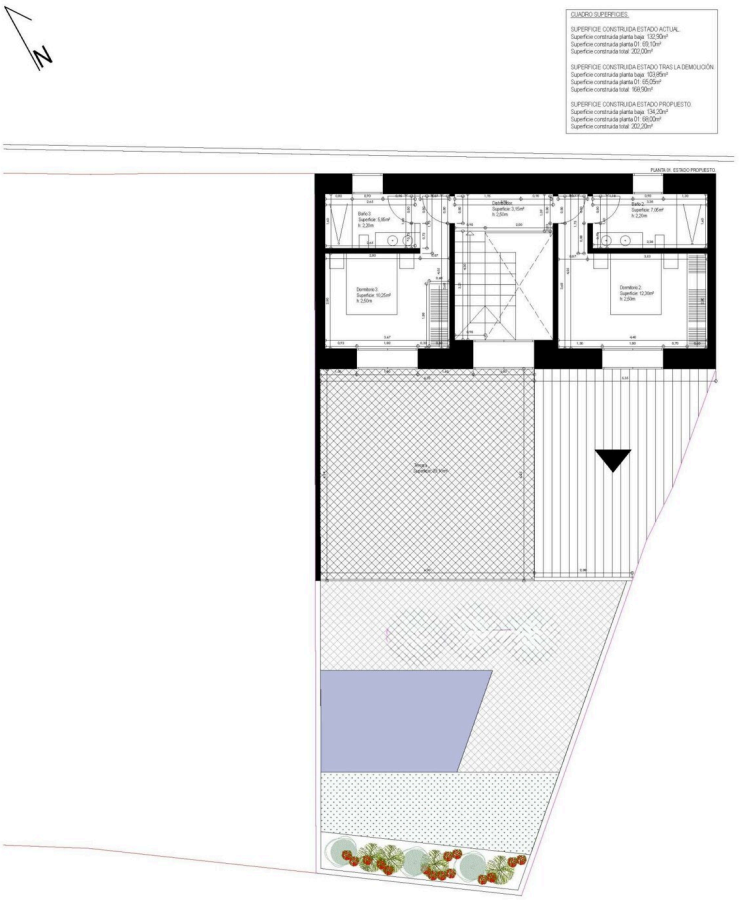
The property

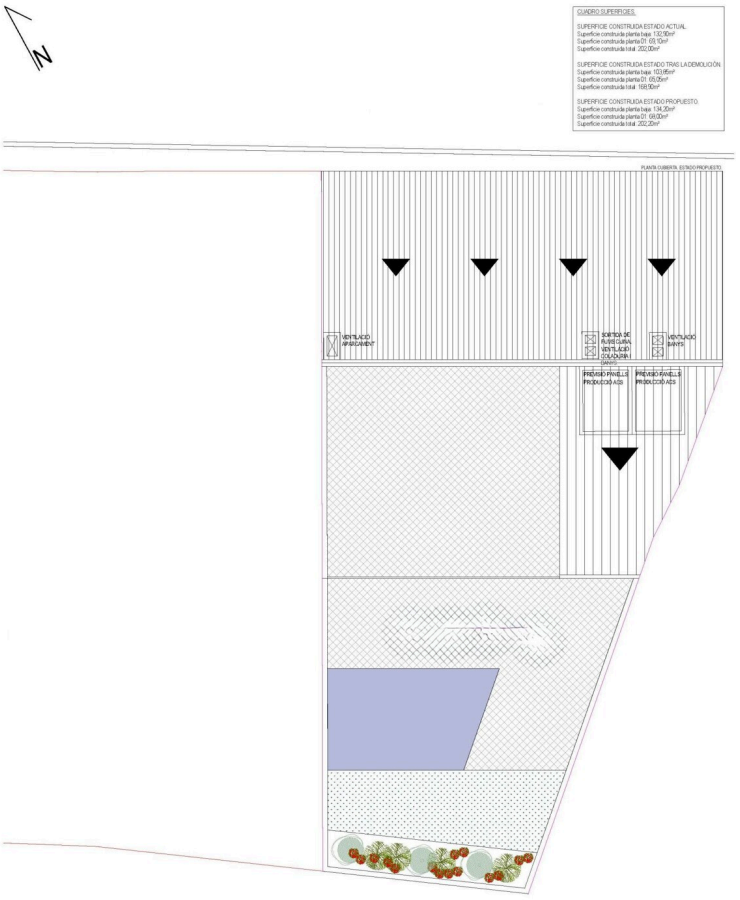


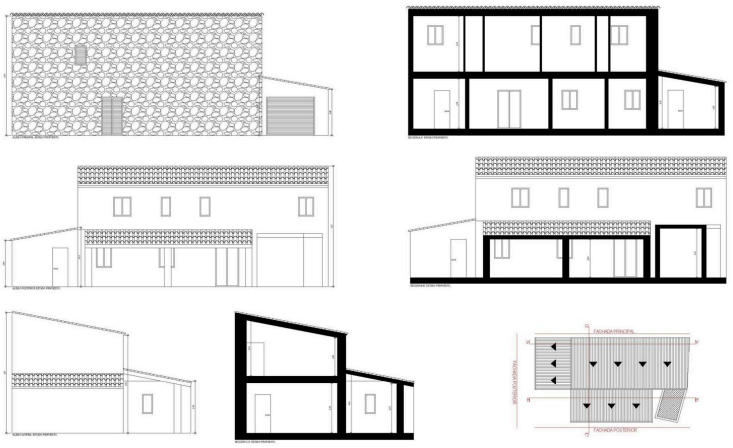
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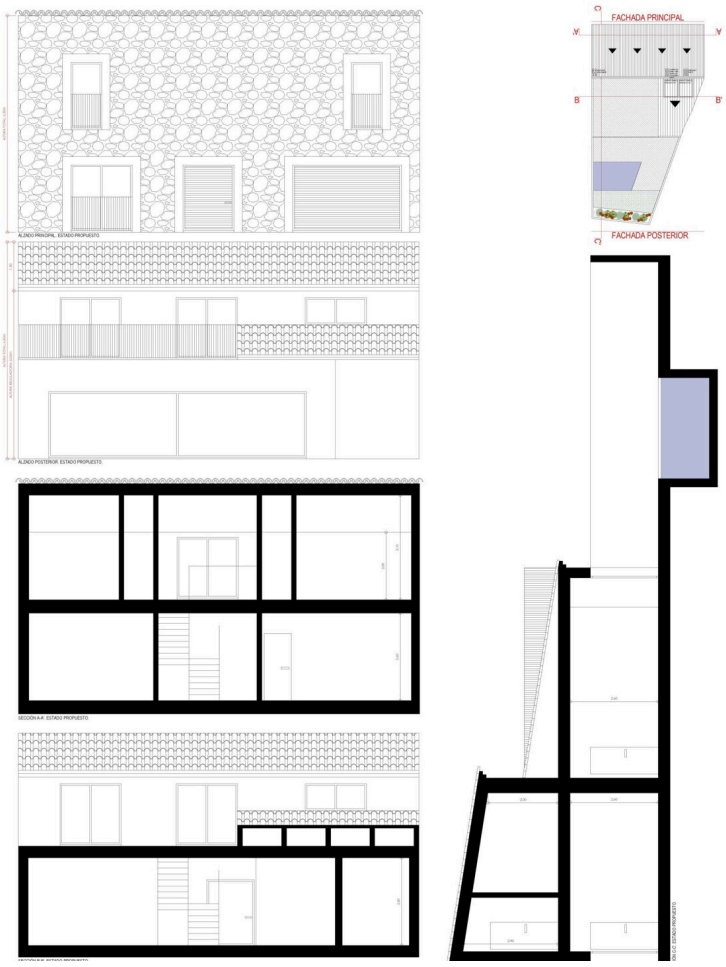
Floor plans




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CUADRO SUPERFICIES
SUPERFICIE CONSTRUIDA ESTADO ACTUAL
Superficie construida planta baja: 132,50m²
Superficie construida planta 01: 69,12m²
Superficie construida total: 202,00m²
SUPERFICIE CONSTRUIDA ESTADO TRAS LA DEMOLICIÓN
Superficie construida planta baja: 133,95m²
Superficie construida planta 01: 65,05m²
Superficie construida total: 198,90m²
SUPERFICIE CONSTRUIDA ESTADO PROPUESTO
Superficie construida planta baja: 134,33m²
Superficie construida planta 01: 66,00m²
Superficie construida total: 202,20m²
PLANTA 01 ESTADO PROPUESTO


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CUADRO SUPERFICIES
SUPERFICIE CONSTRUIDA ESTADO ACTUAL
Superficie construida planta baja 132,10m²
Superficie construida planta 01 69,10m²
Superficie construida total 202,00m²
SUPERFICIE CONSTRUIDA ESTADO TRAS LA DEMOLICIÓN
Superficie construida planta baja 103,65m²
Superficie construida planta 01 65,35m²
Superficie construida total 169,00m²
SUPERFICIE CONSTRUIDA ESTADO PROPUESTO
Superficie construida planta baja 134,20m²
Superficie construida planta 01 68,00m²
Superficie construida total 202,20m²
PLANTA CUBIERTA. ESTADO PROPUESTO
VENTILACIÓ APARCAMENT
SORTIDA DE FUMS EXTRACCIÓ VENTILACIÓ CALDERINA I GAS
VENTILACIÓ BANYS
PREVISIÓ PANELLS PRODUCCIÓ ACS
PREVISIÓ PANELLS PRODUCCIÓ ACS





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

This charming, renovated townhouse in Marratxi / sa Cabaneta combines historic character with modern living comfort and is an attractive investment property featuring high-end finishes. Built in 1920 with solid construction, the house spans two floors and offers a well-thought-out, light-filled floor plan across approximately 202 m² of living space.

Upon entering the house, the garage is on the left, while a bedroom with an en suite bathroom is located on the right. Further along, the modern built-in kitchen opens onto an open-concept living area, which receives plenty of natural light through large windows and creates a pleasant transition to the outdoor space. From here, you can enjoy views of the approximately 13 m² pool, as well as the approximately 31 m² covered terrace and the garden. The south-facing orientation ensures plenty of sunshine and a welcoming living atmosphere.

On the upper floor, there are two additional bedrooms, each with an en suite bathroom. One of the bedrooms also has direct access to a spacious terrace measuring approximately 39 m², which offers additional outdoor space.

Tiled floors, air conditioning, an open-concept kitchen, and high-quality finishes underscore the well-maintained and modern overall impression of this property. The approximately 220 m² lot, complete with a terrace, garden, and swimming pool, offers an ideal setting for relaxed living in a quiet yet well-connected location.

The property can also be purchased “as-is” for €760,000.

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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 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.

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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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