Sa Cabaneta, Marratxí – Mitte

Detached house with a beautiful view and a pool in Sa Cabaneta

Property ID: ES263746049



PURCHASE PRICE: 1.350.000 EUR • LIVING SPACE: ca. 219 m^2 • ROOMS: 4 • LAND AREA: 661 m^2

Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

At a glance

Property ID	ES263746049
Living Space	ca. 219 m²
Rooms	4
Bedrooms	3
Bathrooms	3
Year of construction	2008
Type of parking	1 x Garage

Purchase Price	1.350.000 EUR
Condition of property	Well-maintained
Equipment	Terrace, Guest WC, Swimming pool, Fireplace, Built-in kitchen

Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

Energy Data

Type of heating	Central heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	01.04.2027
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Energy efficiency class	D

Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

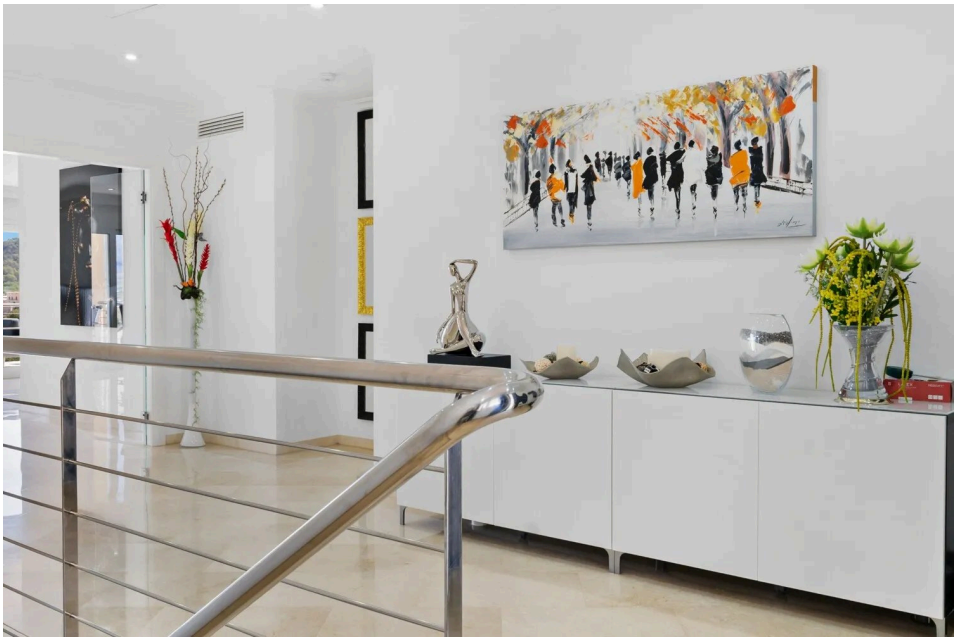
The property





Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

The property





Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

The property





Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

The property





Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

The property

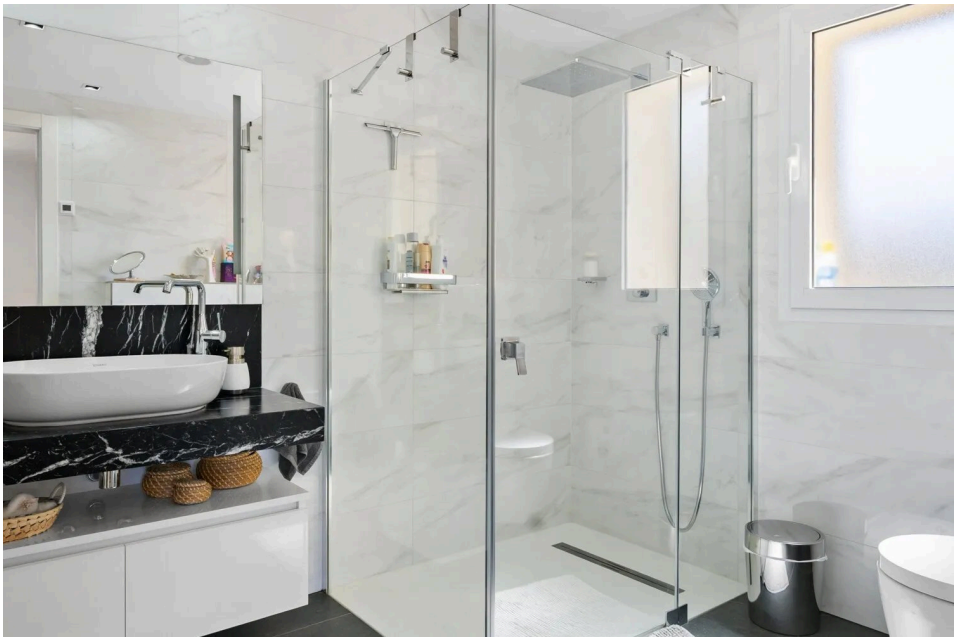




Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

The property





Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

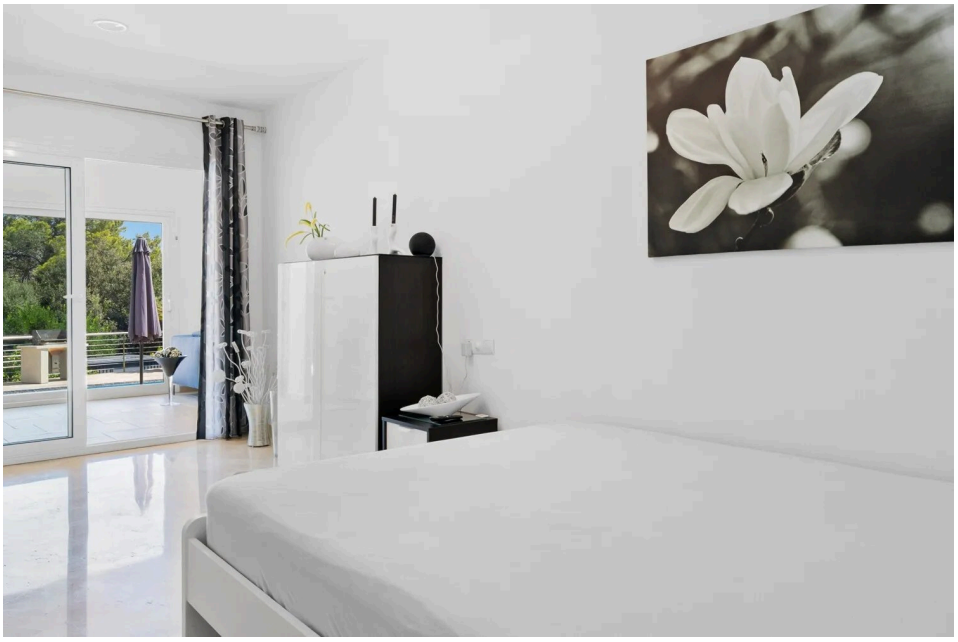
The property





Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

The property

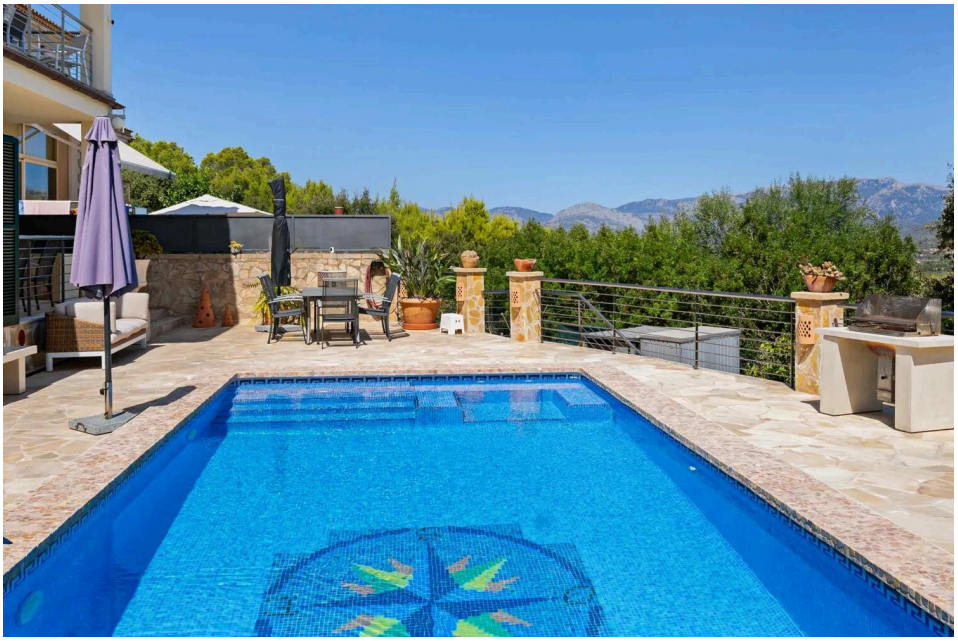




Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

The property





Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

The property





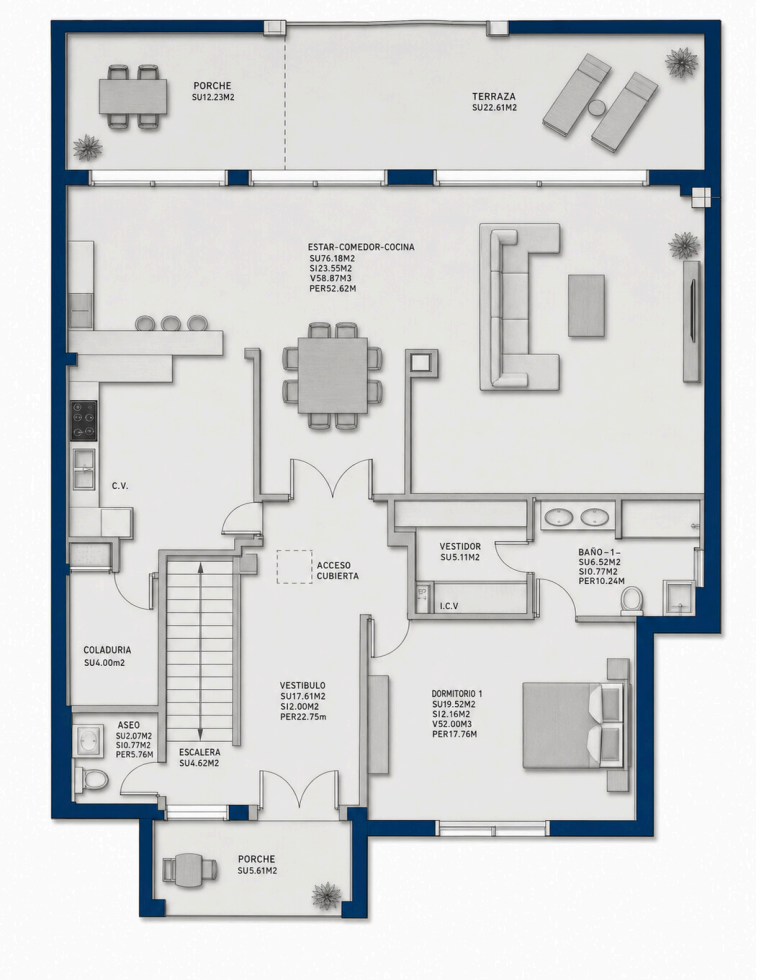
Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

The property



Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – 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.

Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

A first impression

Located in the sought-after residential area of Sa Cabaneta, Marratxí, this exceptional, detached property offers the perfect combination of the Mediterranean lifestyle, high-quality finishes, and modern living comfort. Set on a lot of approximately 661 m², this property—built in 2008—delights with unobstructed views of the Serra de Tramuntana, light-filled rooms, and a well-thought-out architectural design that offers a variety of usage options.

The living area of approximately 330 m² is distributed across two levels and a spacious basement, featuring a harmonious floor plan with a total of three bedrooms, three bathrooms, a guest restroom, and a versatile room that is ideal as a playroom, home office, or, if needed, an additional bedroom. Two separate entrances also make it convenient to use as a multigenerational home or provide the ideal conditions for a private guest area.

As soon as you enter the house, you're greeted by a spacious entryway that flows into the open-concept living and dining area. The modern, open-concept kitchen blends harmoniously into the elegant living space and, together with the floor-to-ceiling windows, forms the heart of the home. The generous windows let in plenty of natural light and offer an impressive view of the surrounding landscape and the Tramuntana Mountains. From here, you can step out onto the spacious terrace with stylish seating areas and a hot tub—the perfect place to enjoy the tranquility and spectacular views in a private setting. This level also features a bedroom with an en suite bathroom and walk-in closet, a guest restroom, and a convenient storage room.

The ground floor also features a separate entrance and offers a spacious living area—ideal as a hobby room or for other custom uses—as well as two bedrooms and a bathroom. From here, there is direct access to the terrace and the lovingly landscaped garden with the swimming pool. The secluded outdoor area creates a relaxed, comfortable atmosphere and offers numerous secluded spots for sunbathing, relaxing, and enjoying the surroundings.

The amenities leave nothing to be desired. Elegant marble and tile floors lend the living spaces a timeless elegance, while double-glazed windows, integrated heating and cooling in all rooms, and a built-in sound system ensure the highest level of comfort. A solar power system further contributes to energy efficiency. Multiple terraces, the hot tub, the private pool, as well as a garage and additional parking spaces for a total of three to four vehicles underscore the exclusive character of this property.

This property combines spaciousness, quality, and flexibility with one of Marratxí's most sought-after residential locations. A stylish home for discerning buyers who value

privacy, high-quality finishes, and an unobstructed panoramic view of the Serra de Tramuntana.

Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

Details of amenities

- Guest bathroom
- Built-in kitchen
- Marble and tile floors
- Air conditioning
- Terrace
- Swimming pool
- Three parking spaces
- Basement

Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

All about the location

Sa Cabaneta is part of the municipality of Marratxí and combines rural charm with close proximity to the capital. The town, with a population of about 8,000, is located just 13 kilometers from Palma, and the airport is about 11 kilometers away, making it particularly attractive to commuters and international residents. Historically, settlement in the area dates back to prehistoric times, but Sa Cabaneta developed as an independent village in the 18th century. For a long time, the residents made their living from agriculture and crafts, and later also from the shoe industry. The village became famous for its traditional pottery production—particularly the “siurells”—as well as for the production of the well-known Ron Amazona, both of which remain an integral part of the local identity to this day.

Today, Sa Cabaneta is a modern residential community that has preserved its traditional structures and village atmosphere. There is a wide range of sports and recreational activities: in addition to modern facilities for basketball, volleyball, and gymnastics, there are also swimming pools and tennis courts; golf enthusiasts can enjoy the high-quality Golf Park Puntiró, 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—remains easily accessible at all times.

Families with an international background will find an attractive educational environment. The Academy International School in Marratxí is a renowned institution offering bilingual instruction, complemented by other international and German-language schools in the greater Palma area. Public schools also have strong ties to international curricula.

Community life is shaped by markets, traditional festivals such as the Sant Marçal patron saint’s day on June 30, and cultural events that bridge the past and the present. Sa Cabaneta thus offers the ideal balance between tranquility and accessibility, between Mallorcan tradition and international openness—a location that is particularly appealing to discerning prospective homebuyers.

Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

Other information

As a general rule, we recommend having the building code compliance status reviewed by a specialized attorney. All details are based solely on information provided by the owner or client. We make no warranty as to the completeness, accuracy, or timeliness of the information. The brokerage fee is payable by the seller. The taxes, notary fees, and land registry fees incurred in connection with the purchase are to be paid by the buyer.

Property ID: ES263746049 - 07141 Sa Cabaneta, Marratxí – Mitte

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com