Sa Cabaneta – Mitte

Luxurious Mediterranean villa with a pool in an unbeatable location near Palma, Sa Cabaneta

Property ID: ES263746066



PURCHASE PRICE: 2.750.000 EUR • LIVING SPACE: ca. 241 m^2 • ROOMS: 5 • LAND AREA: 806 m^2

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At a glance

Property ID	ES263746066
Living Space	ca. 241 m²
Rooms	5
Bedrooms	4
Bathrooms	4
Year of construction	2026
Type of parking	1 x Garage

Purchase Price	2.750.000 EUR
House	Villa
Condition of property	By arrangement
Equipment	Terrace, Guest WC, Swimming pool

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Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	26.01.2031
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Energy efficiency class	B
Year of construction according to energy certificate	2021

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The property





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The property





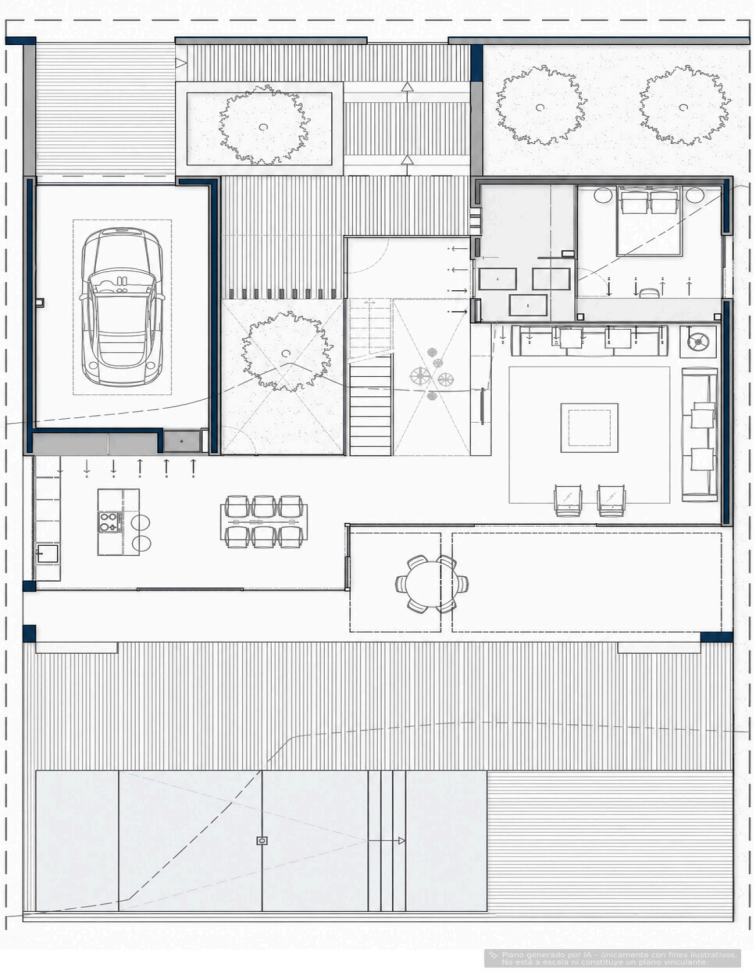
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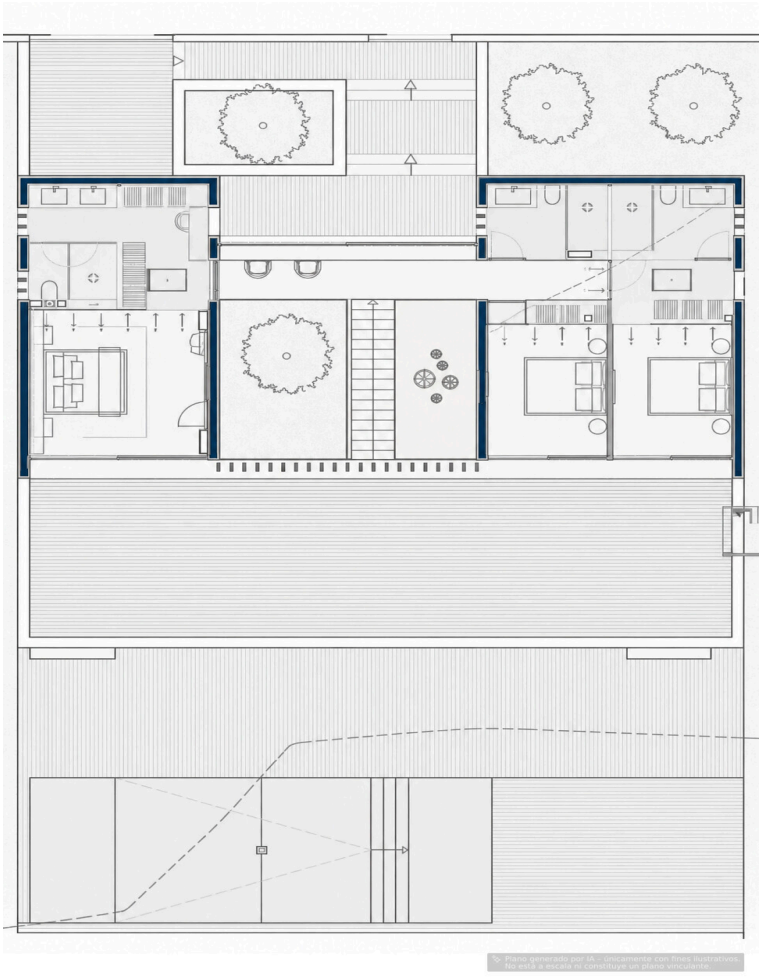
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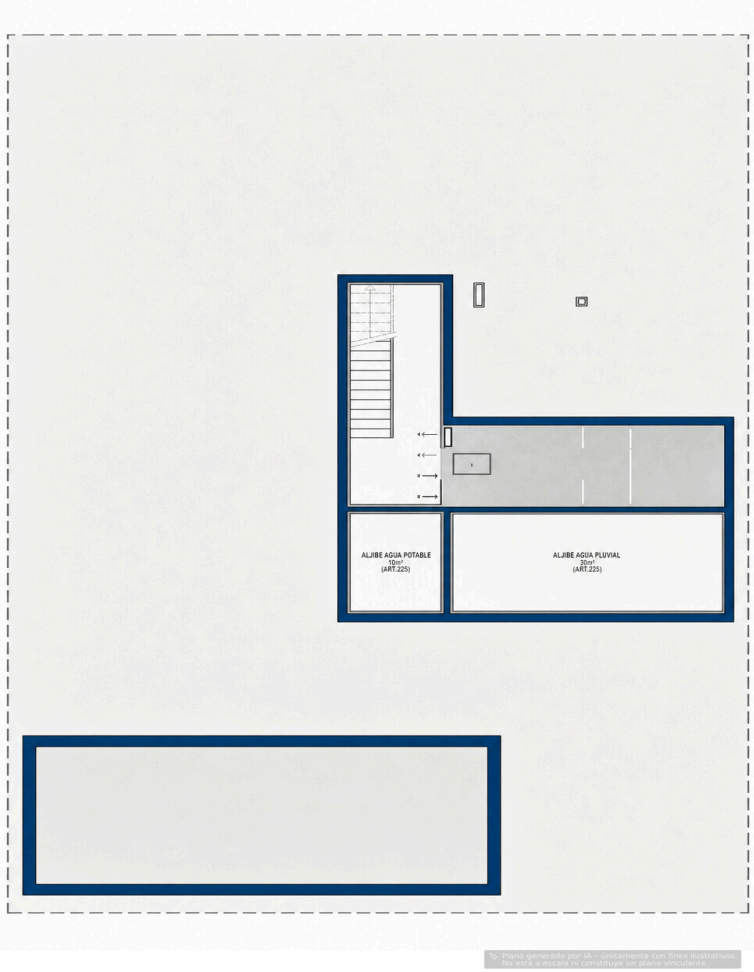


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Floor plans




Plano generado por IA - Únicamente con fines ilustrativos. No está a escala ni constituye un plano vinculante.



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 high-quality property offers you a luxurious ambience and top equipment on a living area of approx. 241 m². The plot comprises approx. 806 m² and thus offers you sufficient space and privacy.
The villa has a total of 4 bedrooms and 4 bathrooms, which offers you and your family enough space for relaxation and recreation. The generously designed rooms offer plenty of space for individual design options and leave nothing to be desired.
A highlight of this property is the private pool and the large terrace, which invites you to swim and sunbathe. Enjoy the Mediterranean flair here and leave your everyday life behind. Of course, the house has air conditioning and thanks to the underfloor heating, cosy warmth is ensured even in the colder months.
The location of this villa is simply unbeatable. It is in the immediate vicinity of Palma and the beaches, so you can enjoy the Mediterranean lifestyle right on your doorstep. The surrounding golf courses also offer an ideal opportunity to indulge your passion for this sport.
The villa's modern and high-quality architectural style promises timeless aesthetics and longevity.
Convince yourself of this unique property and arrange a viewing appointment today. Let yourself be enchanted by the charming charisma and the spacious rooms of this house. A home awaits you here that meets all your requirements and allows you to live comfortably and luxuriously.
This villa offers you everything that makes up Mediterranean life - from the quiet location to the private pool and the proximity to Palma and the fantastic beaches. Don't hesitate any longer and don't miss out on this unique opportunity. Secure your own piece of Mediterranean paradise and start a new chapter in your life.

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Details of amenities

- Terrace
- Air conditioning
- Fireplace
- Underfloor heating
- Pool

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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 for 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; later, the shoe industry also became a major source of income. 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 character 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 any time.
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 of tranquility and accessibility, of Mallorcan tradition and international openness—a location that is particularly appealing to discerning prospective homebuyers. Marratxí, in the northeast of Palma de Mallorca, combines traditional charm with a modern lifestyle. Known for its ceramics and pottery, Marratxí offers a wealth of cultural and natural attractions.
The Museu del Fang, a ceramics museum, impressively showcases the region's rich ceramic tradition. Another gem is the parish church of Sant Marçal, with its Baroque architecture.
For shopping enthusiasts, the Festival Park Outlet offers a wide range of brand-name stores, restaurants, and entertainment options, including a movie theater and a bowling alley.
The area around Marratxí is perfect for outdoor activities. Numerous hiking and biking trails wind through the picturesque landscape, offering spectacular views of the Serra de Tramuntana. The weekly market in Sa Cabaneta is known for its fresh local produce and handmade goods.
Marratxí's location near Palma—about 20 km away—and its excellent transportation

links make it an attractive place to live for commuters and those who want to enjoy the benefits of city life without sacrificing the tranquility of country living.
Marratxí offers a perfect balance of tradition and modernity, culture and nature—an ideal place for a harmonious and comfortable life.

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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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