Sa Cabaneta / Marratxi – Mitte

Property with a construction project in Sa Cabaneta, Marratxí

Property ID: ES263746227



PURCHASE PRICE: 420.000 EUR • LIVING SPACE: ca. 311.2 m^2 • ROOMS: 6 • LAND AREA: 259 m^2

Property ID: ES263746227 - 07141 Sa Cabaneta / Marratxi – 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: ES263746227 - 07141 Sa Cabaneta / Marratxi – Mitte

At a glance

Property ID	ES263746227
Living Space	ca. 311.2 m²
Rooms	6
Bedrooms	5
Bathrooms	5
Year of construction	1920
Type of parking	1 x Garage

Purchase Price	420.000 EUR
Objektart	Plot
Condition of property	Completely renovated
Equipment	Terrace, Swimming pool, Built-in kitchen

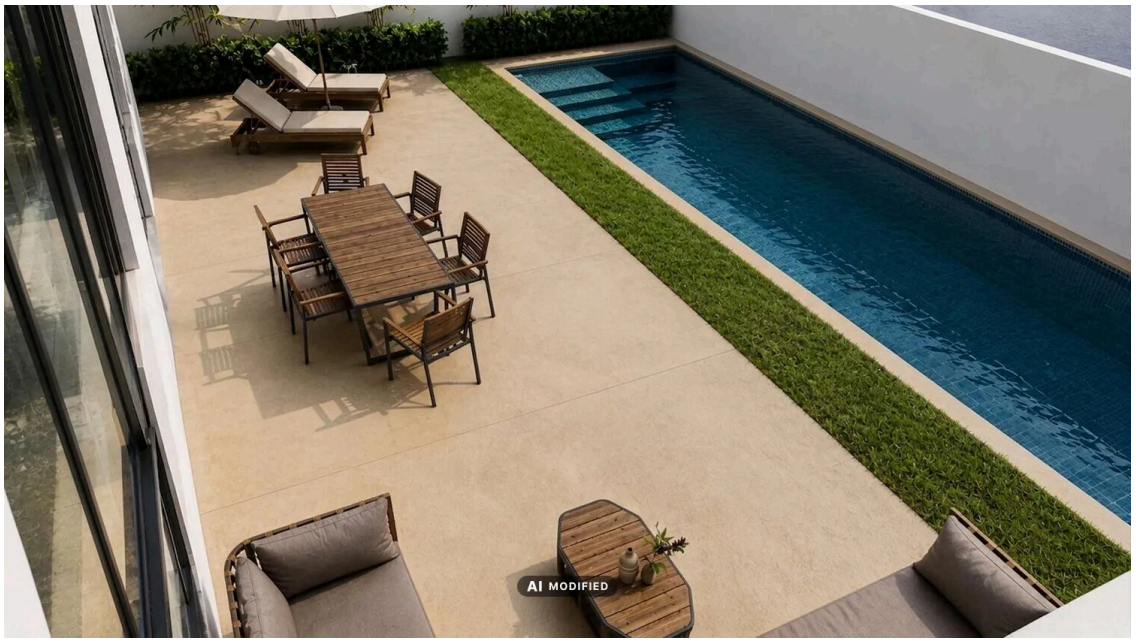
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Energy Data

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.

Property ID: ES263746227 - 07141 Sa Cabaneta / Marratxi – Mitte

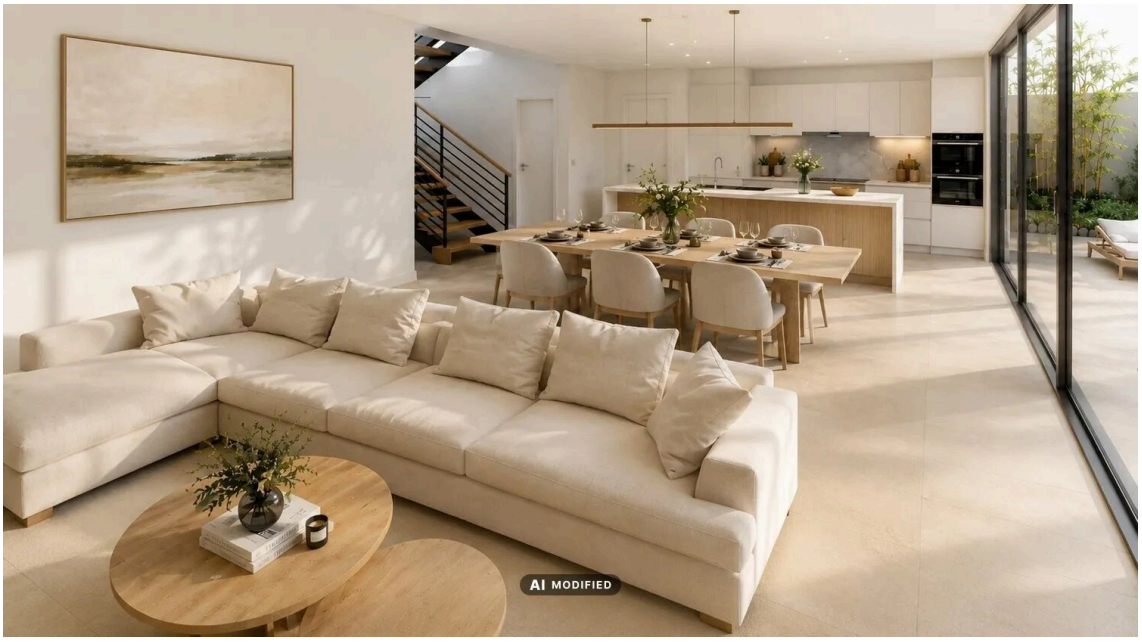
The property

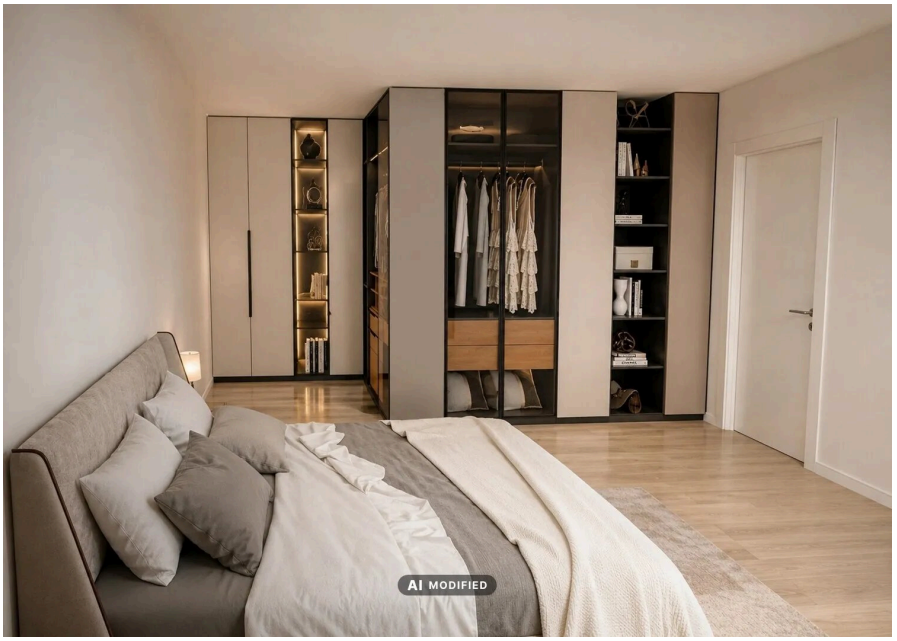




Property ID: ES263746227 - 07141 Sa Cabaneta / Marratxi – Mitte

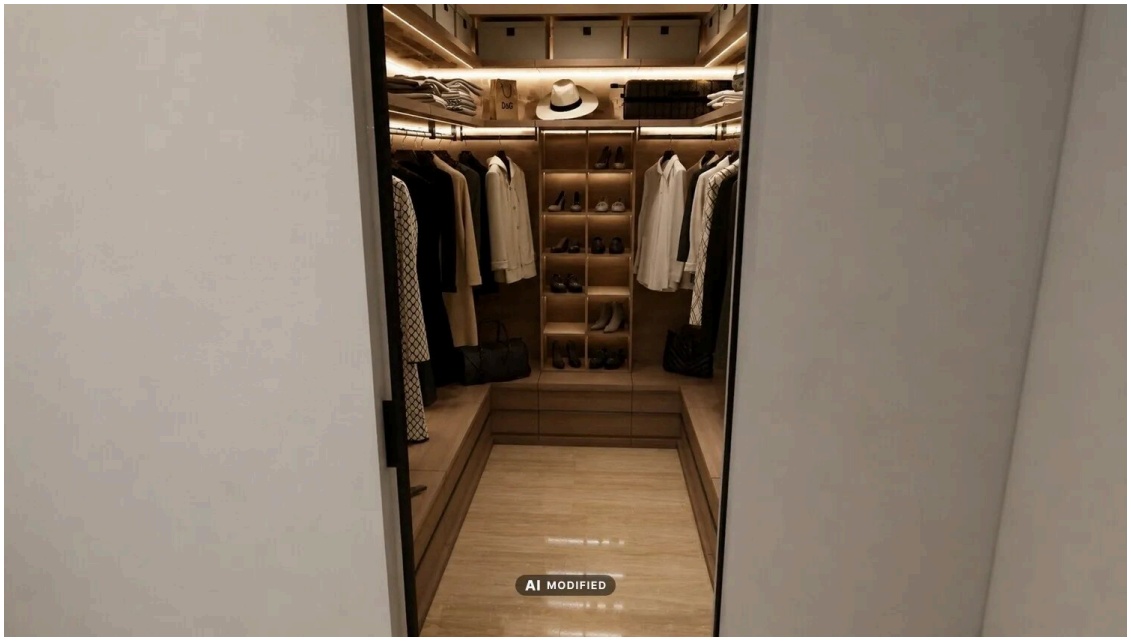
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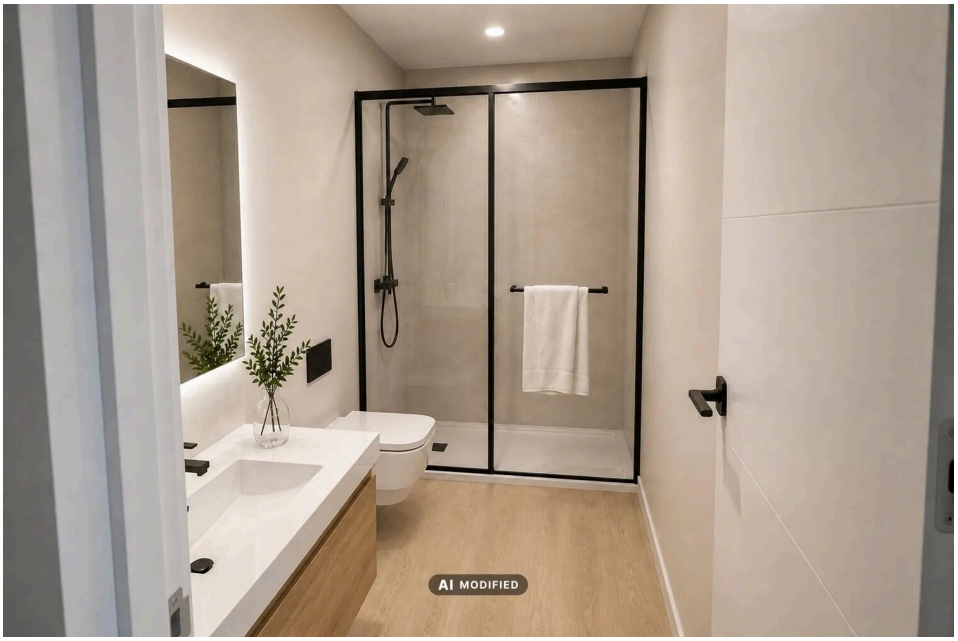




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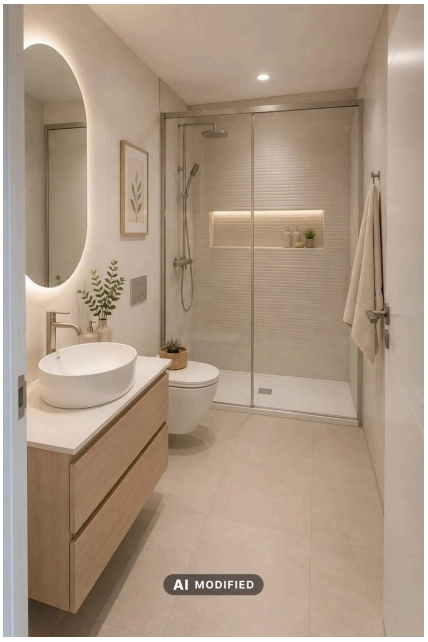
The property





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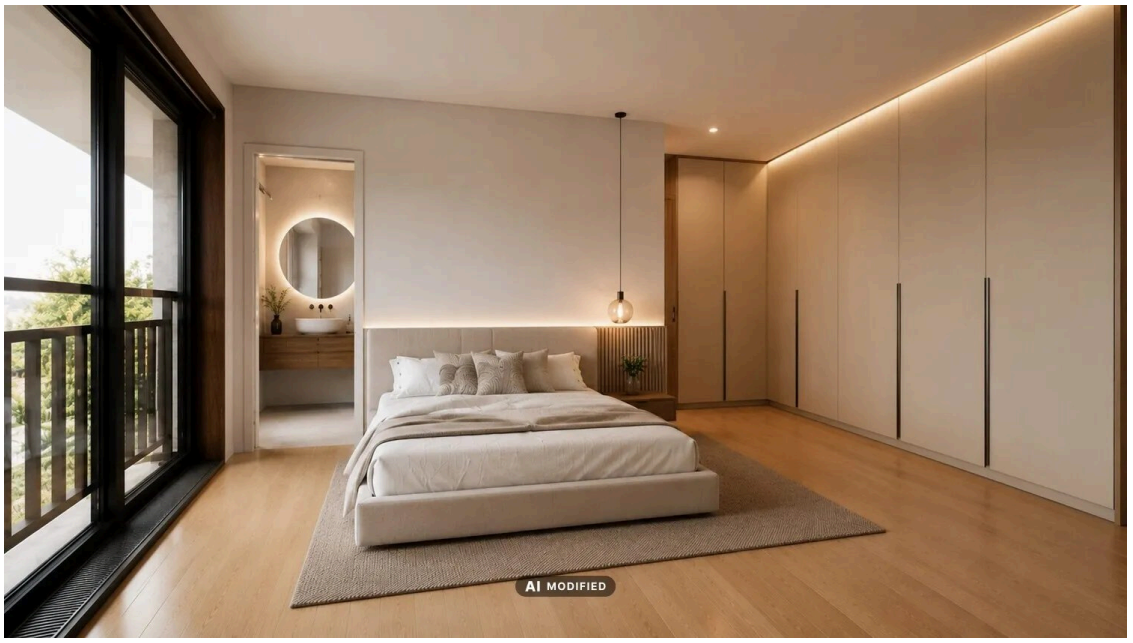
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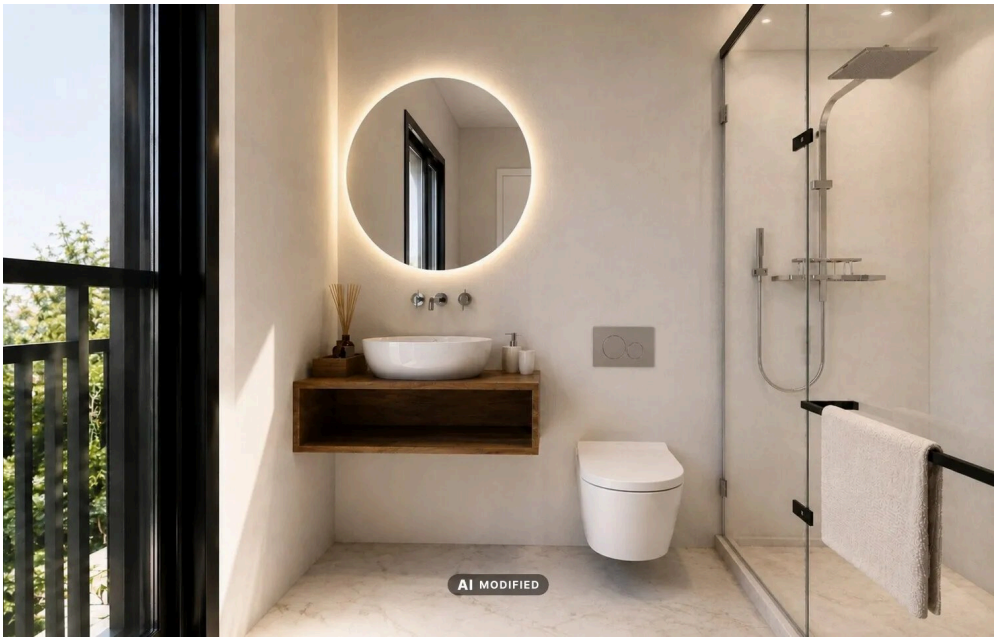




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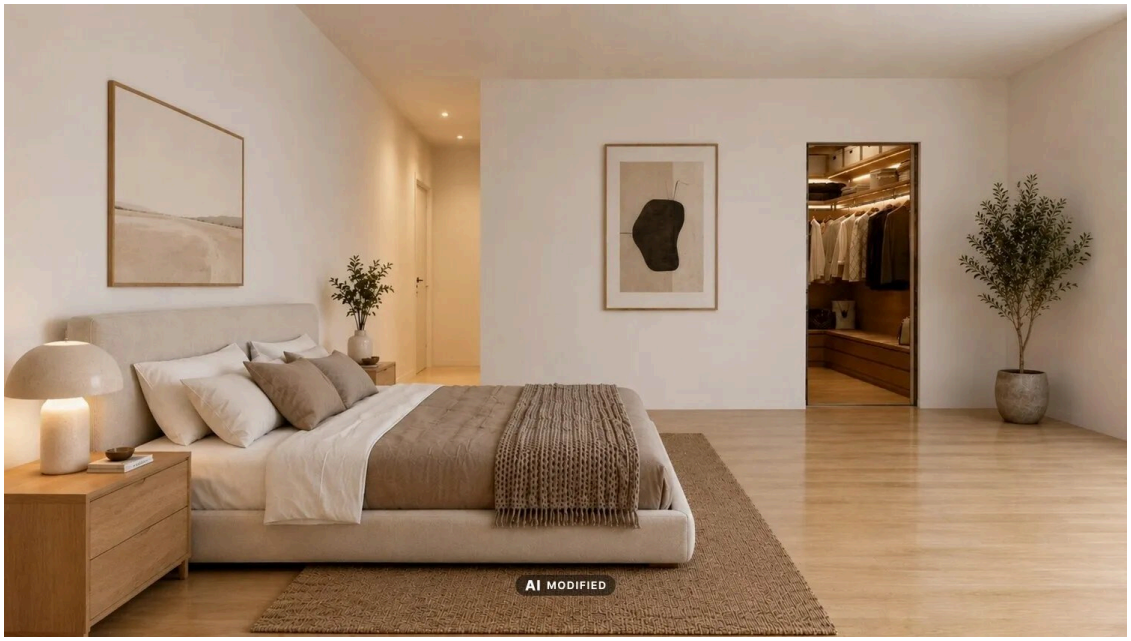




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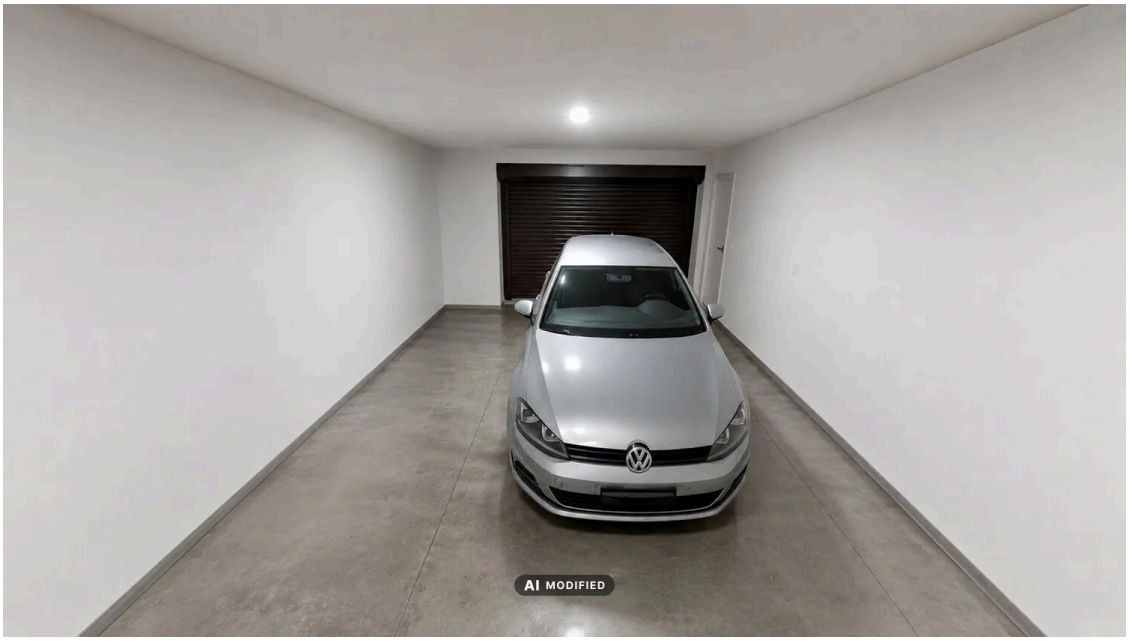




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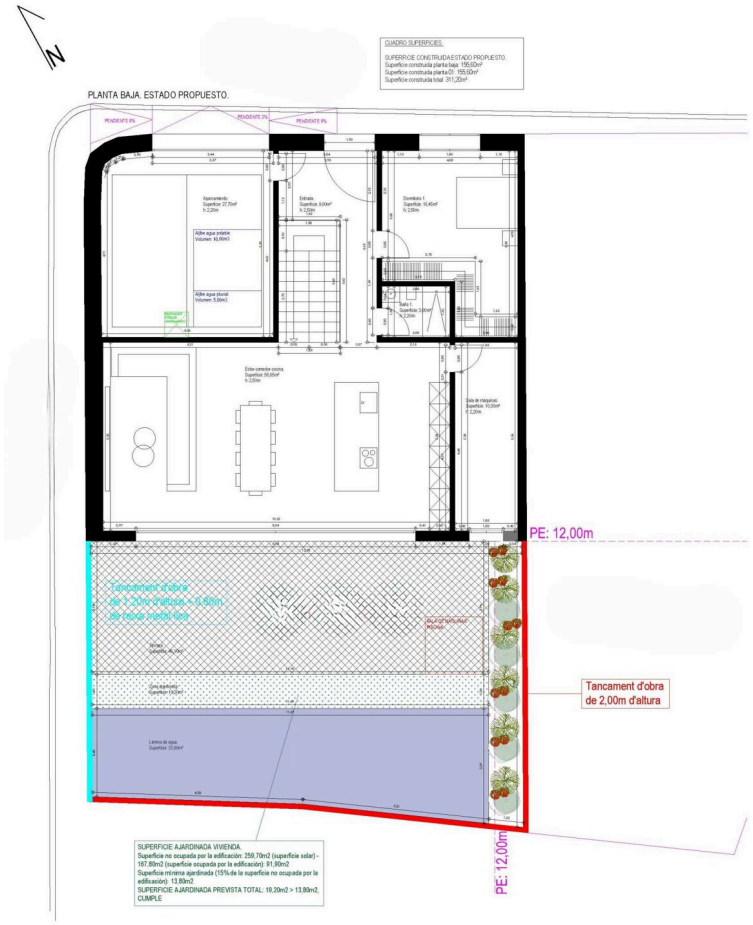
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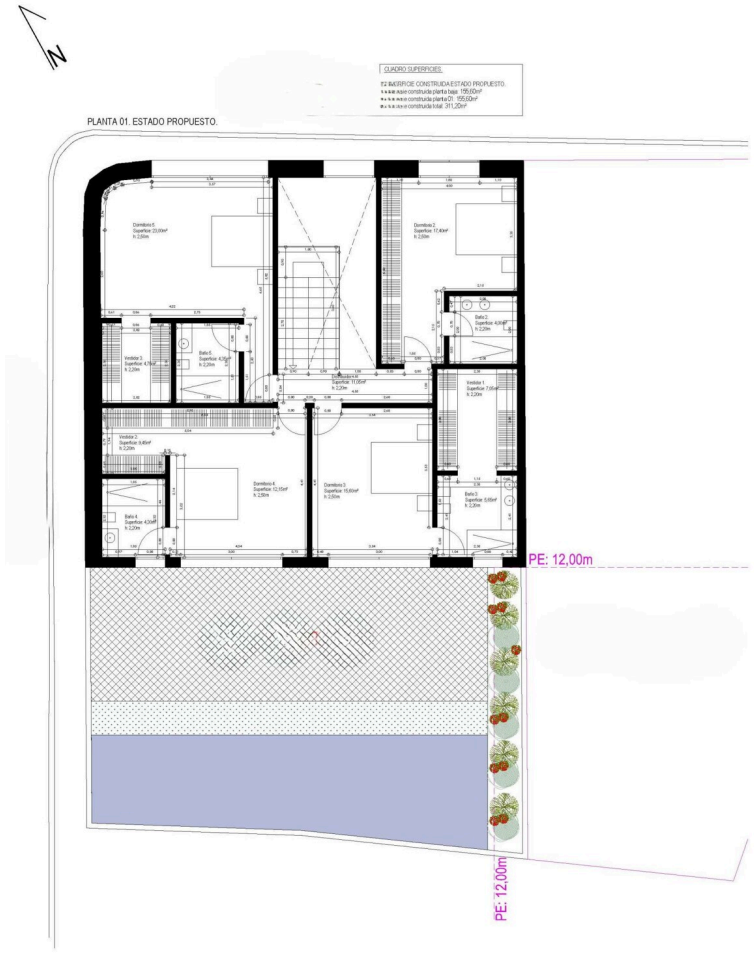


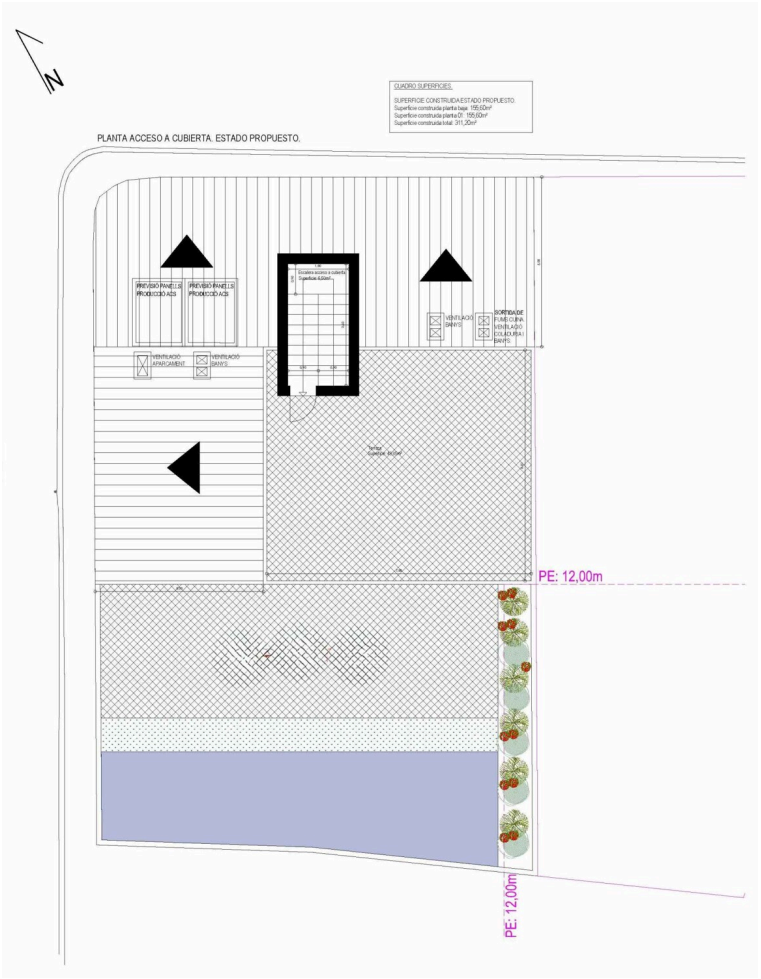


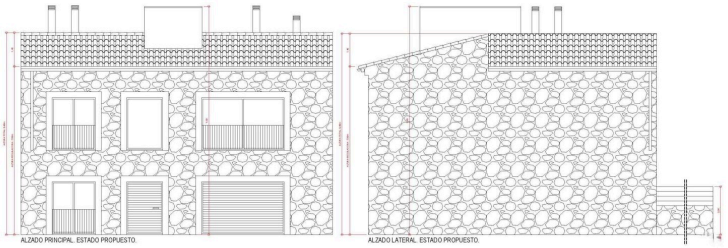
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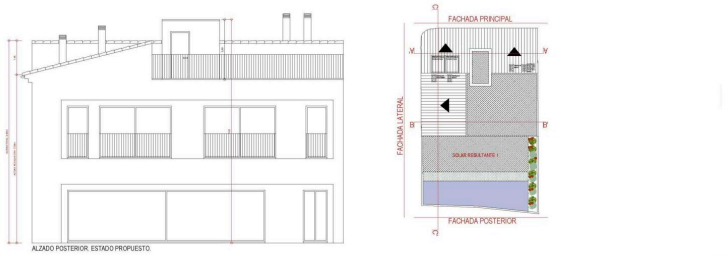
Floor plans

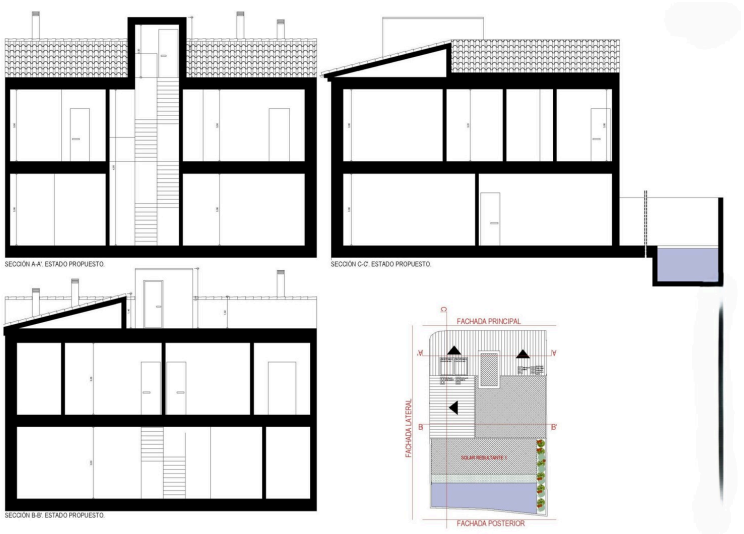



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CUADRO SUPERFICIES
PLANTA 01. ESTADO PROPUESTO.
PE: 12,00m
PE: 12,00m


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CUADRO SUPERFICIES
PLANTA ACCESO A CUBIERTA. ESTADO PROPUESTO.
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PREVISIÓ PANELLS PRODUCCIÓ ACS
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VENTILACIÓ BANYS
VENTILACIÓ BANYS
SORTIDA DE FUMS CUINA VENTILACIÓ COLUMBARI BANYS
PE: 12,00m
PE: 12,00m


ALZADO PRINCIPAL. ESTADO PROPUESTO.
ALZADO LATERAL. ESTADO PROPUESTO.


ALZADO POSTERIOR. ESTADO PROPUESTO.
FACHADA PRINCIPAL
FACHADA LATERAL
SOLAR RESULTANTE I
FACHADA POSTERIOR



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 Marratxí / Sa Cabaneta, an attractive opportunity has arisen to make your dream of owning a home in Mallorca a reality. The approximately 220 m² lot provides the foundation for building an exclusive corner townhouse that harmoniously combines modern architecture, spacious layouts, and the Mediterranean quality of life.

The proposed construction project includes a stylish residence with approximately 311 m² of planned living space spread over two floors. The well-thought-out floor plan combines light-filled living areas with spacious private retreats, creating ideal conditions for sophisticated family living.

A garage is planned for the ground floor, providing convenient access to the house. A spacious bedroom with an en suite bathroom is ideal as a guest suite or private retreat. The heart of the planned home is the open-concept living and dining area with a modern designer kitchen. Generous window walls are designed to create a bright, welcoming atmosphere and a seamless transition between the interior and exterior spaces.

Special attention has been given to the design of the south-facing outdoor area. An approximately 33 m² swimming pool, a spacious terrace measuring approximately 46 m², and a Mediterranean-style garden are all part of the proposed design. This area is intended to be a private oasis of well-being, inviting residents to enjoy relaxing hours in the sun and convivial evenings under the open sky.

Four additional bedrooms are planned for the upper floor, each with its own en suite bathroom. The spacious floor plan offers every family member and guest a high degree of comfort and privacy. An additional rooftop terrace measuring approximately 48 m² will create another attractive outdoor space and perfectly complement the Mediterranean lifestyle.

The architectural concept calls for high-quality tile floors, modern air conditioning, an open-concept built-in kitchen, and elegant, contemporary finishes. Clean lines, generous window areas, and a harmonious selection of materials are designed to give the future home an exclusive yet inviting character.

The location is also impressive: Sa Cabaneta is one of the most popular residential areas in the municipality of Marratxí and combines a pleasant, quiet living atmosphere with excellent access to Palma. Shopping options, restaurants, schools, and other amenities for daily needs are located in the surrounding area.

This lot offers a unique opportunity to build a high-quality corner townhouse based on

a sophisticated architectural concept and to create a custom home with a pool, garden, and spacious terraces in an attractive location.

Property ID: ES263746227 - 07141 Sa Cabaneta / Marratxi – Mitte

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.

Property ID: ES263746227 - 07141 Sa Cabaneta / Marratxi – Mitte

Contact partner

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