

Marratxi

Объект № 122355



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Villa with Ibiza Flair and Views over the Bay of Palma – A Mediterranean Retreat with Soul in Sa Cabaneta

жилая площадь:	281 m <sup>2</sup>	бассейн:	✓
участок:	1.276 m <sup>2</sup>	Энергетическая	d
спальни:	4	сертификация:	
санузел:	3		
вид на море:	✓	цена:	€ 1.390.000,-



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## Описание объекта:

Located in a quiet residential area of Marratxí, just minutes from Palma, this exclusive Ibiza-style villa sits on a 1,276 sqm double plot and offers breathtaking views of the Bay of Palma and the sea. The property combines Mediterranean design, modern amenities, and a well-thought-out layout—ideal for families, couples, or as a stylish second residence.

The bright 154 sqm main living area on the upper floor opens onto a spectacular approx. 28 sqm pool terrace with a pool bar and southwest orientation. Several covered terraces allow for year-round outdoor living in true Mediterranean fashion. A charming wood-burning fireplace adds warmth to the living room, while large windows flood the space with natural light and create a seamless connection to the surrounding nature. The separate kitchen is equipped with a high-quality osmosis water filtration system. Three bedrooms with built-in wardrobes and 2 bathrooms—one of them en suite—provide comfort and privacy.

On the lower level, a separate guest apartment with a private entrance, bathroom, and kitchenette offers an ideal space for visitors or staff. This level also features a large TV room, a versatile multipurpose space, a sauna with shower, laundry room, storage areas, and the technical room. The garage accommodates 2 vehicles and is accessed via an electric gate, ensuring both convenience and security.

### Key Features:

- Oil central heating
- Air conditioning in all rooms
- Desalination system
- Osmosis water filter in the kitchen
- High-quality materials and excellent condition
- Electric gate
- Multiple terraces and private outdoor spaces
- Sauna
- Pool bar
- Automatic irrigation system
- Wood-burning fireplace
- Sea views

A beautifully landscaped garden with mature Mediterranean vegetation completes this unique offering – a refined, characterful retreat full of privacy, light, and soul.

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENST.: 81, D-80333 MÜNCHEN

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## Месторасположения и окрестности:

Marratxi is situated in the north of Palma but already an own municipality with several small villages. About 30.000 inhabitants live in the municipality which has been grown to a popular living area for the last years because of its proximity to the capital and the good connection (highway, train).



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Escala de la calificación energética		Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A	más eficiente		
B			
C			
D		165.82	45.06
E			
F			
G	menos eficiente		

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