

Sa Cabaneta - Portol - Puntiro

Reference 120748



PORTA MALLORQUINA®

Your home. Our passion.

## Newly-built villa with Mediterranean flair in Sa Cabaneta

constructed area:	401 m <sup>2</sup>	swimming pool:	✓
plot area:	1.591 m <sup>2</sup>	energy certificate:	in process
bedrooms:	3		
bathrooms:	3		
sea view:	✓	<b>price:</b>	<b>€ 2,495,000.-</b>



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### Details:

This modern, Mediterranean-style villa was completed in 2022, and is situated in the lovely area of sa Cabaneta only a few minutes drive from Palma.

The light-flooded, newly-constructed villa stands on a plot of 1.591 sqm with a constructed area of 401 sqm. Its living space includes 3 bedrooms and 3 bathrooms, one of which is en suite.

Distributed over the ground floor area of 171 sqm is the spacious living/dining area with open kitchen and cooking island, offering idyllic views over the garden and pool. Floor-to-ceiling window frontages on both sides allow the entry of ample natural light.

At the rear of the house are 2 bedrooms with direct access to the terrace, and a shower-bathroom.

Housed on the first floor of 138 sqm is the openly-designed master bedroom from where wonderful sweeping views of Palma's coast can be enjoyed. The bathroom area has a free-standing bathtub, a large walk-in wardrobe, a steam bath, 2 wash basins, a shower and a WC.

From the master bedroom there is access to a large terrace with views over the garden and Palma's coast, and from here steps lead up to the roof terrace, the perfect place to enjoy the unique Mallorcan sunsets.

The lowest level, with an area of 92 sqm consists of a fitness studio with natural light, a laundry room, a storage room, and an open garage with space for up to 3 vehicles.

Further features of this modern villa include a staircase with 8 metre-high glass elements in the entrance area, integrated hot/cold air conditioning throughout the house, a bioethanol fireplace in the living area, an integrated hidden induction hob, a decalcifying system, an alarm with video surveillance system, and a ceiling projector in the living room.

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### Location & surrounding area:

Puntiro is a villa area which geographically belongs to the village of Portol. This wonderful little place is part of the municipality of Marratxi and is situated on a hill between the villages of Sa Cabaneta, Santa Maria del Cami and Marratxi. All its plots of land have an area of between 7.000 and 9.000 sqm and, due to its elevated location its properties enjoy fantastic sweeping views. Puntiro is also to be recommended to golfers as the golf course of the same name is only about 1 km distant. The island capital Palma and the airport are only 12 minutes drive away.

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Exterior view of the villa



Living and dining area with direct access to the terrace



Minimalistic living area



Bright, spacious dining area



Dining area and American kitchen



Fully equipped, contemporary kitchen

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.

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Double bedroom with a lovely view



Alternative bedroom view



Double bedroom with access to a terrace



Stylish bathroom with shower



High quality interior



Elegant staircase

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Various, large terraces on the roof



Exterior view and entrance

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		
E		
F		
G menos eficiente		

Energiepass-Skala

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