



**KENSINGTON**<sup>®</sup>

Finest Properties International

# High-quality new-build project in country house style with unique views in Marratxi, Mallorca



## general:

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<b>object number external:</b>	KPP07394	<b>Date:</b>	04.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2024
<b>place:</b>	07141 Marratxi	<b>living space:</b>	292,00 m <sup>2</sup>
<b>Floor space:</b>	38,00 m <sup>2</sup>	<b>Total size of site:</b>	21.432,00 m <sup>2</sup>
<b>Total space:</b>	330,00 m <sup>2</sup>	<b>Number of Rooms:</b>	5,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	4,0
<b>Number of sep. bathrooms:</b>	1,0	<b>number of parking spaces:</b>	3,0
<b>Condition:</b>	first time use		

## prices:

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**purchase price:** 2.300.000,00 €

## energy certificate:

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**beaconing:** air heat pump

## contact person:

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<b>place:</b>		<b>phone:</b>	+34 971674306
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## Infrastructure:

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## Description:

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High-quality new-build project in country house style with unique views in Marratxi, Mallorca

The property offers a constructed area of 330 m<sup>2</sup> all on one level, on a plot of almost 22,000 m<sup>2</sup>.

After entering via a large entrance hall, you reach a spacious living room of over 45 m<sup>2</sup> with a dining area and a well-equipped Studio Paris kitchen. Also on this floor is a double bedroom with en-suite bathroom, two further bedrooms sharing another bathroom, the master bedroom with dressing room and a guest WC. From the living room there is access to the 30 m<sup>2</sup> swimming pool, which is surrounded by a south-facing terrace, as well as a fitness room with shower and toilet. There is also an outdoor car park for up to 5 vehicles. Further features: own drinking water well and the possibility of installing a charging station for electric vehicles, underfloor heating, air conditioning, double glazing, solar panels, osmosis system, swimming pool with garden, garage for 3 cars. The project is currently in the first phase of construction and completion is expected around the beginning of 2025. Please contact us for further information or to arrange a viewing. All information without guarantee. Kensington reference: KPP07394

## Location:

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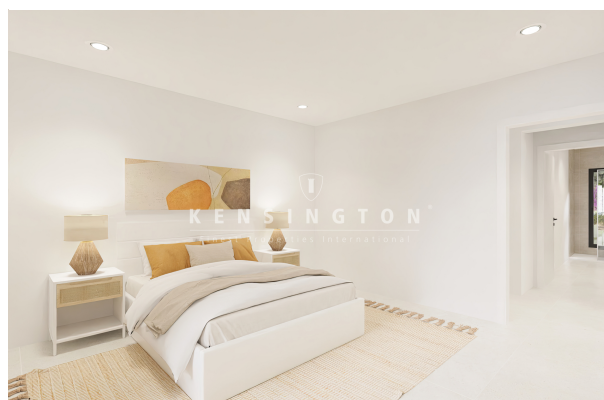
Marratxí is a municipality in the western part of Mallorca, around 10 kilometers northeast of Palma. It is easily accessible via the Ma-13 highway as well as train and bus connections. The area offers a mixture of urban and rural character with agricultural and residential areas. Marratxí has an excellent infrastructure, including shopping centers such as the Mallorca Fashion Outlet, schools and health centers.

The municipality is known for its traditional ceramic production in Sa Cabaneta and Pòrtol and is home to the Museu del Fang. The Festes de Sant Marçal in June are culturally significant. Marratxí offers activities such as visiting ceramics workshops and hiking, and its proximity to Palma makes it an ideal starting point for excursions. Marratxí combines proximity to the capital with traditional charm and modern infrastructure.

## images

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