



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	KPSO653	<b>Date:</b>	31.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2023
<b>place:</b>	07650 Santanyi	<b>living space:</b>	369,00 m <sup>2</sup>
<b>Floor space:</b>	374,00 m <sup>2</sup>	<b>Total size of site:</b>	313,00 m <sup>2</sup>
<b>Number of Rooms:</b>	4,0	<b>Number of bedrooms:</b>	3,0
<b>Number of bathrooms:</b>	3,0	<b>Number of sep. bathrooms:</b>	1,0
<b>Condition:</b>	first time use		

## prices:

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**purchase price:** 3.750.000,00 €

## energy certificate:

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<b>expiry date:</b>	2033-06-04	<b>age group:</b>	2014
<b>value class:</b>	B	<b>beaconing:</b>	air heat pump
<b>primary energy sources:</b>	LUFTWP		

## contact person:

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<b>company:</b>	Albrecht Pogutter Group SL	<b>name:</b>	Wolfgang Pogutter
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## Infrastructure:

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## Description:

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Welcome to this unique jewel in the heart of Santanyí, where design and attention to detail merge in an incomparable way. This house is a tribute to the elegance of clean lines, the warmth of natural materials such as wood and stone and the harmonious fusion of traditional architecture and modern design. Every aspect has been carefully planned, using only the highest quality materials and the latest technology to ensure maximum comfort.

The open and spacious living concept extends throughout the property. With a total of 3 bedrooms and 3 en-suite bathrooms, this home offers ample space for relaxation and recreation. The spacious living and dining room, crowned by an inviting fireplace, creates a cozy atmosphere even on cold winter days. The natural beauty of the recurring stone walls, combined with the subtle indirect lighting, creates a warm and cozy atmosphere. Large glass elements allow daylight to stream in in abundance, ensuring that the house is always bathed in a magical light.

A highlight of this property is the direct access from the dining room and kitchen to the spacious patio. This idyllic outdoor area awaits you with open arms. The spacious terrace and refreshing pool invite you to relax, while a covered terrace with comfortable seating provides the ideal shady spot on hot summer days.

The breathtaking roof terrace is undoubtedly a highlight of this property and offers an exclusive place to admire unique sunsets. A sauna and chill-out areas invite pure relaxation, while from here you can enjoy magnificent views over the rooftops of Santanyí and the imposing church. The fully equipped outdoor kitchen rounds off this oasis of tranquillity perfectly.

Other luxurious features include efficient air conditioning and underfloor heating, ensuring that you feel comfortable at any time of year.

Welcome to your dream home in the heart of Santanyí, where tradition and modernity come together in perfect harmony and maximum comfort is your daily companion.

## images

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entrance



living area



living area



living area



kitchen



kitchen





living area



living area



living area



terrace



pool



terrace





master bedroom



bathroom



master bedroom



bathroom



bedroom



bath





guests



bathroom



view



rooftop



sauna

