

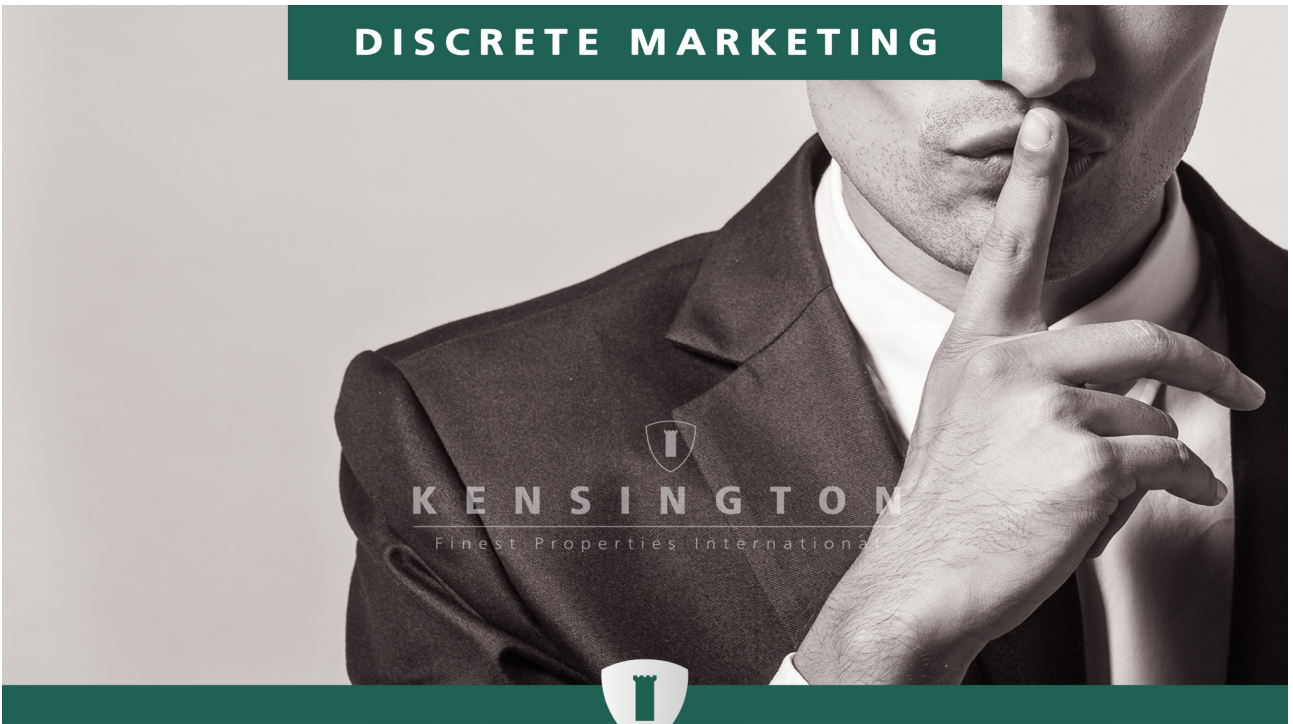


**KENSINGTON**<sup>®</sup>

Finest Properties International

# Authentic villa with large garden and garage in Sa Cabaneta

**DISCRETE MARKETING**



**KENSINGTON**<sup>®</sup>

Finest Properties International

## general:

---

<b>object number external:</b>	KPP04780	<b>as from:</b>	09.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2005
<b>place:</b>	07141 Marratxi	<b>living space:</b>	246,00 m <sup>2</sup>
<b>Floor space:</b>	475,00 m <sup>2</sup>	<b>Total size of site:</b>	1.068,00 m <sup>2</sup>
<b>Number of Rooms:</b>	5,0	<b>Number of bedrooms:</b>	3,0
<b>Number of bathrooms:</b>	3,0	<b>number of parking spaces:</b>	1,0
<b>Condition:</b>	groomed		

## prices:

---

<b>parking garage:</b>	0,00 €	<b>purchase price:</b>	795.000,00 €
------------------------	--------	------------------------	--------------

## energy certificate:

---

## contact person:

---

<b>company:</b>	Bima Holding 2023 S.L.	<b>name:</b>	
<b>street:</b>	Calle Conquistador N° 8 bajo	<b>place:</b>	07001 Palma de Mallorca
<b>phone:</b>	0034971674306	<b>fax number:</b>	0034971673040
<b>Email:</b>	palma@kensington-international.com	<b>www:</b>	www.kensington-mallorca.com

## Infrastructure:

---



## Description:

---

This beautiful villa with a large garden is located in a quiet street in Sa Cabaneta.

The distribution of the 475 m<sup>2</sup> living space is as follows: On the second floor there is an open plan living and dining area, a separate kitchen, an entrance hall, 2 bedrooms, 2 bathrooms, a laundry room and a rear terrace with barbecue area and an outdoor kitchen.

On the second floor: master bedroom with en suite bathroom, dressing room, second living room, balcony and rear terrace.

The large private garden at the back offers the possibility of building a pool. On the terrace on the second floor (approx. 50 m<sup>2</sup>) there is the possibility to build another living room or another bedroom. The house also has a large underground garage for 6 cars and several storage rooms.

Please contact us for more information or to arrange a viewing.

The information in this exposé comes from the owner. Therefore, we cannot guarantee the accuracy of this information.

## Location:

---

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

---















