



**KENSINGTON**<sup>®</sup>

Finest Properties International

**Charming finca-style property within walking distance of one of the most beautiful bays on the island.**



## general:

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<b>object number external:</b>	KPSO714	<b>as from:</b>	25.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>place:</b>	07650 Santanyi
<b>living space:</b>	156,00 m <sup>2</sup>	<b>Total size of site:</b>	759,00 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>Condition:</b>	groomed

## prices:

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**purchase price:** 1.550.000,00 €

## energy certificate:

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**age group:** ohne

## contact person:

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<b>company:</b>	Albrecht Pogutter Group SL	<b>name:</b>	Wolfgang Pogutter
<b>street:</b>	Carrer Palma 28	<b>place:</b>	Santanyi
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## Infrastructure:

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## Description:

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This charming house next to the nature reserve "Parc de Mondrago", just a few minutes' walk from the bay of S'Amarador, offers a variety of special features.

The finca-style house, built in 2002, is located in a particularly quiet area, surrounded by pine forests, in the immediate vicinity of the two picturesque bays of S'Amarador and Cala Mondrago. The spacious plot of around 770 m<sup>2</sup> borders directly on the nature reserve.

The single-storey house offers approx. 150m<sup>2</sup> of living space and has a cozy living room with fireplace and an open-plan eat-in kitchen with high ceilings. It has a total of three bedrooms and three bathrooms, including an en-suite bathroom with bathtub.

The property was completely refurbished in 2023. The kitchen and its appliances were newly installed in 2024.

The charming, covered terrace with south-east orientation offers a wonderful view of the surrounding nature, while the Mediterranean garden with a pool of around 30 m<sup>2</sup> offers complete privacy.

Air conditioning provides pleasant cooling in summer.

Oil central heating provides warmth in winter, supported by solar panels on the roof terrace for hot water and pool.

A fast fiber optic connection and connections to mains electricity and water ensure a high level of living comfort.

An external spiral staircase takes you up to a roof terrace above the garage, where you have a wonderful view of the sunset.

At the same time, the good connections to Santanyi provide access to restaurants and cultural attractions. This balance between tranquil nature and proximity to a lively town like Santanyi makes the property particularly attractive.

## Location:

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In the enchanting southeast of Mallorca, just a few kilometers from the glittering coast, you will find the charming town of Santanyi, which is extremely popular with an international audience. With just under 12,000 inhabitants, Santanyi is undoubtedly one of the most beautiful places on the island. The authentic flair of the Mediterranean is wonderfully captured here, especially by the characteristic town houses built from the typical Mallorcan Marés sandstone.

The center of the town is a lively meeting place where creative diversity meets traditional elements. Small boutiques, galleries, restaurants and cozy cafés characterize the lively atmosphere of Santanyi. On Wednesdays and Saturdays, the town becomes a colorful marketplace where locals and visitors alike can experience the local way of life and buy local products.

There are some truly remarkable places in the surroundings of Santanyi. The natural park and beach of Cala Mondrago stand out, with its two beautiful, family-friendly coves surrounded by picturesque scenery. For golf lovers, the Vall d'Or golf course is nearby and various marinas and coastal resorts such as Portopetro, Cala D'Or and Portocolom are within easy reach and invite you to explore.

The quiet bays of Cala Santanyi and Cala Llombards offer dreamy spots to enjoy the Mallorcan sun and crystal-clear waters. The diversity of this region offers you the opportunity to explore the treasures of the Mallorcan coast and hinterland, while in Santanyi you can experience the culture and charm of this unique town. Welcome to Santanyi, where tradition and beauty are at home.

# images

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