



**KENSINGTON**<sup>®</sup>  
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## High-end newly built villa with pool 10 minutes from Palma de Mallorca



## general:

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<b>object number external:</b>	KPP07585	<b>as from:</b>	28.08.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2025
<b>place:</b>	07141 Sa Cabaneta	<b>living space:</b>	250,00 m <sup>2</sup>
<b>Floor space:</b>	250,00 m <sup>2</sup>	<b>Total size of site:</b>	830,00 m <sup>2</sup>
<b>Number of Rooms:</b>	5,0	<b>Number of bedrooms:</b>	4,0
<b>Number of bathrooms:</b>	3,0	<b>Number of sep. bathrooms:</b>	1,0
<b>number of parking spaces:</b>	2,0	<b>Condition:</b>	as new

## prices:

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**purchase price:** 2.650.000,00 €

## energy certificate:

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**beaconing:** air heat pump

## contact person:

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## Infrastructure:

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## Description:

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High-end NEWLY BUILT VILLA with pool in SA CABANETA, Mallorca. The area is characterised by high-end villas. The location is quiet and with very little traffic. PALMA IS 10-15 MINUTES AWAY, and the infrastructure (transport, schools, shops, sports facilities, etc.) is excellent.

The elegant villa has SOUTHWEST ORIENTATION and stands L-shaped around a long pool (13x4 m) with a pleasant porch (25m<sup>2</sup>) and a sun deck. It is characterised by large windows, Mediterranean colours and natural materials. Design and equipment are top-notch, and the experienced developer is renowned for EXCELLENT QUALITY. It has a building licence. The property will be BUILT FOR YOU, TURNKEY (CONSTRUCTION TIME: 13 MONTHS).

Layout of the house (approx. 250m<sup>2</sup>): living/dining area with open-plan kitchen, guest toilet, 4 twin bedrooms (master suite 34m<sup>2</sup>), 3 bathrooms (2 en suite), utility room, storeroom.

Features: luxury kitchen (MIELE, Bora), tiles (natural stone look), wardrobes, double glazing, smart home, UNDERFLOOR HEATING, AC hot/cold, HEAT PUMP, preparation for solar panels, outdoor shower, CARPORT (2 cars).

Please ask us for further information (we have floor plans) or to arrange a viewing. We will not assume any liability for the information provided. Kensington reference: KPP07585

## Location:

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Sa Cabaneta is a village in Mallorca that belongs to the municipality of Marratxí and is located about 10 kilometers northeast of Palma de Mallorca. The village is easily accessible, both via the MA-13 and by public transport. The surrounding area is characterized by rolling hills and agricultural land. Sa Cabaneta has basic infrastructure facilities such as supermarkets, pharmacies and schools, and is known for its traditional Mallorcan architecture. Places of interest include the church of Sant Marçal and the Pòrtol pottery. The local economy is based on small businesses, crafts and agriculture, while the lifestyle is rural and quiet, with a relaxed atmosphere close to nature.

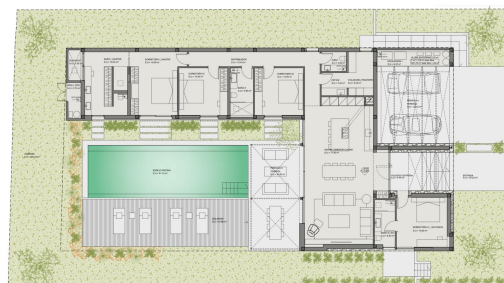
## images

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Pool terrace



Floor Plan



Living/dining area



Kitchen



Master bedroom



Master bathroom



Façade



Pool terrace

