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# Limitless possibilities: A journey through the future - luxury townhouse in Santanyí



## general:

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<b>object number external:</b>	KPSO737	<b>as from:</b>	04.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2024
<b>place:</b>	07650 Santanyi	<b>living space:</b>	567,00 m <sup>2</sup>
<b>Floor space:</b>	740,00 m <sup>2</sup>	<b>Total size of site:</b>	305,00 m <sup>2</sup>
<b>Number of Rooms:</b>	6,0	<b>Number of bedrooms:</b>	5,0
<b>Number of bathrooms:</b>	6,0	<b>Number of sep. bathrooms:</b>	2,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	first time use

## prices:

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**purchase price:** 4.200.000,00 €

## energy certificate:

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**beaconing:** air heat pump

## 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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This luxury townhouse in Santanyí is a new and exceptional construction project. In a quiet side street on the outskirts of the village, three high-quality and spacious townhouses are being built next to each other, with this one being the masterpiece due to the exceptional spa/gym area on the second floor.

The contemporary design of the townhouse with traditional Mallorcan elements offers a unique and enormously spacious living space of around 570 m<sup>2</sup>, which is both stylish, luxurious and functional.

The spacious living area on the first floor with a cozy fireplace, the open kitchen and the dining area create a comfortable and inviting atmosphere for entertaining guests or relaxing with the family.

The large window fronts in the living area and kitchen are a central feature of the townhouse. They open onto the partially covered terrace and the beautifully landscaped garden area, which is an oasis of peace and relaxation. The heated saltwater pool invites you to swim and refresh yourself, while the sun loungers on the additional terrace invite you to relax and sunbathe.

The five bedrooms of the townhouse, each with its own bathroom, offer ample space and privacy for every resident. One of the bedrooms is located on the first floor, the other four on the second floor, which can be reached via the staircase in the prestigious entrance hall or the elevator.

The spacious spa and fitness area on the second floor is certainly the highlight and features a large whirlpool with views over the rooftops of Santanyí, a 9 m<sup>2</sup> sauna with views over the countryside towards Cas Concos, ample space for exercise equipment and a 50 m<sup>2</sup> balcony terrace.

The garage offers residents secure parking with access to the house in the entrance area, and additionally through the pantry directly into the kitchen.

The basement area is accessed via a separate staircase in the garage, where the machine room, laundry room and a storage area of over 50 m<sup>2</sup> are planned to keep the property organized and tidy.

The highest quality materials and build quality standards of the new development ensure that residents will enjoy a comfortable and safe living environment.

Naturally, this townhouse is also equipped with state-of-the-art home technology, with underfloor heating via heat pump and central air conditioning that can be controlled individually for each living area. Everything can be controlled from anywhere via Smarthome and, of course, the house also has an alarm system with a 24-hour emergency service connection.

The location on the outskirts of Santanyí offers tranquillity yet easy access to local stores, restaurants and other amenities, making it an ideal choice for those looking for a luxurious and comfortable lifestyle and who value privacy.

With its enormously spacious layout, high-quality materials and the highest construction quality standards, this property is certainly unique on the market and guarantees a comfortable and luxurious living environment on the outskirts of Santanyí within walking distance of the historic town center.

Price list:

Olivo I -> 4.500.000€ + VAT

Olivo II -> 4.800.000€ + VAT

Olivo III -> 4.200.000€ + VAT

Don't miss this rare opportunity and bring your own ideas to the table. The experienced builder can still respond to change requests and adapt the living concept and design to your needs and wishes.

## Location:

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In the southeast of Mallorca, just a few kilometers from the coast, lies the creative town of Santanyí, popular with international clientele. The village with its almost 12,000 inhabitants is one of the most beautiful in Mallorca.

Its townhouses, made of the island's typical Marés sandstone, convey the traditional flair of the Mediterranean island. Many small boutiques, galleries, restaurants and cafes form the heart of the town. The colorful market day takes place here on Wednesdays and Saturdays.

Particularly worth mentioning in the area: the natural park and beach of Cala Mondrago with two wonderful family-friendly swimming bays, the Vall d'Or golf course, various marinas and coastal resorts such as Portopetro, Cala D'Or and Portocolom and the dreamy bays of Cala Santanyí & Cala Llombards.

To the airport it is about 35min, to Palma to the city center about 45min.

## Equipment description:

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- Elevator over all 4 floors
- 5 bedrooms with en-suite bathrooms
- spacious living and dining area with open kitchen & fireplace
- Spa & Gym area upstairs with sauna/steam bath and jacuzzi
- 50 m2 balcony terrace adjacent to spa & gym area
- Garden with 26 m2 heated saltwater pool
- total terrace area of 168 m2, 28 m2 of which is covered
- 2 m2 wine storage by the kitchen
- 3 m2 pantry by the kitchen with passage to the garage
- cellar with 52 m2 storage area, 17 m2 technical room and
- 10 m2 utility room in the basement
- 23 m2 garage
- 59 m3 water reservoir

# images



render living area



render



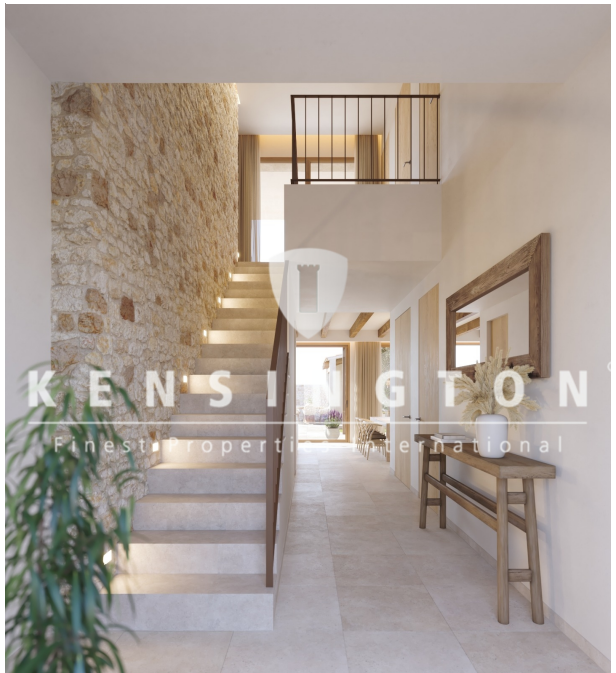
render living area



render bedroom



render



render spa

