# Santanyi
## Referens 123006



PORTA MALLORQUINA®
Your home. Our passion.

# Elegant newly built townhouse with pool and garden in Santanyí

| | | | |
|---|---|---|---|
| Byggyta: | 471 m² | Energicertifikat: | pågående |
| Tomt: | 429 m² | | |
| Sovrum: | 5 | | |
| Badrum: | 5 | | |
| Havsutsikt: | - | **Pris:** | **€ 3.970.000,-** |







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**Detaljer:**

In the heart of the charming village of Santanyí, this exceptional townhouse is currently being built on a generous plot of approximately 428 sqm. Its distinctive architecture and carefully considered design combine natural materials, with stone and wood creating a warm atmosphere and a refined Mediterranean character.

On the ground floor, a welcoming entrance hall leads into an elegant living room with a fireplace, which flows seamlessly into the bright dining area and open-plan kitchen. High-quality materials and elegant stone flooring enhance the exclusive character of the property. This level also features a garage and a guest toilet.

The first floor comprises 3 spacious double bedrooms, each with its own en-suite bathroom, a study that can also be used as an additional bedroom, a guest toilet and a separate utility room.

The second floor is dedicated to the impressive master suite, featuring a private dressing area and an elegant en-suite bathroom with both a bathtub and a shower. A gym and sauna complete this level. Both the master suite and the gym provide direct access to a spacious terrace with a jacuzzi and an inviting chill-out area – a private retreat designed for relaxation and well-being.

The Mediterranean garden, featuring olive and fruit trees as well as palm trees, provides the perfect setting for enjoying the Mallorcan lifestyle. The approximately 9 x 3.5 m swimming pool blends harmoniously into its surroundings. A covered barbecue area with comfortable seating creates an ideal space for entertaining family and friends.

Additional high-quality features include air conditioning, underfloor heating, double glazing and an elevator.

An exceptional opportunity to acquire a stylish and exclusive townhouse in one of Santanyí's most sought-after locations.

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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## Läge & omgivningar:

Santanyí in the southeast of Mallorca is among the most popular villages of the island and has resisted over centuries Romans, Arabs and pirates. The beautiful small city with its golden façade of sandstone is elevated from the green surrounding and attracts tourists as well as residents on Wednesdays and Saturdays to the colourful weekly market. Around the Plaza Mayor, there are various cafés and restaurants offering a broad culinary selection. The surrounding narrow streets with beautiful shops invite you to stroll.

The natural preserve of Mondragó is nearby offering numerous routes for hikers, whereas the idyllic bays at the east coast, as Cala Santanyí or Cala Llombarts are perfect for bathing. The harbour of Portocolom and the golf course of Vall d'Or are at a short distance.

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