

# Marratxi

Referens 121626



PORTA MALLORQUINA®

Your home. Our passion.

## Detached finca-style family-villa with mountain views and sauna

Byggyta:	382 m <sup>2</sup>	Pool:	✓
Tomt:	2.049 m <sup>2</sup>	Energicertifikat:	f
Sovrum:	5		
Badrum:	2		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 1.298.000,-</b>



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### Detaljer:

Discover your new oasis of tranquillity in Sa Planera, with this impressive finca-style villa which was renovated and modernized in 2022.

With 294 sqm of living space, including 5 bedrooms, it offers ample space for the whole family.

On the 250 sqm ground floor is a new, fully-equipped fitted kitchen with adjoining dining room with fireplace, a large, bright living room, 3 bedrooms and a bathroom.

With 44 sqm the upper level houses 2 further bedrooms, a bathroom and access to the terrace from where breathtaking views of the Tramuntana mountain range can be enjoyed.

The beautiful Mediterranean-style garden with pool, covered terrace, outdoor sauna and outdoor kitchen invites you to relax and enjoy the Mediterranean way of life..

This villa is perfect for anyone looking for a retreat in an absolutely peaceful location close to Palma.

Further features of this exceptional property include:

- Hot/cold air conditioning in all rooms
- Modernized oil-fired central heating
- Automatic garden irrigation system
- Photovoltaic system with accumulator
- Insect screens throughout the house
- garage
- Laundry room

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### Läge & omgivningar:

Marratxi is situated in the north of Palma but already an own municipality with several small villages. About 30.000 inhabitants live in the municipality which has been grown to a popular living area for the last years because of its proximity to the capital and the good connection (highway, train).

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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.

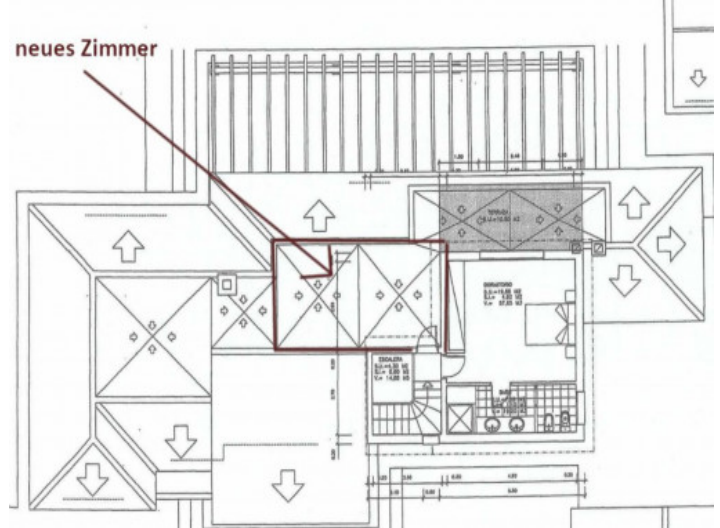
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Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E		
F		52.55
G menos eficiente	100.52	

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