

**Santanyi**  
Reference 077830



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

**Tasteful newly built villa with stunning sea views, pool and beautiful terrace in S'Amarador**

|                   |                    |                     |                      |
|-------------------|--------------------|---------------------|----------------------|
| constructed area: | 300 m <sup>2</sup> | swimming pool:      | ✓                    |
| plot area:        | 400 m <sup>2</sup> | energy certificate: | in process           |
| bedrooms:         | 4                  |                     |                      |
| bathrooms:        | 4                  |                     |                      |
| sea view:         | ✓                  | <b>price:</b>       | <b>€ 2,125,000.-</b> |



# Santanyi

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### Details:

This luxurious newly built villa is situated on a plot of approx. 400 sqm in a quiet location in S'Amarador. The villa was built in 2023. Natural elements such as stone and wood have been harmoniously combined with modern elements to create a real gem. All materials have been finished to a high standard. Light tones and indirect lighting in the house blend with the Mediterranean outdoor area, which offers peace and privacy. A beautiful sandy beach can be reached in just a few minutes in the nearby nature park.

On the first floor, you are greeted by an inviting entrance area with a stylish checkroom. From there, you enter the cozy living and dining area with integrated kitchen with cooking island. Large sliding glass doors allow the area to flow seamlessly into the outside area and flood it with plenty of natural light. The beautiful natural stone wall in the living area creates a Mediterranean and cozy ambience. A bedroom with en suite bathroom is also located on this level.

The upper floor of the villa houses three double bedrooms, each with an en-suite bathroom and fitted wardrobes. All bedrooms have access to the separate outdoor terrace with fantastic views. Enjoy a magnificent view of the turquoise blue sea while sipping a glass of wine.

The approx. 103 sqm basement has a practical laundry room and 2 large rooms. The perfect place to create a gym or a traditional bodega.

The heart of the villa is the lovingly landscaped outdoor area. There is an approx. 25 sqm pool with sun terrace, a covered terrace and an inviting seating area that serves as a summer dining room.

The use of high-quality materials throughout makes the villa a year-round domicile for you and your family. This includes underfloor heating, air conditioning and an air heat pump.

Don't hesitate and realize your dream of a house by the sea.

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## Location & surrounding area:

Santanyi 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 Santanyi or Cala Llobarts 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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Very nice outdoor area with pool



Cozy dining area



Large patio - garden



Bright living area



Dining area close to the kitchen



Modern kitchen

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Comfortable bedrooms



One of 4 bedrooms



All bedroom with access to the balcony



Modern bathroom en suite



High quality construction



Upper floor balcony

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Amazing views



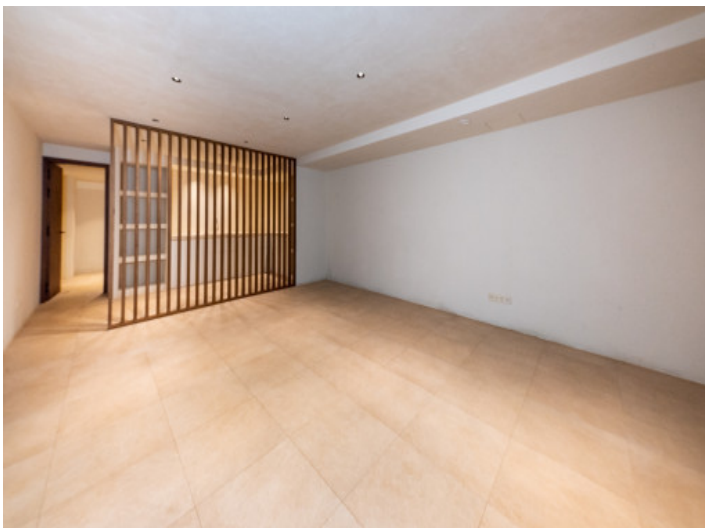
Sea views



Comfortable family house



Lots of privacy



Basement



Dirty kitchen

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Facade



The coast close to the house



Beautiful villa



Views

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