

## Santa Margalida

Reference 118116



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

## Stately country house with sea views and great potential near Santa Margalida

constructed area:	820 m <sup>2</sup>	swimming pool:	✓
plot area:	150.000 m <sup>2</sup>	energy certificate:	b
bedrooms:	6		
bathrooms:	6		
sea view:	✓	<b>price:</b>	<b>€ 4,600,000.-</b>



## Santa Margalida

### Reference 118116



### Details:

This stunning country estate has been built over several years with utmost care and attention to detail, using only premium materials. Boasting an enchanting view over a wide, Mediterranean landscape and out to the distant bay of Alcudia, this magnificent property is located halfway between the archetypal, Majorcan village of Santa Margalida and the beautiful sandy beach of Son Serra de Marina - both at about 10 minutes of driving distance.

On 2 levels, the very generously designed main house comprises 2 spacious bedrooms with bathroom, a luxurious master suite with its own fireplace, 2 huge living areas with fireplace, a guest toilet and a separate kitchen. The adjoining wing of the building, further on offers 2 separately accessible apartments, each with a very spacious living room, a generous bedroom with en suite bathroom and a further bedroom/living area each on the first floor. Another building on the property can perfectly be used as a guest house with bedroom and bathroom, a living area and an open plan kitchen.

This dream estate, in the immediate area is surrounded by beautifully landscaped, Mediterranean gardens with a long gravel driveway, a huge variety of well-kept vegetation and cacti, large lawns, a comfortable barbecue area and a pleasant, spacious pool area.

The rustic plot of land of approx. 15 hectares (approx. 37 acres), also holds a separately registered plot which, according to the current building regulations, can be built on with another country house of approx. 500 sqm of constructed area. The entire building is served by under-floor heating, ducted air conditioning and many other technical refinements of highest standard, which also allow a very comfortable, year round occupancy of this amazing property.

## Santa Margalida

### Reference 118116



### Location & surrounding area:

The northwestern town of Santa Margalida with its 10608 inhabitants (2006) and its town hall has the well-like summer locations of Can Picafort and Son Serra de Marina directly on the coast.

The region around Santa Margalida was inhabited very early in history and has interesting features of the Talayot culture. There are also interesting findings from the roman and arab invasions. The church of Santa Margalida was founded in 1232 and mirrors the history of this town.

Santa Margalida lives today from tourism and from its traditional agriculture. Its picturesque landscape is one of the nicest of the island.



# Santa Margalida

## Reference 118116



Bird's eye view of the finca with panorama views



Finca surrounded by an oasis of palm trees



View of the access to the finca



View from above



View from above



Impressive driveway to the finca

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.



# Santa Margalida

## Reference 118116



Generous entrance area



Lightflooded living area



Furnished kitchen



Own bodega



View of the mediterranean plot



Access to the property

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.

Santa Margalida  
Reference 118116



Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente	22.54	
B		6.60
C		
D		
E		
F		
G menos eficiente		

Energy certificate

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.