

**Santanyi**  
Reference 119514



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

## Mediterranean natural-stone finca with pool and touristic rental licence on the outskirts of Santanyi

constructed area:	517 m <sup>2</sup>	swimming pool:	✓
plot area:	26.618 m <sup>2</sup>	energy certificate:	in process
bedrooms:	4		
bathrooms:	4		
sea view:	-	<b>price:</b>	<b>€ 3,750,000.-</b>



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### Details:

This unique finca makes it unnecessary to choose between living in a village or in the countryside. It stands on an approx. 26.618 sqm plot of land and was built in 1963 on the outskirts of Santanyi, only a short walk from the village centre with all its amenities.

It was completely renovated in 2000 whilst taking care to preserve its original Mallorcan character.

On the ground floor is the spacious living area, a separate enchanting and fully-equipped kitchen with a cosy dining area and fireplace, and a large double bedroom with en suite bathroom. Natural-stone elements bestow a special feeling of well-being throughout.

Housed on the upper level is a beautiful bedroom with bathroom en suite which has access to a private terrace with wonderful sweeping views, and a further 2 bedrooms which share a bathroom.

In the external area are 2 large covered terraces offering welcome shade during the hotter summer months, and a bbq zone inviting to al fresco cooking and dining with friends and family. In the midst of lovely Mediterranean nature absolute privacy can be enjoyed whilst taking a cooling dip in the 15 x 6 metre saltwater pool.

The garden has been designed to be low-maintenance and is decorated by palm trees and lawns, leaving ample space for more plants and fruit or olive trees if required.

An absolute highlight of this exceptional property is its existing touristic rental licence for up to 8 persons.

Further features of the finca include air conditioning, central heating, a storage room, and a carport for 3 cars.

Added to that there is an existing licence to enlarge the property by 150 sqm.

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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 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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Bird's eye view of the finca



15 x 6 metres saltwater pool



Pool area with large terraces



Pool, sun terrace and garden



Large covered bbq terrace



Entrance to the living area

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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Spacious living and dining area



Dining area with access to the outside



Cosy dining area with open fireplace



Dining area with natural stone wall



Kitchen with cooking island



Bedroom with natural stone wall

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One of 4 bedrooms



One of 4 bedrooms



One of 4 bathrooms



One of 4 bathrooms



Guest room with terrace access



Roof terrace with stunning views

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View over the garden



View over the surrounding landscape



View over the landscape



Bird's eye view of the finca



Bird's eye view of the finca



Finca and pool area

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Large garden and pool



Access to the finca



One of 4 bathrooms

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PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MUNICH  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)