Santanyi
Reference 122013

PORTA MALLORQUINA®
Your home. Our passion.

Mediterranean luxury redefined - Exclusive design villa with premium furnishings and privacy near Santanyí

constructed area:	767 m²	swimming pool:	✓
plot area:	21.400 m²	energy certificate:	c
bedrooms:	7		
bathrooms:	4		
sea view:	-	**price:**	**€ 5,750,000.-**

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Details:

"There are places that not only impress - but touch."

On a plot of approx. 21,400 m², a residence unfolds that is unparalleled in its elegance, spaciousness and privacy. With a construction area of approx. 767 m², this extraordinary villa impressively combines modern architecture, Mediterranean materials and the highest construction quality.

Even the driveway conveys the feeling of entering a private world full of exclusivity. The imposing natural stone façade made of Santanyí stone, the illuminated fountain and the palatial architecture give this property an incomparable presence.

An impressive pivot entrance door opens into a spectacular entrance hall with double-height ceilings and a modern designer lighting concept. The magic of this property is revealed as soon as you enter: the view sweeps over the luxurious pool into the Mediterranean garden landscape.

Light-flooded rooms, floor-to-ceiling window fronts and fine materials create an ambience of timeless beauty. The open-plan living and dining area with exclusive Bora kitchen and high-quality Siemens appliances forms the stylish heart of the villa.

The property has a total of seven spacious bedrooms and four modern bathrooms that meet the highest standards of comfort and design. The luxurious master suite with walk-in dressing room and elegant en-suite bathroom offers spectacular views as far as the island of Cabrera.

The Mediterranean-style garden with palm trees and stylish chill-out areas creates an atmosphere of complete tranquillity. The impressive 90 m² pool with fully automatic OSPA control and a barbecue area invite you to spend unforgettable hours.

State-of-the-art technology such as a smart home, photovoltaic system with battery storage, air-to-water heat pump and central air conditioning make the villa almost completely self-sufficient. A spacious underground garage offers space for up to six cars

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Location & surrounding area:

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.

Auf der linken Seite befindet sich die Treppe in das Obergeschoss und dahinter liegen 2 großzügige Schlafzimmer mit hochwertigen Einbauschränken. Geht man weiter zur rechten Seite, wurde ein weiteres großes Schlafzimmer eingerichtet. In etwa der Mitte des Erdgeschosses öffnet sich der offene Wohn – und Essbereich mit seiner hochwertigen Küche von Bora mit Siemensgeräten. Das komplette Erdgeschoss ist lichtdurchflutet und bietet viele Möglichkeiten für entspannte Tage und Abende. Durch bodentiefe Fenster gelang man auf eine 55,00 qm große Terrasse, an die sich ein gemütlicher Chillout Bereich und der Pool mit einer Größe von 90 qm anschließt.
Im Obergeschoss befinden sich 3 weitere Doppelschlafzimmer mit Einbauschränken und zusätzlich der Master Bedroom mit begehbarem Kleiderschrank und einem Bad en Suite.
Ein Balkon von ca. 53,00 qm lädt an den Abenden zu einen Sundowner ein. Genießen Sie von hier einen Blick bis zur Insel Cabrera. Bei diesem fantastischen Blick finden Sie zur inneren Ruhe und können neue Energie tanken. Auf Grund seiner Großzügigkeit und seiner Lage, ist der Balkon prädestiniert für Yoga oder andere Entspannungsarten.

Der Garten fügt sich in die Natur. Die Bepflanzung besteht aus vielen Palmen und mediterranen Gewächsen. Ein Barbecue Bereich lädt ein mit Freunden oder der Familie zu feiern ohne das Nachbarn gestört werden.

Weitere Highlights dieser Immobilie sind:
-Große Tiefgarage für 6 PKW
-Unterkellerung
-Pool mit vollautomatischer Steuerung (OSPA-Chlorozon mit PH-Steuerung)
-Frischwasserbrunnen
-Photovoltaik (29 KW Peek)

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-Batteriespeicher 42 KW
-Aufwendiges Lichtkonzept
-Smart Home
-Wallbox
-Luft-Wasser-Wärmepumpe
-Zentrale Klimaanlage
-Hauswirtschaftsraum
-Vollautomatische Gartenbewässerung
-Elektrische Rollläden
-Zisternen für Frischwasser und Gartenwasser

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A dreamlike and spacious property near Santanyi

Pool

Pool

Terrace

Terrace

Lounge area

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Terrace

Entrance

Entrance

Living area

Living area

Living area

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Living area

Dining area

Dining area

Dining area

Kitchen

Kitchen

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Terrace

Bedroom

Bathroom

Terrace

Bedroom

Bedroom

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Bedroom

Bathroom

Bedroom

Bathroom

Bedroom

Bathroom

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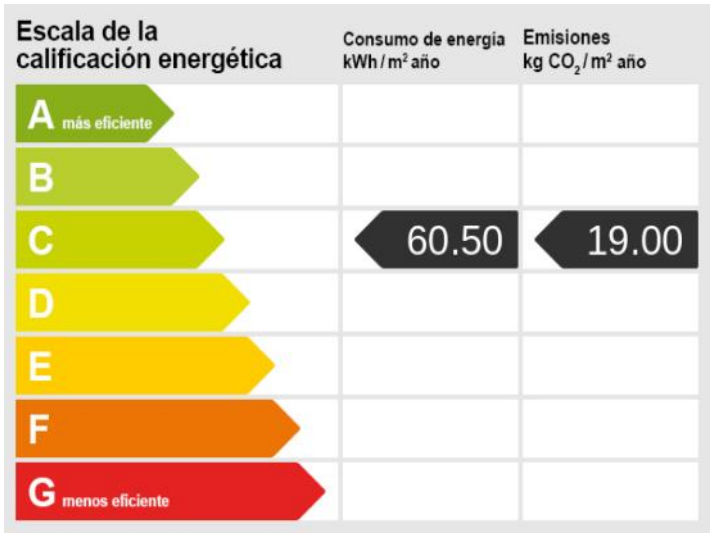
Gallery

Cellar

Pool

Garden



Energy certificate

Plot

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Pool

Pool

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