

**Santanyi**  
Reference 078033



PORTA MALLORQUINA®

Your home. Our passion.

Mediterranean finca-style house with ETV license for 10 people,  
sea views and pool in top location of Cap des Moro

constructed area:	220 m <sup>2</sup>	swimming pool:	✓
plot area:	1.250 m <sup>2</sup>	energy certificate:	in process
bedrooms:	5		
bathrooms:	4		
sea view:	✓	<b>price:</b>	<b>€ 1,450,000.-</b>



Santanyi  
Reference 078033



## Details:

This charming finca, located in a **XXXXXX** and residential area of Cap des Moro, combines Mediterranean flair, privacy, and an **XXXXXXXXXX** location—ideal both for personal use and as a high-yield holiday rental investment. The natural park of Mondragó as well as the stunning beaches of Cala Mondragó and S'Amarador are just a few minutes away. The popular town of Santanyi, with its historic old town and renowned weekly market, as well as the picturesque fishing village of Cala Figuera with its authentic restaurants, can also be reached within minutes.

A key highlight of this property is the existing holiday rental license (ETV) for up to 10 people—an increasingly rare and highly attractive feature for investors. Additional features include sea views from the rooftop terrace, a lush and mature garden offering excellent privacy, and the prime location in one of the most beautiful areas in the southeast of Mallorca.

The villa offers approximately 220 m<sup>2</sup> of living space distributed over two levels. It features a total of five spacious double bedrooms. Furthermore, the house includes three bathrooms and an additional guest WC. The bright living and dining area with fireplace creates a warm and inviting atmosphere and flows seamlessly into the modern, fully equipped kitchen. All bedrooms are fitted with air conditioning, ensuring maximum comfort throughout the year.

The outdoor area boasts a large swimming pool, peace and quiet, and a high level of privacy. Parking is well accommodated with a garage, a carport, and a spacious driveway.

This property is particularly suited for buyers looking to combine personal use with profitable holiday rentals—an investment that delivers both emotional and financial returns.

**Santanyi**  
Reference 078033



## 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.

Santanyi  
Reference 078033



Large pool and terraces directly adjacent to it



Large pool and terraces directly adjacent to it



Large pool and terraces directly adjacent to it



Stairwell



Living and dining area with fireplace



Living and dining area with fireplace

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.

Santanyi  
Reference 078033



Living and dining area with fireplace



Large and modern kitchen



Large and modern kitchen



Large and modern kitchen



First bedroom on the ground floor



Second bedroom on the ground floor

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.

Santanyi  
Reference 078033



Third bedroom on the ground floor



Third bedroom on the ground floor



Bathroom with large shower in the ground floor



Bathroom with large shower in the ground floor



Upstairs bedroom with access to the balcony



Upstairs bedroom with access to the balcony

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.

Santanyi  
Reference 078033



Bathroom with shower on the upper floor



Bathroom with bathtub in the ground floor



Sun terrace directly by the pool



Sun terrace directly by the pool



Sun terrace directly by the pool



Sun terrace directly by the pool

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.

Santanyi  
Reference 078033



View of the pool from the roof terrace



Several roof terraces with sea views



Several roof terraces with sea views



Covered terraces directly attached to the house



Covered terraces directly attached to the house



Covered terraces directly attached to the house

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.

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

Santanyi  
Reference 078033



Covered terraces directly attached to the house



Sun terrace directly by the pool

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.

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