

# Cala Santanyi

Reference 122797



PORTA MALLORQUINA®  
Your home. Our passion.

## Detached dream villa with large pool and open nature views in Cala Santanyi

constructed area:	255 m <sup>2</sup>	swimming pool:	✓
plot area:	497 m <sup>2</sup>	energy certificate:	e
bedrooms:	3		
bathrooms:	3		
sea view:	-	<b>price:</b>	<b>€ 1,490,000.-</b>



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### Details:

Located in one of the most sought-after residential villa areas of Cala Santanyi, just a few minutes from the beach and the popular Café Drac, this villa offers privacy, tranquility, and authentic Mediterranean charm. Directly behind the property lies an undevelopable forest plot, guaranteeing uninterrupted nature views and an exceptional sense of peace and privacy.

One of the property's highlights is the slightly lower-positioned plot, creating a protected atmosphere and enhancing the villa's private character. High-quality traditional Mallorcan materials such as Binissalem natural stone and elegant solid wood elements give the property a warm, welcoming, and authentic feel.

Set on a 492 qm plot, the villa offers approximately 255 qm of constructed area and around 200 qm of living space. The main entrance is located on the upper floor and features a stylish vintage double entrance door leading directly into the open-plan living and dining area with adjoining kitchen.

The villa comprises 3 bedrooms in total. Two guest bedrooms on the upper floor share a bathroom, while the master suite on the lower floor features an en-suite bathroom and direct access to the covered terrace and pool area.

High-quality features include well-maintained solid wood built-in wardrobes throughout the house, air conditioning in each room, and elaborate wood and stone craftsmanship emphasizing the property's unique character and quality. Additional amenities include a utility room, exterior storage room, outdoor bathroom, and outdoor shower.

Thanks to its quiet yet central location, the property is ideal both as an exclusive holiday home and for residents or anyone planning a long-term move to Mallorca.

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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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Directly adjacent to a non-buildable forest plot



The terrace and pool are situated on a slightly lower level



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Sun terrace



Pool with integrated built-in seating area



Entrance area flowing seamlessly into the open-plan 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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Open-plan living and dining area



Kitchen adjoining the living area



Kitchen adjoining the living area



Fully equipped fitted kitchen



First guest bedroom on the upper floor



First guest bedroom on the upper floor

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Second guest bedroom on the upper floor



Bathroom on the upper floor



Master bedroom on the ground floor with direct level access to the terrace



Master bedroom with en-suite bathroom



Master bedroom bathroom



Covered terrace directly adjacent to the house with access to the ground floor

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Sun terrace by the pool



Surroundings



Surroundings



Surroundings



View towards Es Pontàs



Cabrera

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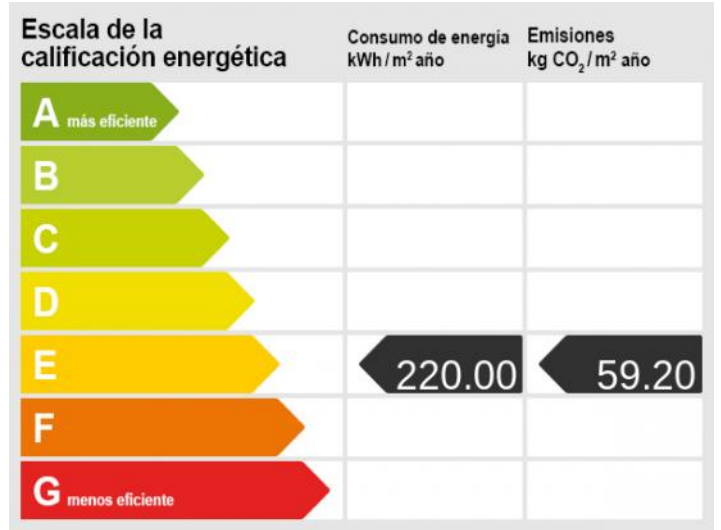
Es Pontàs



Coastline of Cala Santanyi



Coastline of Cala Santanyi



Energieskala

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