

**Santanyi**

search for property MAL-119845



## Unique new townhouse in Santanyi - symbiosis of Mallorcan design and modern technology

constructed area:	570 m <sup>2</sup>	energy certificate:	in process
plot area:	310 m <sup>2</sup>		
bedrooms:	5		
bathrooms:	5		
sea view:	-	<b>price:</b>	<b>€ 4,850,000.-</b>



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## Details:

This consistently luxuriously fitted townhouse is designed to give its owners freedom through spaciousness, allowing them to enjoy it with all their senses. An exceptional property with a spectacular individually designed living space of 567 sqm that leaves nothing to be desired.

On 3 levels, among other things, a total of 5 bedrooms (each with bathroom en suite as well as free-standing bathtub in the master bathroom) are generated. A large SPA with sauna, jacuzzi, GYM/Yoga and a fully equipped bathroom will be located on the upper floor.

A modern kitchen with full equipment and spacious living/dining room with floor-to-ceiling panoramic windows guarantee pleasant stays with family and friends. A fireplace and underfloor heating provide cosiness and warmth, even during the cooler winter months.

Further amenities are promised by the south-facing terrace area with outdoor kitchen BBQ and its saltwater pool incl. counter-current system. This area is surrounded by Mediterranean flora with automatic irrigation.

A lift connects all floors, from the basement with the utility room and bodega to the roof terrace, which offers a magnificent view towards the city centre and the green hilly landscape.

Further information on the fittings of this high-quality townhouse:

- Street façade in classic Mallorcan design with persianas made of Iroko wood.
- Front door made of solid Iroko wood in traditional design
- High quality stone flooring in Spanish marble (sand coloured, hammered finish) in the lower areas and terraces
- Real wood parquet flooring in the upper floors
- Staircase in natural stone
- Salt water pool 7 x 4 metres with counter current system
- Bathroom furniture of the brands Inbani, Mapini and others
- Showers in natural stone
- Designer fittings of the brands Fantini, ICONICO or similar.
- Besides 5 bathrooms an additional guest toilet on the ground floor

Technology and construction of this townhouse:

- Construction according to the highest current standard

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- Breathable and sensibly insulated brickwork taking into account the humidity of the island
- High-quality heat pump
- Control of heating as well as air conditioning via touch panel in the rooms
- Sound-insulated and energy-efficient windows
- Water supply by city water and an additional cistern
- Lift of the Otis brand or similar (wheelchair accessible)
- Active ventilation system
- Discreet air conditioning (optically concealed via ventilation ducts)
- House control via KNX or similar
- Use of photovoltaics
- Coordinated lighting concept
- Alarm system / video door intercom and house access with fingerprint possible

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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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PORTA MONDIAL®

Your home. Our passion.



Living area with garden access



Open stylish living area



Open dining area



Open luxury kitchen



One of 5 bedrooms



One of 5 bedrooms

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Luxurious spa area



Corridor and access to the upper floor



Exterior view and pool



View from the street