

**Marratxi**  
search for property MAL-122547



Your home. Our passion.

## Wonderful charming villa with panoramic views in Pórtol

constructed area:	287 m <sup>2</sup>	energy certificate:	in process
plot area:	14.223 m <sup>2</sup>		
bedrooms:	4		
bathrooms:	3		
sea view:	✓	price:	<b>€ 3,300,000.-</b>





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## Details:

This idyllic home is located on the outskirts of the village of Portol, in a peaceful area where you can enjoy tranquility and, of course, complete privacy.

This property has been built by perfectly combining the warmth and Mallorcan character with a modern and contemporary construction style, creating a cozy yet functional atmosphere. The natural stone façade and the exposed wooden beams inside give a nod to the island's traditional style.

The house offers 285 sqm of built area distributed over 2 floors. It includes 4 double bedrooms and 3 full bathrooms – 2 of them en suite – and a spacious living-dining room with an open-plan kitchen. Its large windows provide excellent natural light. Other features of the property include solar panels, double glazing with solar control, Siemens and Bora appliances, underfloor heating, ducted air conditioning, aero thermal system, home automation, and video surveillance. The garage is worth highlighting, with capacity for up to 4 vehicles.

The home boasts around 200 sqm of terrace space. On the main terrace, you will find the modern saltwater-chlorinated pool, surrounded by a generous sunbathing area and a large porch where you can enjoy summer meals and dinners. The property also features a paradisiacal garden with native plants and trees from the island.

This property is currently under construction, with completion expected in March 2026.

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### Location & surrounding area:

Marratxi is situated in the north of Palma but already an own municipality with several small villages. About 30.000 inhabitants live in the municipality which has been grown to a popular living area for the last years because of its proximity to the capital and the good connection (highway, train).

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Beautiful garden



Main entrance



Kitchen dining area



Living-dining room



Bedroom



Bathroom

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Panoramic views



Pool terrace