

# Vacation oasis: Villa with 8-bed license, pool, garden, fountain, fruit trees & more – perfect idyll!

07141 Marratxí / Es Garrovers (Spain), Villa for sale

Object ID: 1702-24ES



Living area approx.: **267 m²** - Total space approx: **467 m²** - Zimmer: **8** - Purchase price:  
**1,650,000 EUR**



## Vacation oasis: Villa with 8-bed license, pool, garden, fountain, fruit trees & more – perfect idyll!

Object ID	1702-24ES
Property Type	House, Villa
Address	(Mallorca) 07141 Marratxí / Es Garrovers Spain
Etagen im Haus	3
Living area approx:	267 m²
Area approx.	200 m²
Total space approx	467 m²
Grundstück ca.	3,811 m²
Zimmer	8
Schlafzimmer	4
Badezimmer	3
Separate WC	1
Terraces	5
Haustiere	erlaubt
Primary energy supplier	Electricity
Year of construction	2006
Condition	Well maintained
Total parking spaces	9
Stellplätze	8
Garage	1 parking spot
Available from	sofort
Features	Air-conditioned, Außenstellplatz, Cellar, Chimney, Garage, Kabel-/Sat-TV, Part-furnished, Separate WC, Swimming pool, Terrace
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	1,650,000 EUR



# Objektbeschreibung

Charming dream villa with license for up to 8 people in a quiet location in Marratxi.

This remarkable town villa, built in 2006, extends over three floors and impresses with its unique beauty and light-flooded rooms. The property is accessed via a spacious driveway with ample parking.

On the first floor you will find open-plan living areas, an office, a bathroom and a bedroom, all with access to the outside area. The kitchen is equipped with a storage room and a laundry room.

On the upper floor you will find three welcoming bedrooms, one of which has its own bathroom including a bathtub, dressing room and two roof terraces with breathtaking views of the garden. A further bathroom completes this floor. All bathrooms are characterized by their bright and modern design, while fitted wardrobes are available in all bedrooms.

The basement houses the utility room, the garage and 3 further rooms, one of which is used as a storage room for rentals. This level offers the possibility of creating additional living space.

The lovingly landscaped garden offers fruit trees, pool area, outdoor kitchen and its own well. Air conditioning and central heating are available.

This tranquil oasis is rounded off by beautiful palm trees and all-day sunshine until sunset, allowing you to end the day on the cozy terraces with a glass of wine - "Viva la Vida".

Make an appointment with your consultant today to discover this property that combines the character of a finca with the location of a townhouse.

## Features

Energy certificates are also mandatory for properties in Spain, but are often only issued shortly before sale due to their validity. The value stated in the exposé is therefore given at the lowest level if it is not available and can improve significantly after the certificate has been issued.

If you want to avoid the risks of buying real estate in Mallorca as an investment, then let our real estate professionals advise you.

Vacation properties are an attractive investment.

If you want to invest your money with a good return and in a secure form, then a property is recommended as an investment.

Various factors are primarily decisive for a vacation property:

- Accessibility
- location
- Structural developments
- Value appreciation forecast

These ultimately determine the purchase price and therefore your future profitability.

Real estate prices on the central Mediterranean island of Mallorca continue to rise and are highly attractive.

Daily and often multiple flight connections from various airports in Germany and Austria are also available at reasonable prices in winter and make the vacation island with its mild Mediterranean climate



particularly interesting for commuters.

Nevertheless, the right region is crucial for a high return on investment.

The southeast of the island, the Santanyi region, is hardly affordable, but the region around Felanitz and Cas Concos will be quickly accessible thanks to the new highway connection in 2021. Around 20-30 minutes' drive from the airport, the region is highly attractive for investors and capital investors from all over Europe due to its currently low property prices.

More information at: [www.home4you.info](http://www.home4you.info)

## Sonstiges

If you are interested, please ask our office for our detailed exposé. You prefer a classic print exposé? Please contact us!

We would be happy to arrange a first, impressive viewing appointment for you. Convince yourself in a relaxed atmosphere of the exclusivity and uniqueness of this property and let the impressions work on site in peace.

An important note on the sensitive subject of "EU-DSGVO":

If you transmit your data to us via a real estate portal (e.g. [immobilienscout24.de](http://immobilienscout24.de)), your data will only be stored for four weeks in order to make the sending of the exposé as well as a possible appointment for a property viewing possible. After the four weeks have expired, your data will be irrevocably deleted! We will neither send you new offers nor an unsolicited newsletter.

Of course, you can permanently deposit your property search in our database without obligation and free of charge. Thus you would be informed in the future by us completely automatically about new objects. Please visit our own homepage. There you will find the link "Search request" in the 'Footer' or you simply use the following link: <https://home4you.info>

The whole team of home4you real estates in Cologne and on Mallorca says thank you very much for your confidence!

## Energiezertifikat

Energiezertifikat

nicht vorhanden

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## Location

Marratxi, Mallorca, is a true jewel of the island. Its convenient location in the heart of Mallorca offers a perfect balance between urban life and natural beauty. Surrounded by picturesque landscapes and idyllic mountain ranges, Marratxi is a paradise for nature lovers and adventurers.

Marratxi's culture is rich and diverse. The town prides itself on its traditional festivals, which take place throughout the year and bring locals and visitors together. From lively street markets to impressive historical sites, Marratxi offers a wealth of cultural experiences.

Life in Marratxi is characterized by a relaxed atmosphere and a warm community. The friendly locals welcome everyone and create a welcoming environment for all. With a variety of restaurants, stores and leisure facilities, Marratxi offers an enriching and varied lifestyle.

In Marratxi you will find the perfect blend of Mediterranean flair, historical significance and modern lifestyle. Whether you want to explore the breathtaking scenery, immerse yourself in the local culture or simply enjoy life to the full, Marratxi has something for everyone. It's a place where you immediately feel at home and want to discover again and again.







Garten mit Pool



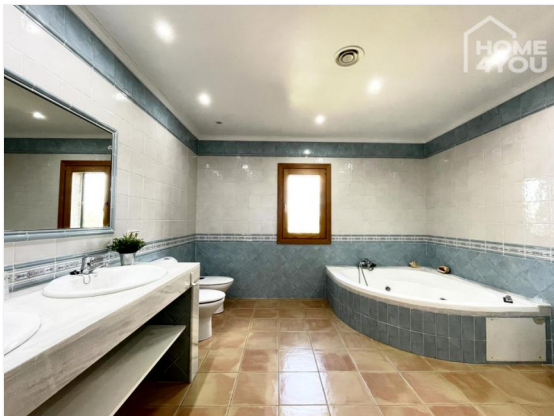
Einfahrt



Terrasse OG



Schlafzimmer 2 OG



Badezimmer en Suite OG



Schlafzimmer 3 OG





Schlafzimmer 4 OG



Badezimmer OG



Flur OG



Schlafzimmer 1 EG



Badezimmer EG



Büro EG







Flur EG



Küche



Waschküche



Terrasse



Garten mit Pool



Eingangsbereich







Wohnbereich



Wohnbereich



Wohnbereich



Außenküche



Sitzbereich Garten



WC







Terrasse OG



Garten mit Pool



Garten



Terrasse OG

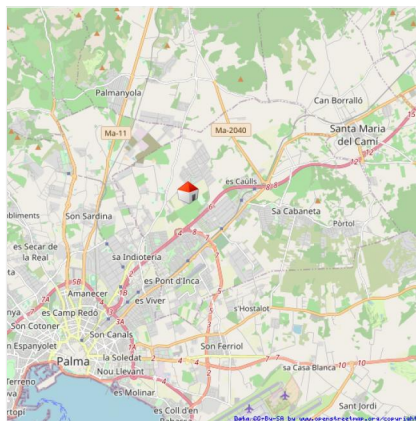


Aussicht Terrasse

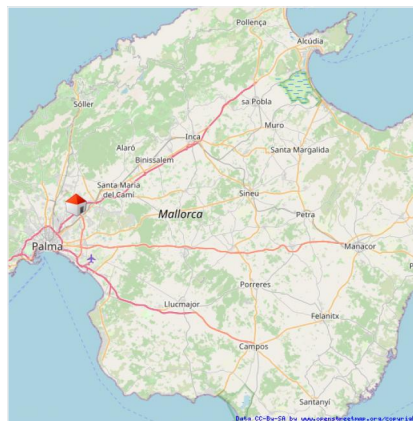


Es Trenc

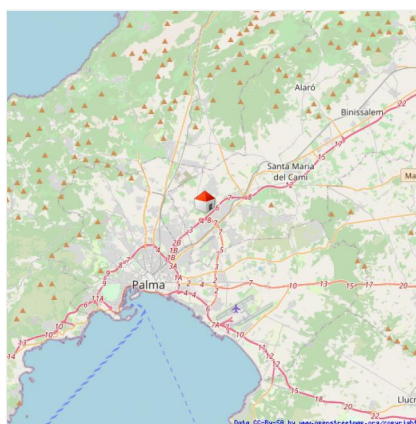




Marratxi



Mallorca



Region



Auslandsimmobilien



Kaufabwicklung



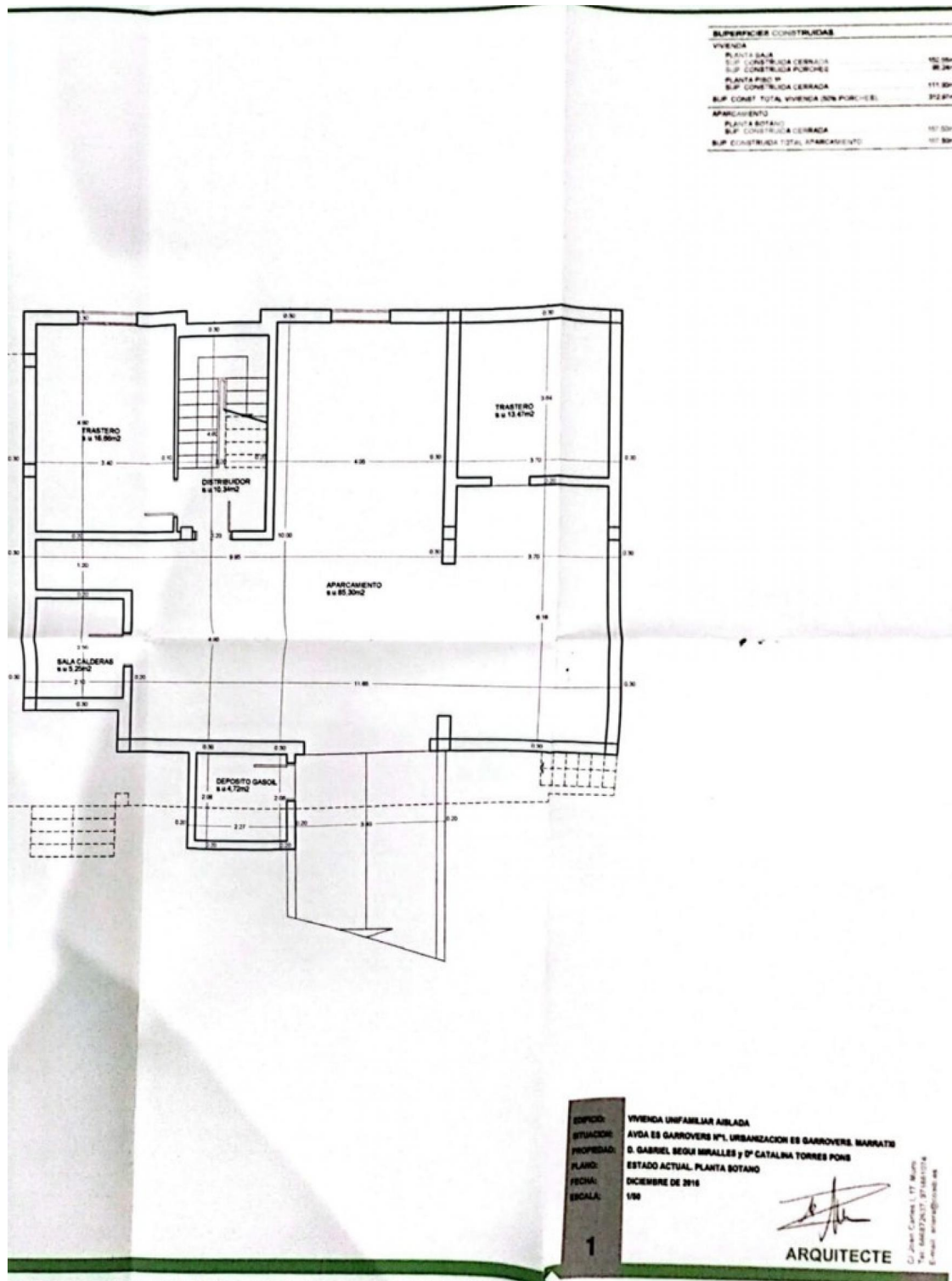
home4you Services





# Grundriss

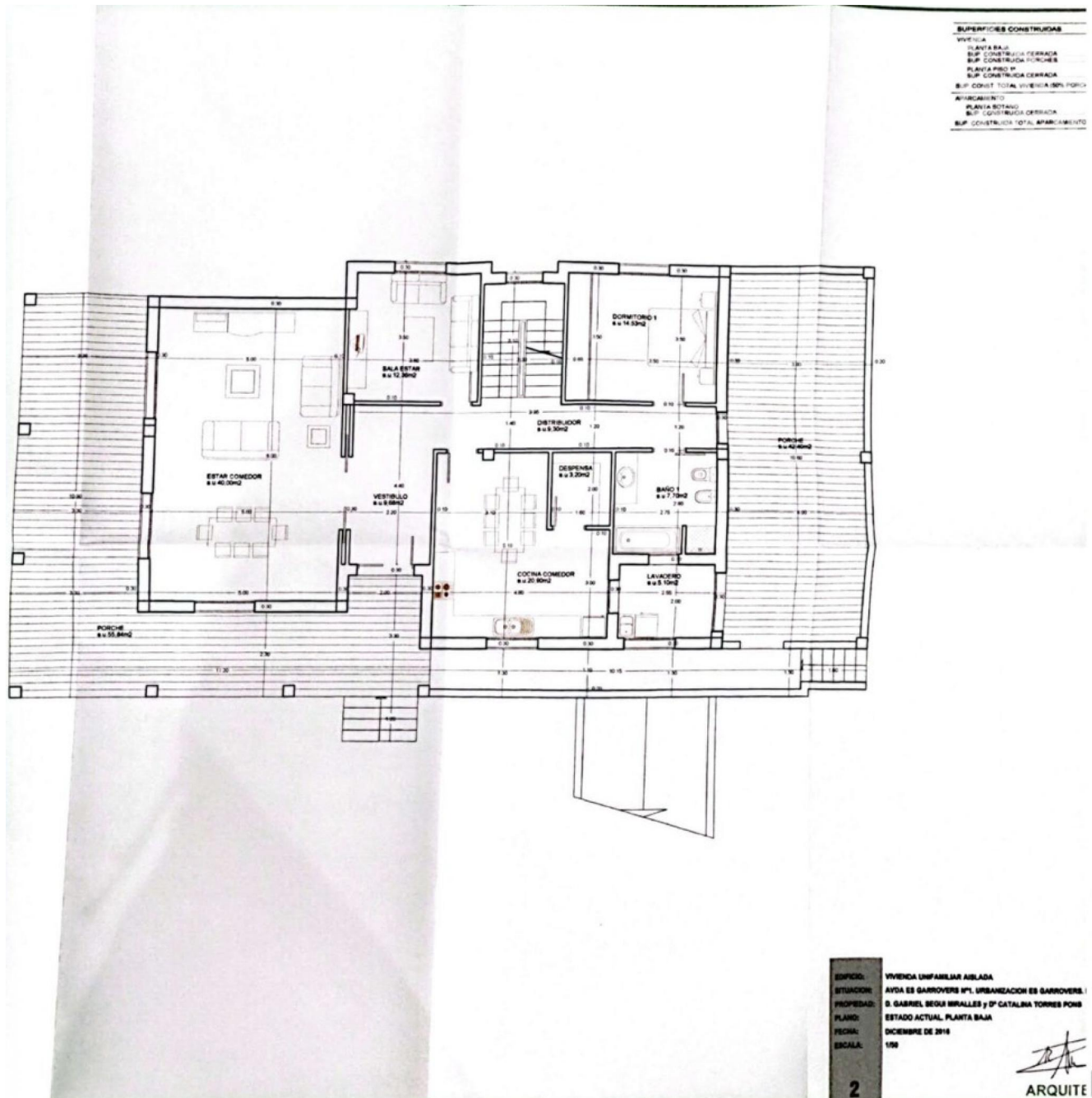
## Untergeschoss



Escaneado con CamScanner

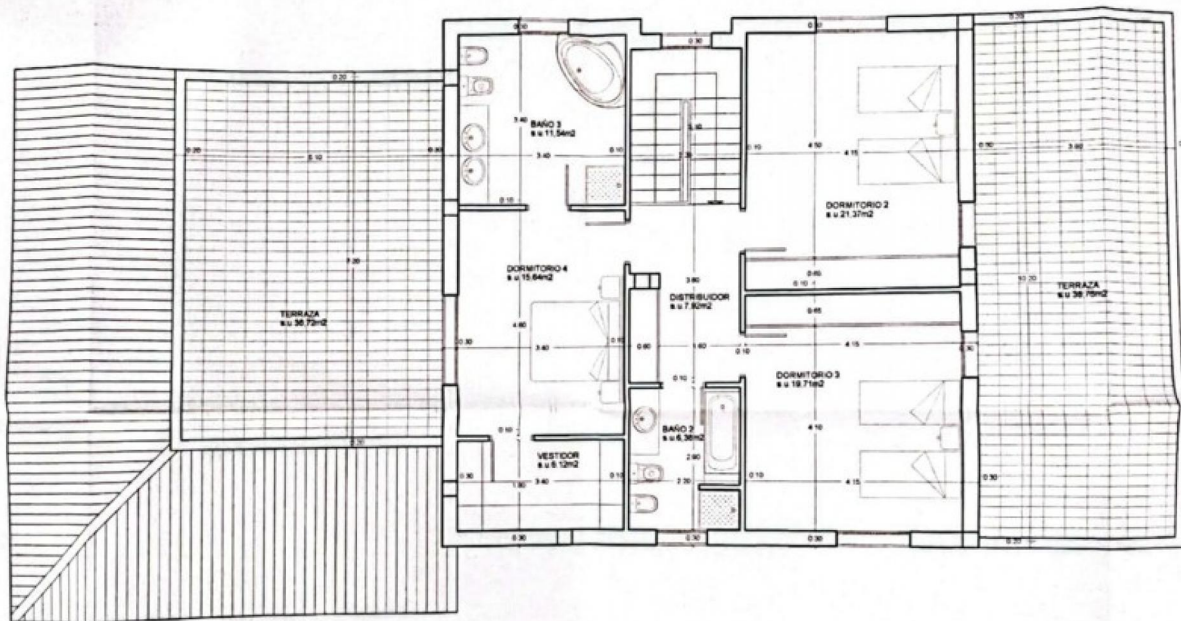


Erdgeschoss



# Grundriss

## Obergeschoss



EDIFICIO:  
SITUACION:  
PROPIEDAD:  
PLANO:  
FECHA:  
ESCALA:

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Escaneado con CamScanner

