

# VILLA SA CABANETA

Contemporary · Infinity pool · Mallorca

€2,200,000



# Contemporary living near Palma

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This newly built villa in Sa Cabaneta offers a refined interpretation of Mediterranean living, combining contemporary architecture, generous spaces, natural light and a seamless connection with the outdoors.

Set within a peaceful residential setting in Marratxí, the property offers privacy and tranquillity while remaining within easy reach of Palma.

Clean architectural lines, large-format windows and open-plan interiors create a home defined by light, space and a strong connection with its surroundings.

An infinity pool, landscaped Mediterranean garden, terraces and rooftop solarium complete a property designed to be enjoyed throughout the year.

## PROPERTY DETAILS

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|            |             |
|------------|-------------|
| Price      | €2,200,000  |
| Built area | 343,35 m²   |
| Plot       | 763 m²      |
| Bedrooms   | 4*          |
| Bathrooms  | 5           |
| Year       | 2026        |
| Location   | Sa Cabaneta |

# Clean lines. Natural light.

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The architecture of the villa is defined by a contemporary language of clean lines, generous glazing and a fluid relationship between the interior and exterior spaces.

Large-format windows allow natural light to reach deep into the living areas while creating a constant visual connection with the garden and infinity pool.

Carefully selected materials combine contemporary aesthetics, durability and comfort, resulting in a home that feels both modern and timeless.

## DESIGNED FOR CONTEMPORARY LIVING

- **Clean architectural lines**
- **Large-format windows**
- **Open-plan living**
- **Quality materials**
- **Indoor-outdoor connection**
- **Abundant natural light**





# Spaces designed around comfort

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## **MAIN FLOOR**

The heart of the home is an open-plan living and dining area connected to a contemporary kitchen with central island.

Large windows open directly onto the terrace and infinity pool, creating a seamless transition between the main living spaces and the outdoors.

This level also includes a double bedroom with en-suite bathroom and dressing area, together with a guest cloakroom.

## **FIRST FLOOR**

The upper floor provides three further double bedrooms, each with an en-suite bathroom and dressing area.

Large windows bring natural light into the bedrooms and create a strong connection with the surrounding outdoor spaces.

The rooftop solarium is also accessed from this level.

## **BASEMENT**

The 114.45 m<sup>2</sup> basement includes a garage and additional naturally lit spaces.

Its generous proportions allow the area to be adapted to individual needs, whether as a gym, home office, cinema room, games room or additional family space.

A separate laundry area completes this level.



# Life in the open air

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The relationship between architecture and landscape is at the heart of this villa.

The main terrace extends towards a 53.50 m<sup>2</sup> infinity pool, creating a striking focal point and reinforcing the connection between the home and its surroundings.

The Mediterranean garden, rooftop solarium and different outdoor areas provide a variety of spaces for relaxing, dining and enjoying Mallorca's climate throughout the year.

## **INFINITY POOL**

At **53.50 m<sup>2</sup>**, the private infinity pool becomes the natural centre of the outdoor living areas.

## **ROOFTOP SOLARIUM**

A private space designed for enjoying the Mediterranean sun and the open surroundings.

## **MEDITERRANEAN GARDEN**

Landscaped outdoor areas designed to complement the contemporary architecture while embracing the character of Mallorca.

## **GARAGE**

Private parking provides convenience and additional security for everyday living.





# Sa Cabaneta

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*A peaceful residential setting close to Palma*

Sa Cabaneta, in the municipality of Marratxí, is one of the most established residential areas for those seeking tranquillity while remaining close to Palma.

The location combines a peaceful residential atmosphere with convenient access to the city, the airport, international schools, shopping and everyday amenities.

Its proximity to Palma makes this villa particularly attractive as both a permanent residence and a second home in Mallorca.

## **A STRATEGIC LOCATION**

### **PALMA**

Approximately 15 minutes away

### **PALMA AIRPORT**

Easy access

## **INTERNATIONAL EDUCATION**

The Academy International School in Marratxí

## **SHOPPING & SERVICES**

Everyday amenities and shopping nearby

## **RESIDENTIAL SETTING**

Peaceful and well-established surroundings

## **LIFESTYLE & EDUCATION**

The Academy International School

An international school offering a British curriculum and International Baccalaureate pathway, located in Marratxí and particularly convenient for families seeking an international education in Mallorca.

# Comfort and efficiency

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This newly built villa combines contemporary architecture with carefully considered systems designed to provide year-round comfort and improved energy efficiency.

## SURFACES

|                      |                       |
|----------------------|-----------------------|
| <b>Plot</b>          | 763 m <sup>2</sup>    |
| <b>Built area</b>    | 343,35 m <sup>2</sup> |
| <b>Usable area</b>   | 228,90 m <sup>2</sup> |
| <b>Basement</b>      | 114,45 m <sup>2</sup> |
| <b>Swimming Pool</b> | 53,50 m <sup>2</sup>  |

## COMFORT

- Underfloor heating
- Hot and cold air conditioning
- Large-format windows
- Double glazing
- Contemporary kitchen with central island
- Built-in wardrobes and dressing areas
- En-suite bathrooms
- Garage
- Laundry area
- Rooftop solarium

## ENERGY & TECHNOLOGY

- Solar panels
- Efficient climate control systems
- Contemporary energy-conscious design
- New-build construction

# Comfort and efficiency

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## DISTRIBUTION

4 bedrooms  
4 en-suite bathrooms  
Open-plan living and dining area  
Contemporary kitchen  
Basement  
Private garage  
Terraces  
Rooftop solarium  
Private infinity pool





### PROPERTY PRESENTATION

Sa Cabaneta · Marratxí · Mallorca

All information contained in this presentation is provided for guidance purposes only and is based on the information available at the time of publication. Measurements, features and other details may be subject to change, error or omission and should be independently verified.

### PRIVATE VIEWINGS

Discover this property in Sa Cabaneta

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