

**Santanyi**  
Объект № 119442



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

Town-house in the centre of Santanyi with large garden and an approved project for renovation, extension and pool construction

жилая площадь:	440 m <sup>2</sup>	Энергетическая	в процессе
участок:	670 m <sup>2</sup>	сертификация:	
спальни:	5		
санузел:	5		
вид на море:	-	<b>цена:</b>	<b>€ 1.190.000,-</b>



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## Описание объекта:

This town-house is situated in the heart of Santanyi, only around 300 m and just a few minutes walk from the town centre and the popular market-square.

A construction permit (obra mayor) already exists allowing renovation and an extension of the 1st floor of the existing building, in addition to the construction of a pool, a BBQ zone with outdoor kitchen, and a further outbuilding. Work could be started very soon. In the expose the information regarding the constructed area refers to the completed project. The current property has an area of approx. 330 sqm, plus a 40 sqm garage and a 20 sqm garden shed.

### Project description:

Planned on the first floor of the main house a garage with direct access to the house, an entrance area with guest WC, an open living/dining area with designer kitchen, a utility room, and a double bedroom with en-suite bathroom. Housed on the upper floor will be 2 further double bedrooms with bathrooms en suite, an additional living area with balcony and the master bedroom with dressing room and large bathroom with bathtub.

The garden is particularly large for a townhouse located in the centre of Santanyi, offering ample space for the pool and an adjoining, 50 sqm outdoor kitchen, and for the additional 50 sqm annex building to the rear of the property. This could be used as a fitness room, sauna and/or bedroom for guests or staff.

Orientated to the west from its longest side the 670 sqm plot is ideally located to enjoy many sunny hours in the garden and on the large pool terrace.

The purchase price includes the existing house including the approved project including all expenses already paid for the building permit, and the architects and interior designer costs. It does not include the cost of the planned construction and the project management.

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## Месторасположения и окрестности:

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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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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TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

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