

**Marratxi**

référence du bien 118776



Modern detached house exclusively-equipped and with a large garden and pool in Marratxi

séjour: 260 m<sup>2</sup>  
terrain : 675 m<sup>2</sup>  
chambres: 5  
salles de bain: 3  
vue sur la mer: -

energy certificate: en proceso

**prix: € 1.350.000,-**

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### description:

This modern, exclusively-equipped detached house with pool is situated in a quiet residential area in Marratxi. Its location impresses with a very good infrastructure including the proximity to international schools, and good connections in all directions including to the airport.

Its living space of 260 sqm is spread over 2 levels.

A guest bedroom with its own bathroom is accessed from the entrance area, as is an open designer-kitchen with a large cooking island which is incorporated into the living area. Large, high-quality sliding glass doors connect to the west-orientated pool terrace and the garden. Over the glass frontage there is a large extendable awning.

In the rear part of the garden approx. 300 sqm of artificial lawn has been laid, creating a pleasant and clean ambience and serving as an adequate playing surface. Adjoining this is a pleasant, covered bbq zone.

The upper floor is accessed via a modern, stable steel staircase and consists of a small room which could serve as a bedroom or an office, 2 further compact bedrooms with a bathroom, opposite which is the master bedroom with walk-in dressing area and en-suite bathroom.

From this level there is also access to a large, south-facing sun terrace and to a further small balcony with north-west orientation.

Further features include underfloor heating, air conditioning, a central decalcifying system and an alarm. Heating is by means of an athermal system There is also a garage with space for 2 compact or one large vehicle..

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### localisation & environnement:

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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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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