



## Villa in Cala Santanyí with two independent living units and a rooftop terrace

Price

**1.480.000€**

**Year of construction**  
1980

**Plot area**  
500m<sup>2</sup>

**Built área**  
160m<sup>2</sup>

**Bedrooms**

3

**Bathrooms**

2

**Location**

Cala Santanyí



**Description:** This attractive villa in Cala Santanyí combines a clean, contemporary design with flexible living options and modern technology, set on a quiet plot offering privacy and comfort.

On the ground floor, the home features a bright open-plan living and dining area with an integrated kitchen, creating a welcoming and functional space ideal for everyday living and entertaining. The modern kitchen blends seamlessly into the living area, while arched windows with aluminium frames and double glazing allow plenty of natural light and add character to the interiors. A wood-burning stove provides warmth and a cosy atmosphere during cooler months.

The property offers two bedrooms on the main level, sharing a full bathroom accessible from both rooms, along with a separate guest toilet for added convenience. In the basement, there is a fully independent unit with its own living-kitchen area, lounge, bedroom, and bathroom, making it ideal for guests, extended stays, or a private retreat.

Outdoor areas include a covered terrace with a barbecue area, a slim-design swimming pool, and a rooftop terrace accessed via an external staircase, perfect for enjoying the sun throughout the day in a relaxed setting.

The villa is equipped with underfloor heating via a heat pump, air conditioning, a solar ventilation system, and photovoltaic panels, ensuring high comfort and efficient energy use.

A versatile and well-equipped property that combines modern design, comfort, and sustainability, ideal as a permanent residence or a relaxed holiday home in Cala Santanyí.





















**Location:** Cala Santanyi is one of the most attractive and peaceful areas in the southeast of Mallorca, known for its relaxed atmosphere, natural beauty, and proximity to the sea. This location perfectly combines Mediterranean tranquillity with the convenience of having restaurants, cafés, small shops, and essential services nearby, making it ideal both for holiday stays and year-round living.

In the surrounding area, you will find some of the most iconic coves in the region, such as Cala Llobards, Cala Figuera, and Cala Mondragó, as well as the Mondragó Natural Park, a protected area ideal for enjoying nature, walking, and outdoor activities.

For golf enthusiasts, the renowned Vall d'Or Golf course is only a short drive away, offering a well-maintained course with spectacular sea views. The location also provides easy access to the charming town of Santanyi, famous for its weekly market, boutiques, art galleries, and diverse dining options, as well as to Portopetro and Cala d'Or, known for their marinas and lively coastal atmosphere.

Palma and Palma International Airport are approximately 45–50 minutes away by car, ensuring excellent connections both within the island and to international destinations.

Overall, Cala Santanyi offers a perfect combination of sea, tranquillity, natural surroundings, and good connectivity, making it an ideal choice for those seeking quality of life in one of the most desirable areas of southeast Mallorca.

THE  
**RE/MAX**  
COLLECTION  
*Exclusive*

## Property Specifications

— Condition	Ready to move in
— Year of construction	1980
— Plot size	500 m <sup>2</sup>
— Built area	160 m <sup>2</sup>
— Bedrooms	3
— Bathrooms	2
— Terraces	
— Rooftop terrace	
— Swimming pool	

- Central heating
- Underfloor heating
- Air conditioning
- Heat pumps
- Solar ventilation system
- Photovoltaic system
- Independent guest apartment
- Southwest orientation



Airport: 45 min



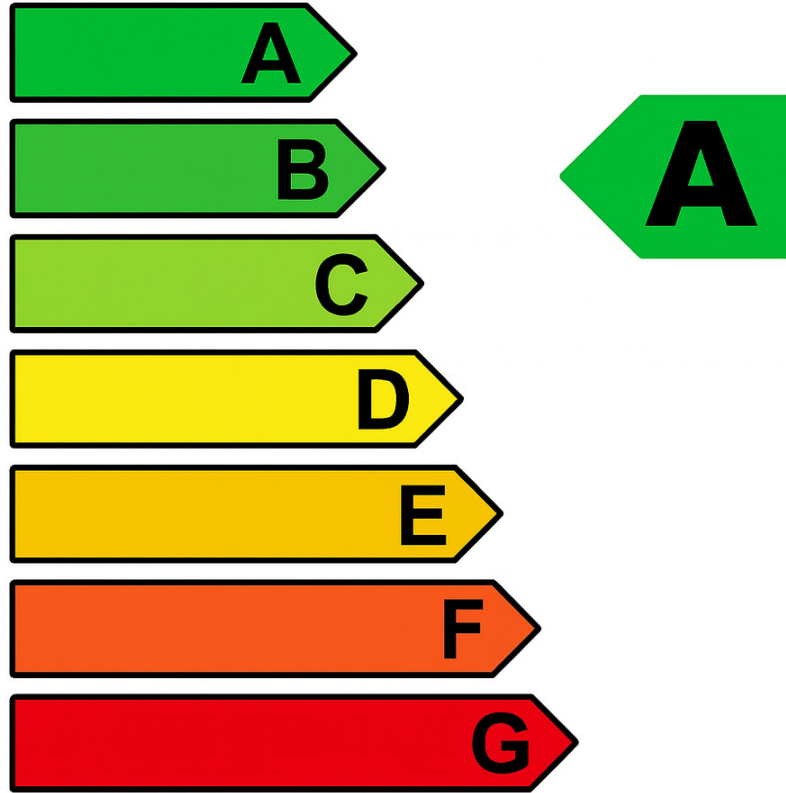
Golf (Vall d'Or): 25 min



Beach: 3 min



Town: 4 km



THE  
**RE/MAX**  
COLLECTION  
*Exclusive*



*The Exclusive Collection*

Batle Andreu Burguera Mut 3  
07640 Ses Salines, Mallorca  
+34 660 990 707  
dani.gonzalez@remax.es

#### Legal Notice and Data Protection

The content of this presentation, including texts, images, plans, logos, and any other material, is the exclusive property of "Remax Exclusive Collection" and is protected by intellectual and industrial property laws. Its total or partial reproduction, distribution, or communication, in any format or medium, is strictly prohibited without the express written authorization of the owner.

The data, prices, plans, and descriptions contained in this document are for informational purposes only and do not constitute a contractual commitment, and may be subject to modifications by the owner or developer.

In accordance with Regulation (EU) 2016/679 (GDPR) and Organic Law 3/2018 on Personal Data Protection and guarantee of digital rights (LOPDGDD), you are hereby informed that any personal data provided as part of this presentation will be treated confidentially for the purpose of responding to inquiries or managing requests for commercial information. Data subjects may exercise their rights of access, rectification, erasure, objection, and all other rights recognized by law by contacting [juan.bonet@remax.es](mailto:juan.bonet@remax.es).

The information contained in this document is confidential and is provided exclusively to the recipient for informational and professional purposes. Any unauthorized disclosure or use is strictly prohibited.