



## Santanyí - Country house



5	4	310	13288			<b>3 452 €</b>
Bedrooms	Bathrooms	Area (m <sup>2</sup> )	Land Area (m <sup>2</sup> )	Garage	Swimming Pool	(EUR €)



### Co-Ownership! Exclusive country house near Santanyi

The villa is offered for sale as sole ownership at a purchase price of EUR 2,100,000 or in the form of co-ownership together with other co-owners.

In the case of co-ownership, the purchase price for co-ownership depends on the desired season and amounts to 3,452.00 EUR/day, e.g. in the low season.

For reasons of transparency and comparability, the ancillary acquisition costs (real estate transfer tax, notary, etc.) are not included in the purchase price, as is generally the case with real estate.

The concept of co-ownership allows for the exclusive and regular use of a property. This is particularly interesting for holiday properties that are otherwise only used for a few weeks a year. The buyer determines the number of days of use and the desired period. During his absence, the other

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co-owners use the house and also bear all costs for this time. The advantage: All acquisition and ancillary costs are divided among the co-owners and the house does not stand empty for a longer period of time.

Capital investment, ancillary costs and risk are significantly lower compared to sole ownership. In addition, co-ownership offers the possibility of spreading investments across several locations or countries.

The villa can be shared with family and friends - so your own holiday home offers familiarity and connection to a special place. The co-owners can choose an administrator - but this is not mandatory.

Depending on the days of use purchased, a property usually has between 4 and 8 co-owners. The days of use can be booked in advance without restriction (first come first serve).

Owning a property 100% but only using it 10% is completely inefficient! Following the trend, further houses and condominiums are being planned. If you own a property and would like to share it with other users, please feel free to contact us.

Co-ownership is a stress-free and, compared to sole ownership, a much cheaper solution without compromise. They not only acquire a right of use as in timeshare, but also a share in the land and house and thus benefit not only from the emotional return but also from possible increases in value.

The villa is fully furnished and has a modern fitted kitchen including kitchen appliances and crockery. The photos show the current state of the villa before the planned upgrade in the exterior and interior. A total of EUR 100,000 was estimated for the modernization and equipment of the property, including furniture, bed linen, towels, TV and PC monitor.

Before and after your departure, the house will be cleaned by a housekeeper and if you wish, your personal belongings such as bed linen, towels, wardrobe and sports equipment will be stored until your next arrival. This means that travel is also only possible with hand luggage.

In order not to be dependent on a rental car, the purchase and joint use of a mid-range car is planned.

In addition to the purchase price, there are the usual ancillary purchase costs (real estate transfer tax, notary, land registry fees, etc.) and transaction costs (structural, legal and tax examination of the property) as well as the structure of the membership structure. Reserves are being built up for future maintenance, comparable to apartment buildings.

We will be happy to send you a detailed cost breakdown and further information on the subject of co-ownership on request.

## GENERAL DESCRIPTION

This charming finca is located near Santanyi and impresses with its quiet, rural surroundings and a

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spacious relaxation area with a Mediterranean garden. Santanyi can be reached in 10 minutes by bike.

The property extends over a 13,288 m<sup>2</sup> plot with an impressive pool area and offers a lot of privacy in the idyllic landscape in the southeast of Mallorca on approx. 310 m<sup>2</sup> of living space, only about 40 minutes from Palma Airport.

On the ground floor there is a spacious, open-plan living and dining area with kitchen, which offers fantastic views of the garden and pool through a large window front with double glazing. This light-flooded area is ideal for convivial hours. Next to the kitchen there is a bedroom and a bathroom as well as access to the spacious garage. To the left of the living area are three more bedrooms and two bathrooms, one of them en suite. On the upper floor there is another large bedroom with en suite bathroom and access to a small balcony from which there are wonderful views all the way to the church of Santanyi. The house has underfloor heating and air conditioning in the bedrooms ensures a pleasant indoor climate at any time of the year.

A highlight is the 12 x 6 meter pool with sun loungers and adjacent covered chill-out zone, which underlines the Mediterranean ambience of the outdoor area. Several terraces invite you to linger.

The spacious, covered terrace, which can be accessed directly from the living and dining area, offers an ideal place to eat, relax and enjoy all year round with an area of 40 m<sup>2</sup>.

The lush garden with palm trees, olive trees and extensive green areas offers a private retreat. An automatic irrigation system and a carport complete the outdoor facilities.

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## Property Features

- Under floor heating
- Air conditioning
- Balcony
- Fitted wardrobes
- Washing machine
- Security alarm
- Double glazing
- Pool
- Drive way
- Garage
- Co-Ownership
- Floors: 2
- Water Cistern
- Quiet Location
- Energetic certification: D
- Solar orientation: South, East, West
- Furnished
- Fireplace
- Terrace
- Storage / utility room
- Laundry
- Dishwashing machine
- Security door
- Garden
- Barbecue
- Parking space
- Electric garage gate
- Built year: 2009
- Mains water
- Proximity: Restaurants, City, Open field, Airport, Mountain, Beach, Golf course, Shopping, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Uninterrupted views
- Views: Garden view, City view, Pool view, Village view, Countryside views, Mountain views
- Renovation year: 2024

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