



**KENSINGTON**<sup>®</sup>  
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# Modern new-build project with panoramic views and pool in the center of Santa Maria, Mallorca



## general:

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<b>object number external:</b>	KPP07607	<b>Date:</b>	08.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2024
<b>place:</b>	07320 Santa Maria	<b>living space:</b>	279,00 m <sup>2</sup>
<b>Floor space:</b>	413,00 m <sup>2</sup>	<b>Total size of site:</b>	190,00 m <sup>2</sup>
<b>Number of Rooms:</b>	5,0	<b>Number of bedrooms:</b>	3,0
<b>Number of bathrooms:</b>	2,0	<b>Number of sep. bathrooms:</b>	1,0
<b>number of parking spaces:</b>	1,0	<b>Condition:</b>	projected

## prices:

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**purchase price:** 2.150.000,00 €

## energy certificate:

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**beaconing:** air heat pump

## contact person:

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<b>name:</b>	Kensington Palma	<b>street:</b>	
<b>place:</b>		<b>phone:</b>	+34 971674306
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## Infrastructure:

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## Description:

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This modern new-build project with panoramic views and pool is located in the center of Santa Maria, Mallorca. Two almost identical exclusive townhouses with high-quality interior design and the latest technical equipment are being built in a quiet village street in Santa Maria. The modern architecture is in perfect symbiosis with authentic Mallorcan charm. The townhouse on the left-hand side will extend over 413 m<sup>2</sup> and each of the three living levels, but above all the library and the 43 m<sup>2</sup> roof terrace, will offer spectacular mountain views. The communicative center of the house is the spacious living, dining and cooking area. The garden and pool area are also part of the living space in the Mediterranean room almost all year round. The 3 bedrooms with comfortable fitted wardrobes and 2 bathrooms are located on the upper floor. The master bedroom will offer a balcony, an en suite bathroom and unique mountain views. Further features: Connection to the public electricity and water network, saltwater pool, garage, floor-to-ceiling wooden ISO windows, natural stone and wooden floors, underfloor heating, air - heat pump, centralized air conditioning, outdoor kitchen with BBQ place, high-quality electrical appliances and fittings. Please contact us for further information or for a viewing. All information without guarantee. Kensington reference: KPP07607

## Location:

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Santa Maria del Camí is a picturesque village in the center of the island of Mallorca, known for its idyllic location and charming atmosphere. The municipality is located about 20 kilometers northeast of Palma, the capital of Mallorca, and is easily accessible via the Ma-13 freeway, which provides quick access to the city and the international airport.

The town itself is characterized by its traditional architecture, narrow streets and numerous historic buildings. Santa Maria del Camí is surrounded by a lush, agricultural landscape dominated by vineyards, olive groves and almond trees. This region is particularly known for its wine production and is home to some of the best wineries on the island, attracting local and international visitors.

The village has an excellent infrastructure with various stores, supermarkets, restaurants and cafés that make daily life pleasant and convenient. Every Sunday, a large weekly market is held in the central market square, selling fresh local produce, handicrafts and other goods.

For nature lovers and outdoor enthusiasts, the surroundings of Santa Maria del Camí offer numerous opportunities for activities such as hiking, cycling and horse riding. The nearby Tramuntana Mountains, a UNESCO World Heritage Site, offer breathtaking landscapes and a variety of leisure activities.

The municipality is characterized by a high quality of life and an authentic Mallorcan lifestyle. Thanks to its strategic location, excellent connections and proximity to Palma and the island's most beautiful beaches, Santa Maria del Camí is an extremely attractive choice for both residents and vacation home owners.

# images

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\_E71-03\_Closeup Terraza\_31



\_E50-01\_Piscina\_04



\_E30-01\_Comedor\_02



\_E40-02\_Cocina\_02



\_E51-02\_Closeup piscina\_36



\_E80-03\_Dormitorio\_04



E90-01\_Bano-Principal\_03



E51-03\_Closeup piscina\_35



E20-02\_Entrada\_05



E30-03\_Comedor\_03



E60-09\_Porche noche\_05



E70-02\_Terraza Planta\_28



E10-04\_Fachada-Calle\_28



E100-02\_Sala tv\_03



\_E60-08\_Porche\_03

