



**KENSINGTON**<sup>®</sup>

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# Architecturally perfect new construction finca in Artá with panoramic views to the sea!



## general:

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|--------------------------------|--------------------------|-----------------------------|-----------------------|
| <b>object number external:</b> | KPNO583                  | <b>as from:</b>             | 12.10.2024            |
| <b>usage:</b>                  | habitation               | <b>marketing method:</b>    | purchase              |
| <b>property:</b>               | House                    | <b>place:</b>               | 07570 Artà            |
| <b>living space:</b>           | 318,00 m <sup>2</sup>    | <b>Floor space:</b>         | 600,00 m <sup>2</sup> |
| <b>Total size of site:</b>     | 38.462,00 m <sup>2</sup> | <b>Number of Rooms:</b>     | 6,0                   |
| <b>Number of bedrooms:</b>     | 5,0                      | <b>Number of bathrooms:</b> | 4,0                   |
| <b>Condition:</b>              | as new                   |                             |                       |

## prices:

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**purchase price:** 3.200.000,00 €

## energy certificate:

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## contact person:

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|-----------------|-----------------------|---------------|---|
| <b>company:</b> | Martina Albrecht S.L. | <b>name:</b>  | Martina Albrecht                              |
| <b>street:</b>  | C./ de Ciutat 22      | <b>place:</b> | 07570 Artà                                    |
| <b>phone:</b>   | +34 670 275 663       | <b>Email:</b> | martina.albrecht@kensington-international.com |

## Infrastructure:

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## Description:

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This beautiful new construction project with natural stone facade, 58 sqm pool with a beautiful far view to the sea and best location near Artà, offers the future owners modern self-sufficient comfort and finca feeling equally. The start of construction is possible about 4 weeks after purchase.

The floor plan:

From the garage you reach the main house via a patio and enter the modern living / dining area with open kitchen with

cooking island. Already from here there is a beautiful view axis through the floor-to-ceiling window elements to the porche and the pool area. In the back of the house there are five bedrooms, four of them with en suite bathrooms, each with access to the outdoor area. Great architecture in hacienda style!

Key data: Plot with approx. 38,462 sqm, living area approx. 318 sqm, total constructed area approx. 600 sqm, pool with a water area of approx. 58 sqm, garage with 2 spaces, underfloor heating , air conditioning with heat pump, own well, electricity via photovoltaic, micro cement floor, solid wood beam ceilings, built-in wardrobes made of solid wood, floor-to-ceiling windows, bioethanol fireplace.

Please contact us for more information: +34 670 275 663 or [arta@kensington-international.com](mailto:arta@kensington-international.com).

## Location:

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The medieval artists' town of Artà has become the secret capital of the northeast. Here you can immerse yourself in Mallorcan life all year round, explore galleries and boutiques, or enjoy culinary delights in historic courtyards. A wide range of activities for hikers, cyclists and golfers and, of course, many water sports, as well as three well-equipped marinas make the northeast a year-round destination. Countless sandy beaches and wild stone coves offer the greatest possible variety for long beach days. Manacor, the second largest city on the island, offers not only top shopping facilities and a general hospital, but also the Rafael Nadal Academy, an international school with a very good reputation.

## images

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