

# ETV! Natural stone villa with pool, panoramic views & guest house in idyllic location near Llucmajor, Mallorca



## general:

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object number external:	KMSL07151	as from:	19.07.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	2010
place:	07620 Llucmajor	living space:	388,00 m²
Floor space:	470,00 m²	Total size of site:	20.243,00 m²
Number of Rooms:	6,0	Number of bedrooms:	4,0
Number of bathrooms:	4,0	Condition:	as new

## prices:

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purchase price:	3.500.000,00 €
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## energy certificate:

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value class:	B	beaconing:	gas
primary energy sources:	Gas		

## contact person:

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company:	Sunny Side of Life, S.L.	name:	Oliver Gläser
position:	Franchisee	street:	Ronda Migjorn N° 76
place:	07620 Llucmajor	www:	<a href="https://kensington-llucmajor.com">https://kensington-llucmajor.com</a>

## Infrastructure:

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## Description:

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Exquisite country house in Llucmajor - luxury and nature in perfect harmony

This exceptional country house in picturesque Llucmajor offers an oasis of peace and privacy. Built in 2010 with great attention to detail, this remarkable finca combines traditional elements with modern luxury. The extensive plot of 20,243 m<sup>2</sup> embodies the best of Mediterranean nature and creates a unique living atmosphere.

The living space of 388 m<sup>2</sup>, spread over two spacious levels, offers maximum comfort and a stylish ambience. On the second floor there are three light-flooded bedrooms, each with its own luxurious en-suite bathroom. The spacious living area with fireplace creates an inviting atmosphere, while the elegant dining room and the fully equipped open kitchen with kitchen island and high-quality appliances provide the ideal setting for socializing.

The upper floor houses a versatile studio with a living and sleeping area, a charming open fireplace, a dressing room and a spacious bathroom with integrated sauna - a perfect retreat for relaxation and recreation.

The outdoor area impresses with a 21 x 9 meter pool, which has an integrated whirlpool and an environmentally friendly solar shower. The stylish outdoor barbecue area with kitchenette and sofa corner invites you to enjoy convivial evenings, while the covered terraces create versatile outdoor areas.

Additional comfort is provided by the 90 m<sup>2</sup> garage, which offers space for at least three vehicles, as well as a practical guest bathroom with shower. The water supply is provided by a private well with two underground cisterns, while the electricity supply comes from the municipal grid and is supplemented by a reliable internet connection.

The picturesque garden with citrus, almond and olive trees as well as grapevines and the elegant driveway round off this exclusive property - a place that perfectly combines tranquillity, nature and sophisticated living comfort.

## Location:

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Llucmajor is a historic town in the picturesque south of the island, around 21 kilometers southeast of Palma de Mallorca. Its rural charm and proximity to the beautiful, kilometer-long natural beach Es Trenc are particularly noteworthy. Thanks to its easy accessibility via the MA-19 highway, you can quickly reach the airport and Palma.

The town serves as the center of the municipality of the same name and is characterized by its traditional Mallorcan architecture and rich cultural heritage. Surrounded by fertile farmland and vineyards, Llucmajor is known for its agricultural production. The town has a charming old town with narrow streets, historic churches and picturesque squares.

Enjoy all the benefits of Mallorca and the unique natural surroundings...

Mallorca is a paradise for those who want to enjoy a life in harmony with nature and the magic of the Mediterranean lifestyle.

In the countryside with complete privacy and yet close to the sea. The south of Mallorca offers a well-functioning infrastructure all year round, a rich cultural offer, beautiful weekly markets, upscale gastronomy and many possibilities for hobbies, sports and leisure as well as the proximity to the most beautiful sandy beaches and magnificent bays of the Mediterranean with crystal clear, turquoise blue water.

The Kingdom of Spain is a social and democratic constitutional state - Mallorca offers excellent medical care, a high level of culture, beautiful nature and a pleasant climate. The year-round favorable flight connections with short flight times within Europe are also advantageous.

## Equipment description:

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### AIR CONDITIONING & HEATING:

- Underfloor heating with individual control for each room (gas operation)
- Air conditioning hot/cold

### WINDOWS & DOORS:

- Double glazed Klimalit windows and PVC doors with two-tone finish
- Mosquito nets & casement windows
- Window sills: All made of hammered Santanyí stone

### FLOORS:

- First floor: Hammered and sealed marble
- Terraces: Aragonese stoneware
- Upper floor: Floating solid wood
- Other floor coverings: Tiles, parquet

### SANITARY FACILITIES (BATHROOM):

- Showers: All with safety glass
- Toilets & washbasins: Hanging, first quality (Duravit or Villeroy & Boch)
- Bidet & window in the bathroom
- Bathtub & shower/tub combination
- High-quality fittings & showers: Grohe or Marti

### STAIRS & STRUCTURE:

- Stairs: Hammered Santanyí stone with hand-forged steel handrail
- Structure: Solid concrete construction with double walls (30 cm thick bricks with air chamber, insulation and exterior stone wall)
- Gutters: Inlays and gutters made of Petra clay

### SWIMMING POOL & OUTDOOR AREA:

- Swimming pool: shotcrete, sealed, with high quality category A1 gresite
- Automatic electrolysis & cleaning robot
- Jacuzzi (5 meters per day capacity)
- Heating panels for hot water & electricity (12 kW output)



- Terrace, conservatory & balcony available
- Pool & garden with 100 olive trees, numerous fruit & almond trees and own vineyards

#### KITCHEN:

- Worktop: Avonite
- Appliances: Wine cooler, gas hob & oven, extractor hood recessed into the ceiling
- Lights: Frandsen pendant lights
- Refrigerator & freezer: Built-in appliances from NEFF
- Solid wood kitchen of German manufacture
- Pantry, open kitchen, summer kitchen & kitchen island
- Fully equipped & furnished

#### TECHNOLOGY & EQUIPMENT:

- Doors & fitted wardrobes: solid wood (ash) in all rooms
- Gas boiler & general gas tank (Repsol)
- Septic tank with decanters
- LED lamps & energy-saving lighting
- Electric hanging lamps from Spanish production
- Cable satellite TV available

#### WATER SUPPLY:

- Two wells, one with official license

#### PARKING SPACES:

- Garage available
- No parking space optional

#### FIRING:

- Gas & electric

## Other information:

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Please understand that all information given here is based on information provided to us by third parties. We therefore cannot guarantee that it is correct, complete or up to date. Subject to prior sale, price changes and errors. The floor space and furnishing details contained in this exposé are for non-binding orientation purposes only.

Contact us at any time for further information or a viewing appointment - we look forward to assisting you in your property search and advising you on buying or selling.

Please find this and other attractive properties on the homepage at <https://www.kensington-llucmajor.com>

## images

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