



**K E N S I N G T O N**®  
Finest Properties International

# Exclusive, completely renovated town villa in Campos: Historic charm meets modern luxury!



## general:

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object number external:	KMSL07515	as from:	19.07.2025
usage:	habitation	marketing method:	purchase
property:	House	place:	07630 Campos
living space:	693,57 m²	Total size of site:	415,00 m²
Total space:	742,67 m²	Number of Rooms:	7,0
Number of bedrooms:	3,0	Number of bathrooms:	4,0
number of parking spaces:	2,0		

## prices:

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purchase price:	1.980.000,00 €
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## energy certificate:

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type of energy ID:	VERBRAUCH	expiry date:	31.07.2033
issue date:	2023-07-31	age group:	2014
value class:	B	beaconing:	air heat pump
primary energy sources:	Luftwärmepumpe	energy consumption value:	16.75 kWh/m²/a

## 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 Lluçmajor	www:	<a href="https://kensington-llucmajor.com">https://kensington-llucmajor.com</a>

## Infrastructure:

## Description:

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This exceptional, completely renovated town villa with historical charm is centrally located in Campos. It harmoniously combines contemporary living comfort - a property that meets the highest standards of quality and elegance.

The interior of the villa boasts impressive vaulted ceilings, which lend the spacious rooms an elegant and airy atmosphere. Fine stone floors, high-quality materials and first-class workmanship are visible in every detail. Among other things, the house has an elevator, an alarm system and a solar system with battery storage for energy generation. The modern fitted kitchen is equipped to a high standard - adjoining it is a storage room with separate WC and washing machine.

The villa has three luxurious bedrooms, each with its own en-suite bathroom. In total, the house currently has 3 double beds and 3 single beds.

An impressive vaulted cellar impresses with its historic ambience and is a dream for wine lovers. It also offers enough space to use it as a bodega, fitness, cinema or billiard room.

There is also a large multifunctional room on the first floor, separated by a steel door, with a separate entrance and its own WC. This room is ideal as an office, practice or studio and not only offers flexible usage options, but also attractive tax benefits - such as depreciation, deduction of operating costs or pro rata deductibility as a home office.

### Floor plan

Basement: 60.97 m<sup>2</sup>

First floor: 324.50 m<sup>2</sup>

Upper floor: 258.99 m<sup>2</sup>

Roof terrace: 10.54 m<sup>2</sup>

Area of the verandas:  $23.48 \text{ m}^2 + 64.19 \text{ m}^2 = 87.67 \text{ m}^2$

Total constructed area: 742.67 m<sup>2</sup>

### Exterior details and garden

The planted inner courtyard invites you to spend quiet moments in the greenery and creates a private oasis of relaxation. Several terraces, a spacious roof terrace and a balcony offer numerous places for social gatherings and open up beautiful views over the rooftops of Campos.

The property also includes two garage parking spaces with an electric garage door.

### Conclusion

This completely renovated town villa in Campos is a real gem that combines historical charm with modern elegance. With high-quality fittings, spacious living areas and diverse outdoor areas, it offers an exclusive living ambience for discerning buyers. The opportunity to view this unique property and experience its unmistakable flair is not to be missed.

Contact Us

For further information or to arrange a viewing appointment, please contact us at any time.

## Location:

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Campos is a historic town in the picturesque south of the island, around 28 kilometers southeast of Palma de Mallorca. Its rural charm and access to some of Mallorca's most beautiful beaches are particularly noteworthy. The beautiful, kilometer-long natural beach Es Trenc as well as the wonderful bays of Cala Santanyí, Cala Llombards, Cala Mondragó, S'Amarador, Caló des Moro and Cala s'Almunia can be reached quickly by car.

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, Campos is known for its agricultural production. The town has a charming old town with narrow streets, historic churches and picturesque squares. Thanks to its easy accessibility via the MA-19 highway, you can quickly reach the airport and Palma.

Enjoy all the advantages 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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- + Double-glazed windows: High-quality insulating glazing for optimum energy efficiency and sound insulation
- + High-quality wooden windows: Timeless design, durable materials and excellent workmanship
- + High-quality wooden doors: Stylish ambience and high stability thanks to solid wood construction
- + Air conditioning / heating: Effective heat regulation for a pleasant indoor climate (e.g. air conditioning units, central or underfloor heating)
- + Solar system with battery storage: Sustainable energy generation and partial independence from the power grid
- + Alarm system / video surveillance: Increased security and protection against break-ins
- + Internet connection / WLAN: Fast internet connection for convenient working and surfing
- + Built-in wardrobes: Practical storage space for clothes and household utensils
- + High-quality floor coverings: Fine stone floors, parquet or tiles with an appealing look and easy maintenance



- + Modern fitted kitchen: Fully equipped with high-quality electrical appliances and plenty of storage space
- + Green, landscaped patio / inner courtyard: Quiet oasis of well-being for relaxing and socializing
- + Several terraces / balconies / roof terrace: Various options for sunbathing and enjoying the view
- + Vaulted cellar / bodega: Ideal for wine storage, can be used as a fitness or leisure room
- + Two garage parking spaces: Sheltered parking space for cars, motorcycles or bicycles
- + Electric garage door: Convenient entry and exit via remote control
- + Multifunctional room with separate entrance and WC: Suitable as an office, practice or studio!

## 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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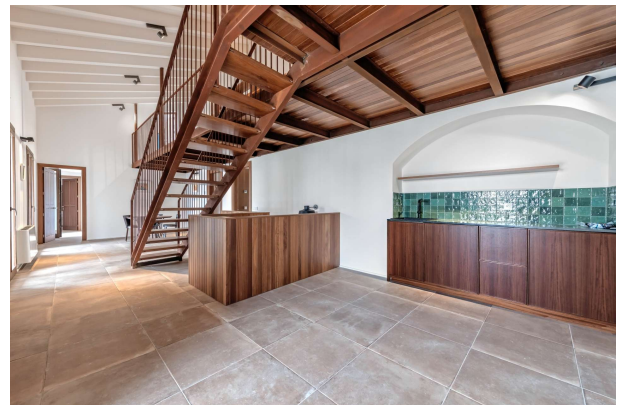




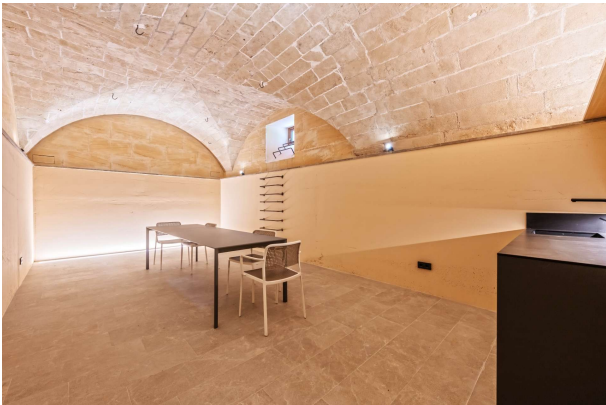












Escala de la calificación energética		Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A	más eficiente		
B		16.75	6.87
C			
D			
E			
F			
G	menos eficiente		