



**K E N S I N G T O N**®

Finest Properties International

# Fantastic finca property with sea views and absolute privacy in a well-kept natural park near Artà



## general:

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<b>object number external:</b>	KPNO749	<b>as from:</b>	06.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2006
<b>place:</b>	07570 Artà - Sant Lorenz	<b>living space:</b>	490,00 m <sup>2</sup>
<b>Floor space:</b>	1.200,00 m <sup>2</sup>	<b>Total size of site:</b>	30.000,00 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>Number of sep. bathrooms:</b>	1,0
<b>Condition:</b>	groomed		

## prices:

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**purchase price:** 6.900.000,00 €

## energy certificate:

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## contact person:

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<b>company:</b>	Martina Albrecht S.L.	<b>name:</b>	Martina Albrecht
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## Infrastructure:

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## Description:

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Fantastic finca property with sea views and absolute privacy in a well-kept nature park!

Ses Dragones is an exclusive oasis of peace and harmony, with purist, elegant aesthetics, in the middle of a well-kept, wildly romantic natural park (30,000 sqm). Located in the northeast of Mallorca, the property is situated on a sun-drenched plateau: nestled in a nature reserve, facing south and with a protective mountain to the north, you can enjoy a breathtaking 270-degree panoramic view of the Mediterranean Sea and the beautifully hilly Mallorcan

landscape. The property creates an atmosphere of peace and relaxation through the perfect symbiosis of traditional building materials with a clear, bright interior design.

Ses Dragones offers a pure living area of 490 sqm (incl. 80 sqm basement for spa, wine cellar, laundry room) and a constructed area of 1,200 sqm (house, front courtyard, patio, numerous terraces around the house, pool with pool lounge and large teak terrace). The consistently elegant design with light-colored stone floors and hand-painted walls brings a sense of clarity and warmth to every corner of the house - from the large living room with fireplace (lounge + boveda), the dining area (sala) with a large covered lounge terrace to the private suites. The 4 junior suites with en-suite bathrooms offer private space for retreat and relaxation (Suite I: 40 sqm, on the 1st floor, with large private terrace + sea view; Suite II: 40 sqm, with terrace + garden view; Suite III on the 1st floor: 30 sqm; Suite IV: 43 sqm, with terrace, currently used as an office).

The secluded pool area is located on its own landscaped terrace, 50 m from the house. With its saltwater pool (50 sqm; infinity pool), the outdoor shower, the covered lounge area (with fridge), the large terrace, partly made of teak (180 sqm), a smaller terrace below and the breathtaking view of the landscape, the pool area is the perfect place to relax.

The well-kept property with lawns, palm trees, olive groves, almond, lemon and orange trees, fig, pepper and carob trees is completely surrounded and terraced by centuries-old natural stone walls. You will find your retreat in secluded grounds of 3 hectares via a private driveway/dead-end road, accessible through a remote-controlled iron gate.

The main house with German perfection and technology was rebuilt in 2006 in the old Mallorcan style - the 2 cube-like guest houses / junior suites and a complete renovation of the house and pool were carried out in 2016/17. The house and pool were constantly kept up to date and in 2023 equipped with a new heating system and a new power system (power generator, batteries).

Ses Dragones represents a truly exceptional opportunity to own a property of unparalleled standing in Mallorca. It is a rare symbiosis of tranquil elegance and pure natural beauty.

## Location:

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Ses Dragones is located in the hills between Sant Llorenç des Cardassar and Arta - sheep bells and birdsong accompany the silence. And yet you are only a short drive away from shops (10') and Rafael Nadal's tennis academy + spa (20'). The beautiful beaches and bays of the wild and romantic Mallorcan northeast coast, top restaurants and 4 golf courses are nearby (10-20').

## Equipment description:

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Other features: large basement with preparations for spa and wine cellar, laundry room, storage room; underfloor heating; air conditioning in 4 junior suites; possibility of converting the guest suite/office into 2 guest rooms with en-suite bathrooms (then a total of 5 guest rooms/suites instead of 4)

There is also the possibility of converting the pool veranda into a poolside gym

Wifi; high-speed internet; own well; own electricity system (generator + solar system); osmosis system; 2 cisterns.

Fantastic finca with sea views and absolute privacy in a well-kept natural park!

Ses Dragones is an exclusive oasis of peace and harmony with a purist and elegant aesthetic, located in a well-kept, wild and romantic natural park (30,000 sqm). Located in the northeast of Mallorca, the property is enthroned on a sun-drenched high plateau. Nestled in a nature reserve, facing south and surrounded by a protective mountain to the north, it offers breathtaking 270-degree panoramic views of the Mediterranean Sea and the picturesque Mallorcan countryside. The combination of traditional building materials with a clear, bright interior design creates an atmosphere of peace and relaxation. Ses Dragones offers a unique opportunity to own a property of unparalleled standing in Mallorca. It combines tranquil elegance with pure natural beauty in a rare symbiosis.

Ses Dragones" has a pure living area of 490 sqm (including an 80 sqm basement for spa, wine cellar and laundry room) and a total area of 1,200 sqm (house, front courtyard, patio, numerous terraces around the house, pool with pool lounge and large teak terrace). The elegant design throughout, with light-colored stone floors and hand-painted walls, gives every room in the house a feeling of clarity and warmth - from the spacious living room with fireplace (lounge + boveda) to the dining area (sala) with a spacious covered lounge terrace to the private suites. The 4 junior suites with en-suite bathrooms offer retreats for privacy and relaxation (Suite I: 40 sqm on the 1st floor with large private terrace and sea view; Suite II: 40 sqm with terrace and garden view; Suite III on the 1st floor: 30 sqm; Suite IV: 43 sqm with terrace, currently used as an office).

The secluded pool area extends over a private, landscaped terrace 50 meters from the house. It comprises an infinity saltwater pool (50 sqm), an outdoor shower, a covered lounge area with fridge, a large terrace (180 sqm) partly made of teak, a smaller terrace below and offers breathtaking views of the countryside. This pool area invites you to relax.

The well-kept property is surrounded by natural stone walls and terraced. It offers lawns, palm trees, olive groves, almond, lemon and orange trees, fig, pepper and carob trees on 3 hectares of secluded land. Access is via a private driveway/dead-end road with a remote-controlled iron gate.

The main house was rebuilt in 2006 in the old Mallorcan style with German precision and technology. The two cubic guest houses/junior suites and a comprehensive renovation of the house and pool took place in 2016/17. The property has been continuously maintained and in 2023 was equipped with a new heating system and a new electricity system (electricity generator, batteries).

"Ses Dragones offers a unique opportunity to acquire a property of unparalleled standing in Mallorca. It combines quiet elegance and pure natural beauty in a special way."



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