

Great opportunity in the 1st sea line! Conversion project in Colonia Sant Pere



general:

object number external:	KPNO763	as from:	21.07.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1995
place:	07579 Colonia de Sant Pere/Artà	living space:	640,00 m²
Floor space:	660,00 m²	Total size of site:	840,00 m²
Number of Rooms:	6,0	Number of bedrooms:	5,0
Number of bathrooms:	3,0		

prices:

purchase price:	3.000.000,00 €
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energy certificate:

age group:	2014	value class:	C
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contact person:

company:	KENSINGTON Arta & Santanyi (Mallorca)	name:	KENSINGTON Finest Properties International Mallorca
street:	Carrer de Ciutat 22	place:	07579 Artà
www:	www.kensington-arta.com		

Infrastructure:

Description:

A fascinating and unique project is waiting to be realized.

Originally there was a restaurant on the first floor of the building.

An application for a change of use was submitted and the project was approved.

The plan is to create two large residential units with spacious terraces, a 100 m2 underground garage and a swimming pool.

The conversion can therefore begin "immediately".

An interesting aspect of the future property layout is the large number of rooms that will be available once the conversion work is complete.

Up to six double bedrooms and five bathrooms - many of them en suite - could be created on the first floor (approx. 224 m2).

A spacious living and dining room with an open-plan kitchen is also planned. This room alone will impress with an area of more than 60 m2.

The concept for the extension of the upper floor provides space for up to 5 bedrooms.

There are two apartments on the second floor, which can be combined into one floor with five bedrooms, three bathrooms, a living/dining room, a kitchen, a storage room, a utility room and an outdoor terrace.

The living area of this floor will be approximately 187 m2.

In addition to a spacious balcony, there is also a roof terrace.

A path runs behind the building and there is a communal green area next door. From the terraces there are views of the harbor, the bay of Alcudia and Cap Formentor rising in the background, which lies at the tip of the coast behind the La Victoria peninsula.

For further information, please contact us: +34 670 275 663 or arta@kensington-international.com

Location:

For people who are looking for a house near the sea and love relaxation, beautiful nature, spectacular sunsets and the original Mallorca, Colonia de St. Pere is the right choice.

The small marina of Colonia de Sant Pere is also home to some fishing boats, but is mainly frequented by yachts. The buildings in the village are one to two storeys high, there are no high-rise buildings like in other resorts. Tourism has already arrived here, but it is not designed for large numbers of visitors. As a result, the promenade and beaches are relaxed. Bars and restaurants with benches under tamarind trees have been set up on the promenade north of the harbor. Below the promenade is the beach, which is protected by a breakwater. It is about 80 meters long and 20 meters wide. The beach is equipped with showers and is very popular in summer.

The hinterland of Colonia de Sant Pere is characterized by the mountain ranges of the east coast of Mallorca, the Serres de Llevant, and is ideal for long walks in winter. There are stores in the village itself as well as in the surrounding municipalities such as Artà, where the popular weekly market takes place every Tuesday.

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