



**KENSINGTON**<sup>®</sup>

Finest Properties International

# High quality modernized finca in Arta with views, 48 sqm saltwater pool and absolute tranquility



## general:

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<b>object number external:</b>	KPNO668	<b>as from:</b>	10.06.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2019
<b>place:</b>	07570 Artà	<b>living space:</b>	237,00 m <sup>2</sup>
<b>Floor space:</b>	257,00 m <sup>2</sup>	<b>Total size of site:</b>	19.500,00 m <sup>2</sup>
<b>Number of Rooms:</b>	6,0	<b>Number of bedrooms:</b>	3,0
<b>Number of bathrooms:</b>	2,0	<b>Number of sep. bathrooms:</b>	1,0
<b>Condition:</b>	first time use		

## prices:

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**purchase price:** 2.690.000,00 €

## energy certificate:

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**beaconing:** alternative, solar

## 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
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## Infrastructure:

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## Description:

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This recently extensively renovated finca offers the highest comfort and modern design. It is very secure and private, surrounded by hills and beautiful trees near Artà. A 48 sqm saltwater pool, several covered terraces and a beautiful, wonderfully ingrown plot add additional living space to the house.

A long driveway leads to the property. A large pebble parking lot provides ample parking space. One enters the house through a solid wooden door and reaches an anteroom to the left of which is a checkroom (with separate entrance) and the utility room. To the right is a double bedroom with bathroom, as well as the loft-like annex with floor-to-ceiling windows and high wood-beamed ceilings, where the cozy living room with fireplace is located. From here you have access to the pool area.

The central, communicative heart of the house is the modern and open kitchen with central kitchen block and dining area. This room has double room height and is connected to the upper floor via a gallery. In addition, this area offers access to the pool, two covered terraces where you can enjoy either the morning or evening sun. The upper floor houses a spacious double bedroom, a smaller bedroom and a bathroom with shower and window. In addition, here is also the gallery, which is currently equipped with a workplace and a reading corner. From this floor you have a wonderful view.

In the idyllic outdoor area, nestled in nature, is the 12 x 4 m salt water pool with sun loungers, a covered terrace offers shade.

Our conclusion: An oasis of peace has been created here, which leaves nothing to be desired. Absolute tranquility, the proximity to Artà, maximum comfort and self-sufficient supply make this finca a TOP offer - we recommend a visit!

Further equipment features: Micro cement floor, underfloor heating, wood ISO windows, photovoltaic, air conditioning, cistern, well license is available, 20,000l cistern, crawl space, ENDESA electricity connection possible and nearby, 12m x 4m saltwater pool, small ruin of a casita on the property.

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



















