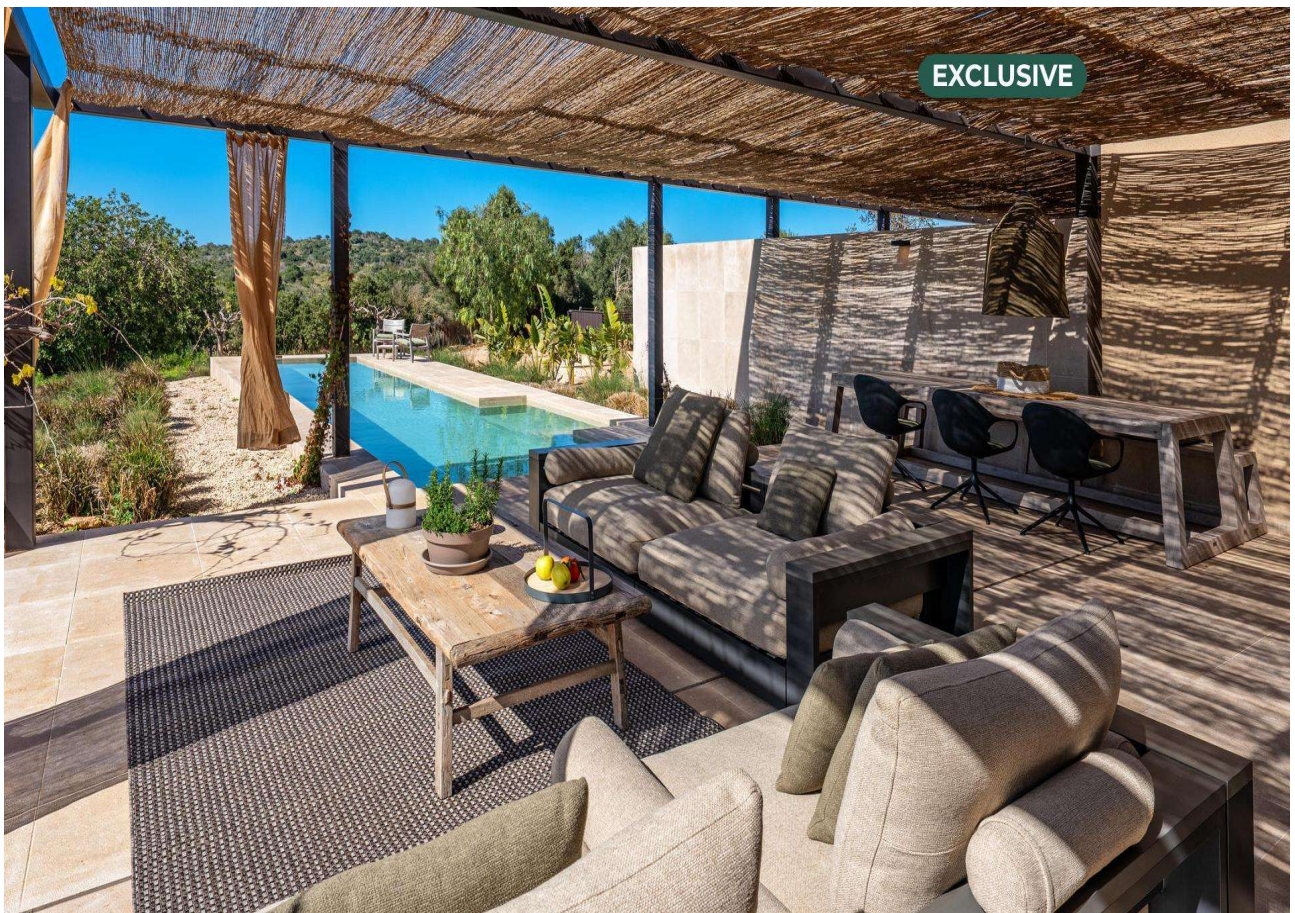


Komorebi - The magic of light - Design finca 10 minutes from Arta



general:

object number external:	KPNO861	as from:	21.07.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	2023
place:	07570 Artà	living space:	350,00 m²
Floor space:	467,00 m²	Total size of site:	31.980,00 m²
Number of Rooms:	4,0	Number of bedrooms:	3,0
Number of bathrooms:	3,0	Condition:	as new
Interior cat.:	luxury		

prices:

purchase price:	3.975.000,00 €
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energy certificate:

value class:	B	beaconing:	air heat pump
primary energy sources:	Luftwärmepumpe		

contact person:

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

Infrastructure:

Description:

Komorebi - The magic of light.

In the middle of the rolling hills of Mallorca, hidden from the eyes of the world and nestled in a 31,980 m² natural paradise, lies a finca like no other: Komorebi. Inspired by the Japanese term for "light filtered through the leaves", this property combines architectural sophistication, self-sufficient technology and the quiet poetry of nature to create a unique, decelerated lifestyle.

An architectural homage to nature.

With a designed area of 467 m² - including a 34 m² pool - Komorebi offers a spatial effect that is second to none. Visual axes, plays of light and natural materials merge to create an atmosphere of security and space. The generous room layout on one living level comprises:

- 91 m² living/dining/kitchen area with designer furniture (Flexform/Baxter)
- 3 bedrooms with en suite bathrooms
- 1 additional guest WC
- Spacious hallway as a retreat or meditation zone
- South-east facing patio, several terraces - including a main terrace with panoramic lounge & dining area

Luxury meets responsibility.

Komorebi is a statement for sustainable living without compromise. Completely self-sufficient, with its own energy and water supply, state-of-the-art filter and heating technology and a highly efficient air conditioning system. Highlights:

- 16 kWp solar system with 43 kWh battery & 15 kW generator
- 800 l hot water tank, Mitsubishi heat pump & high-end pellet stove
- State-of-the-art Gaggenau & Miele kitchen technology incl. steam & climate oven and vacuum drawer
- Mineralized drinking water straight from the tap - still to sparkling
- . Expansion reserve up to 150sqm is available

Design in perfection.

Every detail has been carefully considered - from the solid exposed beams and the frameless, fully retractable panoramic windows to the high-quality oak floorboards and natural stone tiles. The bathrooms are fitted with Axor Hansgrohe fittings (Rainfinity), while the master bathroom also has a designer bathtub from Falper and a Laufen shower toilet

Retreat with a view.

Komorebi is located at the highest point of the property - with breathtaking views over the beautiful old trees - Randa to Alcudia and the Serra de Tramuntana in the background. No electricity pylons, no roads - just birdsong and the rustling of the leaves. The large windows unite the inside and outside of the house into one whole when open in summer, while in winter they invite you to enjoy a cozy meditation on the clouds. Absolute privacy - enclosed by a historic natural stone wall, with vineyards in the neighborhood in one of the greenest and most beautiful parts of the island.

Komorebi is not a house. It is a way of life.

Location:

Border to Manacor - Arta - Camina de Rossa

Equipment description:

- Pool
- Fireplace
- Fitted kitchen with cooking island
- carport
- Intercom system
- Freestanding bathtub
- Central air conditioning
- Walk-in showers with rainfall shower head
- Floor-to-ceiling windows in all rooms
- Open room concept
- basement

images



