



**KENSINGTON**<sup>®</sup>

Finest Properties International



## general:

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<b>object number external:</b>	KPSO809	<b>as from:</b>	03.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2007
<b>place:</b>	Santanyi	<b>living space:</b>	305,00 m <sup>2</sup>
<b>Floor space:</b>	377,00 m <sup>2</sup>	<b>Total size of site:</b>	14.260,00 m <sup>2</sup>
<b>Number of Rooms:</b>	7,0	<b>Number of bedrooms:</b>	5,0
<b>Number of bathrooms:</b>	4,0	<b>number of parking spaces:</b>	4,0
<b>Condition:</b>	part / full renovated		

## prices:

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<b>parking garage:</b>	0,00 €	<b>purchase price:</b>	3.390.000,00 €
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## energy certificate:

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**beaconing:** solar, air heat pump

## contact person:

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<b>company:</b>	Albrecht Pogutter Group SL	<b>name:</b>	Wolfgang Pogutter
<b>street:</b>	Carrer Palma 28	<b>place:</b>	Santanyi
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## Infrastructure:

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## Description:

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Welcome to this idyllic finca in picturesque Santanyí! This remarkable property leaves nothing to be desired and sits on a generous plot of 14,260 m<sup>2</sup>. The tastefully designed house, designed and built by the renowned designer Richard Abel, was extensively renovated in 2022. It impresses with a harmonious combination of traditional charm and modern comfort.

With a living area of 305 m<sup>2</sup> and a usable area of 377 m<sup>2</sup>, conveniently spread over one level, this property offers plenty of space for individual living. The interior granny apartment also opens up a wide range of possible uses, whether for family members, guests or as an office.

High-quality materials characterize the ambience: fine stone and parquet floors lend the rooms a warm, inviting atmosphere. The generously designed open-plan fitted kitchen becomes the focal point for culinary experiences and social gatherings. On cooler evenings, the cozy fireplace makes for pleasant hours in the living room.

There is not only a lot to discover inside this finca; the outside surroundings also offer the perfect ambience for pure relaxation. A particular highlight is the picturesque patio, which creates an inviting atmosphere. Enjoy relaxing hours on the sunny terrace, refresh yourself in the well-maintained pool or treat yourself to a soothing break in the in-house sauna.

The property impresses with its unique character and excellent location in one of the most sought-after regions of Mallorca. It is the perfect choice for property buyers who value quality, comfort and a harmonious environment. Immerse yourself in the Mediterranean lifestyle - your new home in Santanyí awaits you.

## Equipment description:

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- 2 cisterns (40 cbm each) for city water and drinking water
- City water for toilet flushing, irrigation, pool
- Drinking water for showers and kitchen
- 10 KW photovoltaic with 10 KW battery. Energy fed back into the grid and emergency power
- 3 air heat pumps for hot water and pool
- Air conditioning cold / warm in the bedrooms and study rooms
- Underfloor heating/cooling
- Starlink high-speed internet, approx. 300 Mbit/s.
- Satellite and terrestrial TV
- Finnish sauna incl. infrared



images



















