



KENSINGTON®
Finest Properties International



general:

object number external:	KPSO836	as from:	21.07.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	2023
place:	07690 Es Llombards	living space:	685,00 m²
Floor space:	685,00 m²	Total size of site:	15.600,00 m²
Total space:	685,00 m²	Number of Rooms:	6,0
Number of bedrooms:	4,0	Number of bathrooms:	3,0
Condition:	as new	Interior cat.:	luxury

prices:

purchase price:	5.650.000,00 €
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energy certificate:

age group:	2014	value class:	C
beaconing:	air heat pump	primary energy sources:	Luftwärmepumpe

contact person:

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

Infrastructure:

Description:

This impressive finca, which was completed in 2023, is located in the middle of the tranquil Mediterranean landscape near Santanyí and Cala Llombards. It combines modern architecture, authentic materials and a high degree of privacy - ideal for anyone looking for something special.

The property was realized with a great sense of aesthetics and functionality by a renowned French building contractor. Particularly noteworthy: the house is completely self-sufficient - two large water cisterns and a powerful solar system ensure an independent supply of water and energy. This keeps operating costs to a minimum without compromising on comfort.

From the property, you can also enjoy a wonderful distant view over the rolling hills to the sea - another highlight that underlines the special location of this property.

The plot of around 15,000 m² accommodates a generous living space of over 600 m². The heart of the house is the spacious, open-plan living and dining area with impressive ceiling heights, stylish gallery architecture and a modern kitchen with high-quality Miele appliances. Handcrafted wooden elements set warm, elegant accents - including in the kitchen island and in many lovingly crafted details.

There are two bedrooms on the first floor, each with its own en-suite bathroom, plus a further room with access to the terrace and a guest WC in the entrance area.

An elevator conveniently connects all three floors. On the upper floor, there is a further living room with a fireplace, an open-plan work area and the spacious master bedroom with an integrated dressing room and high-quality bathroom - equipped with a bathtub and double washbasin. There is also a sports room with adjoining sauna for relaxation.

An absolute highlight is the approx. 96 m² heated saltwater pool with integrated whirlpool area - a pleasure even in the winter months. The outdoor area offers a variety of retreats with covered and open terraces, an outdoor kitchen with BBQ zone and prepared areas for growing olives, fruit or wine.

Two garage parking spaces, two covered outdoor parking spaces and a stylish wine cellar complete this exceptional property.

This finca is a retreat with character - luxurious, sustainable and nestled in one of the most beautiful regions of Mallorca.

Location:

This property is situated in a privileged location, just a few minutes from the charming town of Santanyí - one of the most sought-after places in the southeast of Mallorca. Known for its authentic character, lively weekly market, art galleries and stylish boutiques, Santanyí attracts people looking for something special.

Despite the quiet and natural surroundings, the accessibility is excellent: the center of Santanyí can be reached in a few

minutes, as well as the popular beaches of Cala Llombards, Cala Santanyí or Cala Mondragó. The proximity to the Mondragó Nature Park underlines the special recreational value of this region.

Whether exclusive restaurants, international schools, charming cafés or local markets - everything that makes up Mediterranean life is practically on your doorstep. At the same time, you can enjoy maximum peace, privacy and an unobstructed view of the typical Mallorcan landscape.

This location offers the perfect combination of rural idyll and urban proximity - an ideal place for anyone who wants to experience Mallorca at its best.

Equipment description:

- Year of construction 2023
- Quiet location near Santanyí and Cala Llombards
- Approx. 15,000 m² plot
- Over 600 m² constructed area
- Two large water cisterns
- Powerful solar system
- Spacious, open-plan living and dining area
- High ceilings with gallery architecture
- High-quality fitted kitchen with Miele appliances
- Handcrafted wooden elements & exclusive details
- Master bedroom with dressing room and bathroom on the upper floor
- Guest WC in the entrance area
- Elevator across all three floors
- Open-plan living area with fireplace on the upper floor
- Open work area
- Sports room with integrated sauna
- Heated saltwater pool (approx. 96 m²) with whirlpool area
- Outdoor kitchen with BBQ area
- Covered & open terrace areas
- Prepared area of olive trees, fruit or wine
- 2 garage parking spaces
- 2 covered outdoor parking spaces
- Stylish wine cellar
- Central air conditioning
- Minimal running costs due to sustainable construction

images

WhatsApp Image 2025-07-17 at 12.41.40



WhatsApp Image 2025-07-17 at 12.41.42 (5)



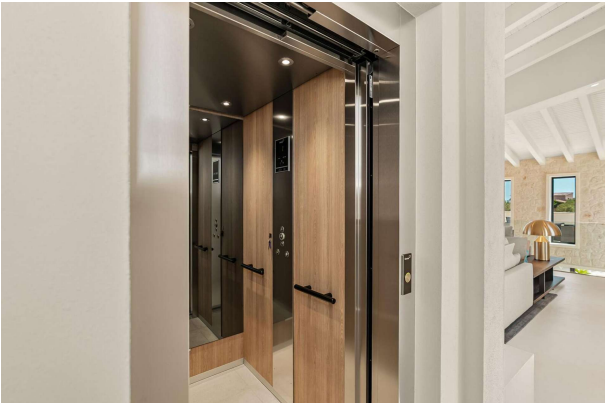
WhatsApp Image 2025-07-17 at 12.41.39 (1)



WhatsApp Image 2025-07-17 at 12.41.44 (4)



WhatsApp Image 2025-07-17 at 12.41.45 (5)



WhatsApp Image 2025-07-17 at 12.41.45



WhatsApp Image 2025-07-17 at 12.41.42 (4)



WhatsApp Image 2025-07-17 at 12.41.42 (3)



WhatsApp Image 2025-07-17 at 12.41.42 (1)



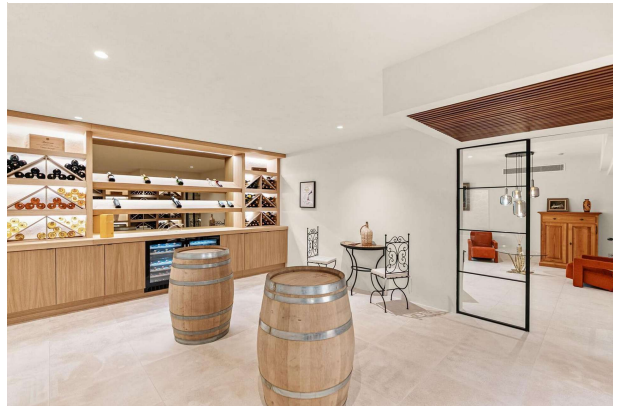
WhatsApp Image 2025-07-17 at 12.41.42 (2)



WhatsApp Image 2025-07-17 at 12.41.42



WhatsApp Image 2025-07-17 at 12.41.46 (6)



WhatsApp Image 2025-07-17 at 12.41.43 (6)



WhatsApp Image 2025-07-17 at 12.41.37 (2)

