



**KENSINGTON**<sup>®</sup>  
Finest Properties International



## general:

---

<b>object number external:</b>	KSP01707	<b>as from:</b>	21.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2022
<b>place:</b>	07196 Es Capdella, Calvià	<b>living space:</b>	362,00 m <sup>2</sup>
<b>Total size of site:</b>	843,00 m <sup>2</sup>	<b>Number of Rooms:</b>	5,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	4,0
<b>Number of sep. bathrooms:</b>	1,0	<b>number of parking spaces:</b>	2,0
<b>Condition:</b>	part / full renovated		

## prices:

---

<b>outside parking space:</b>	0,00 €	<b>purchase price:</b>	3.200.000,00 €
-------------------------------	--------	------------------------	----------------

## energy certificate:

---

<b>beaconing:</b>	electric
-------------------	----------

## contact person:

---

<b>name:</b>	KENSINGTON Santa Ponsa & Andratx	<b>street:</b>	Avda. Rey Jaime 109 Local 2
<b>place:</b>	07180 Santa Ponça	<b>phone:</b>	+34 971690421
<b>fax number:</b>	+34 971 571 079	<b>Email:</b>	karina.maure@kensington-international.com
<b>www:</b>	www.kensington-santaponsa.com		

## Infrastructure:

---

## Description:

---

This beautifully redesigned finca-style inspired villa combines elegance and practicality in a design with plenty of natural light and open spaces. The seamless integration of traditional and modern elements, highlighted by quality wood finishes and natural stone accents, creates a warm and inviting atmosphere. A lush Mediterranean garden ensures a high level of privacy, complemented by a sun terrace with a shaded area, a fully equipped outdoor kitchen with barbecue and a 12.5-meter saltwater pool ideal for enjoying tranquil days at home.

The interior design is well thought out and offers a spacious living area with high ceilings and large floor-to-ceiling windows that enhance the feeling of openness and closeness to nature. The bespoke kitchen, equipped with the latest appliances such as a wine fridge and water filtration system, is an example of modern functionality. On the first floor there is also a guest toilet, a spacious bedroom with en-suite bathroom and direct access to the garden and pool, a laundry room and an attached garage.

Three further bedrooms await you on the upper floor, one of which has its own bathroom. All bedrooms have access to terraces, and the architectural details, such as the high ceilings with traditional Mallorcan wooden beams, give the house a unique charm.

The basement offers versatile space for an additional guest room, a wine cellar or a gym with its own wellness or spa area.

Notable extras include underfloor heating, integrated air conditioning, smart home technology, a bespoke kitchen with top of the range Siemens appliances, a well-equipped laundry room, bespoke fitted wardrobes, a single garage and a cellar for added convenience.

## Location:

---

The village of Es Capdellà is a charming area characterized by numerous fincas in traditional Mediterranean style. The extensive plots and stately properties blend seamlessly into the breathtaking natural landscape in the southwest of Mallorca.

Despite its rural charm, the region offers excellent connections to the capital Palma and its international airport. The economic and cultural center of Mallorca can be reached via the freeway in just 20 minutes. At the end of the mild winter, visitors can enjoy the breathtaking natural spectacle of the almond blossom, which can be seen particularly in the Calvià and Es Capdellà regions.

There are also five excellent golf courses in the area: Santa Ponsa I, II and III, as well as Golf de Poniente and Real Golf de Bendinat. The marinas of Puerto Portals and the newly developed luxury marina of Port Adriano are also within easy reach by car.

images



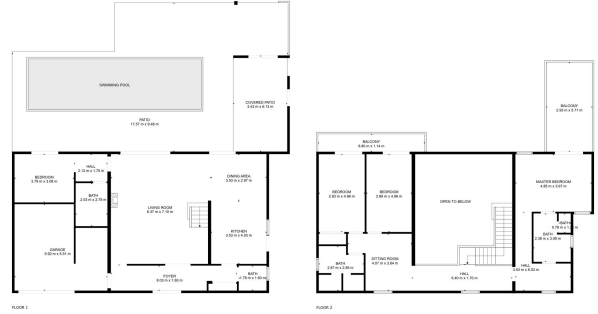












**TOTAL: 218 m<sup>2</sup>**  
 FLOOR 1: 109 m<sup>2</sup>, FLOOR 2: 109 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 28 m<sup>2</sup>, COVERED PATIO: 31 m<sup>2</sup>, PATIO: 89 m<sup>2</sup>,  
 BALCONY: 25 m<sup>2</sup>, OPEN TO BELOW: 36 m<sup>2</sup>  
FLOOR PLAN CREATED BY COUNCIL FOR PROFESSIONAL DESIGNERS (COUNCIL) BUT NOT GUARANTEED.