



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

## Modern finca in the heart of Es Capdellà



## general:

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<b>object number external:</b>	KSP01707	<b>as from:</b>	27.07.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2022
<b>place:</b>	07196 Es Capdellà	<b>living space:</b>	362,00 m <sup>2</sup>
<b>Total size of site:</b>	865,00 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 parking spaces:</b>	2,0	<b>Condition:</b>	part / full renovated

## prices:

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**purchase price:** 2.950.000,00 €

## energy certificate:

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<b>value class:</b>	B	<b>beaconing:</b>	electric
<b>primary energy sources:</b>	Strom		

## contact person:

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<b>company:</b>	Son Vida Finest Properties S.L.	<b>name:</b>	KENSINGTON Maure
<b>position:</b>	Sales Agent	<b>street:</b>	Avda. Rey Jaume I, No. 109, Local 2
<b>place:</b>	07180 Santa Ponsa	<b>www:</b>	<a href="http://www.kensington-santaponsa.com">www.kensington-santaponsa.com</a>

## Infrastructure:

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## Description:

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This newly designed finca-style villa combines elegance and functionality with plenty of natural light and open spaces. High-quality wooden surfaces and natural stone accents create a warm atmosphere. A Mediterranean garden provides privacy, complemented by a sun terrace, an outdoor kitchen with barbecue and a 12.5 m long saltwater pool.

The living area impresses with high ceilings and floor-to-ceiling windows. The bespoke kitchen with Siemens appliances offers modern functionality. On the first floor there is a bedroom with bathroom, a guest toilet, a laundry room and a garage.

The upper floor comprises three bedrooms, one with en-suite bathroom, all with terrace access. The basement offers space for a guest room, a wine cellar or a gym.

Extras: underfloor heating, air conditioning, smart home and fitted wardrobes.

## Location:

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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

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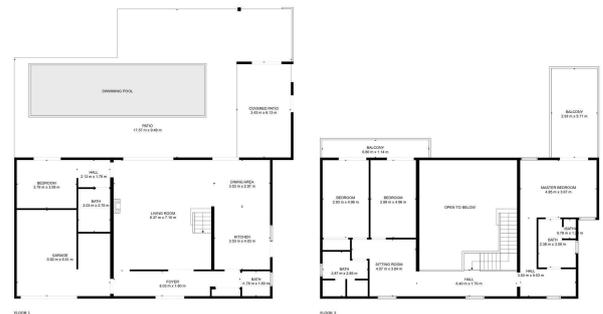
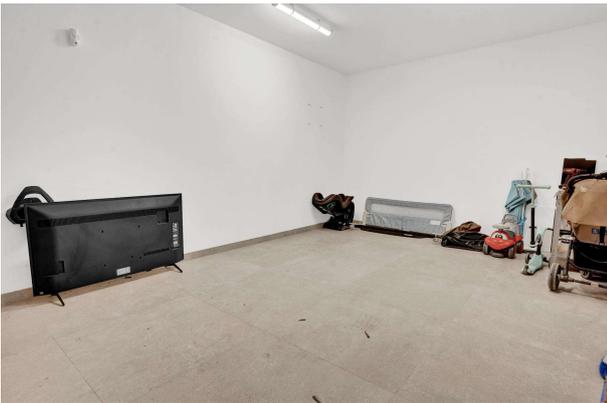












TOTAL: 218 m<sup>2</sup>  
 FLOOR 1: 139 m<sup>2</sup>, FLOOR 2: 105 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 29 m<sup>2</sup>, COVERED PATIO: 21 m<sup>2</sup>, PATIO: 89 m<sup>2</sup>,  
 BALCONY: 25 m<sup>2</sup>, OPEN TO BELOW: 36 m<sup>2</sup>  
FLOOR PLAN GENERATED BY COMPROX S.R.L. PHOTOGRAPHS GENERATED BY COMPROX S.R.L. BUT NOT GUARANTEED.