



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

## Modern new-build finca combined with rustic elegance near Sant Llorenç



## general:

---

<b>object number external:</b>	KPNO775	<b>as from:</b>	28.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2025
<b>place:</b>	07530 Sant Llorenç	<b>living space:</b>	273,00 m <sup>2</sup>
<b>Floor space:</b>	281,00 m <sup>2</sup>	<b>Total size of site:</b>	14.107,00 m <sup>2</sup>
<b>Number of Rooms:</b>	6,0	<b>Number of bedrooms:</b>	4,0
<b>Number of bathrooms:</b>	4,0	<b>Number of sep. bathrooms:</b>	1,0
<b>Condition:</b>	first time use		

## prices:

---

**purchase price:** 2.490.000,00 €

## energy certificate:

---

**beaconing:** solar, air heat pump

## contact person:

---

<b>company:</b>	Martina Albrecht S.L.	<b>name:</b>	Martina Albrecht
<b>street:</b>	C./ de Ciutat 22	<b>place:</b>	07570 Artà
<b>phone:</b>	+34 670 275 663	<b>Email:</b>	martina.albrecht@kensington-international.com

## Infrastructure:

---

## Description:

---

Welcome to Balafi - synonymous with modern, rustic elegance. A finca property nestled in the enchanting rural surroundings of Sant Llorenç des Cardassar. On a plot of 14,106.09 m<sup>2</sup>, this house offers a luxurious retreat that combines tranquillity and the charm of Mallorcan country life.

Balafi has a balanced architecture that combines modern comfort with traditional elegance. The outdoor area offers magnificent panoramic views and is an oasis of calm that deepens your connection to nature.

The 225 m<sup>2</sup> first floor is a successful design that prioritizes comfort and convenience. On this level there is a large, open-plan living area with a spacious living room, a generous dining area and an open kitchen. To the left is a guest bathroom, three luxuriously appointed bedrooms (two with en-suite bathrooms) and a laundry room. The country-style interiors are warm and inviting - your sanctuary for family moments. The generous sliding glass doors elegantly blur the distinction between indoors and outdoors, flooding the space with natural light.

On the 48 m<sup>2</sup> second floor, you will find a spacious master suite with intricate details offering a peaceful ambience. The attached bathroom pampers with luxurious amenities and exquisite finishes. The suite features a built-in wardrobe and a terrace overlooking the home's garden, offering a blend of leisure and comfort. Luxurious details such as underfloor heating and high-quality bathroom fittings transform everyday life into an experience that enhances well-being.

The outdoor areas of Balafi enchant with their allure. The enchanting pergolas are perfect for outdoor gatherings. The 49.00 m<sup>2</sup> infinity pool and the adjoining sun terrace offer an ideal place to relax.

## Location:

---

The finca is in a prime location with easy access to Sant Llorenç and Manacor.

Sant Llorenç is a small traditional village in the northeast of Mallorca and offers everything a lover of nature and tranquillity could wish for. Here you will find the cycling and hiking trail "Via Verde", various cozy restaurants and stores for daily needs.

The next largest town, Manacor, offers many shopping opportunities. The popular Rafa Nadal Academy is also located here.

Countless beaches and bays can also be reached in 20 minutes by car.

images

---







