

## New-build townhouse in charming Son Servera - modern & authentic



## general:

object number external:	KPNO909	as from:	31.07.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	2026
place:	07550 Son Servera	available from:	2026
living space:	133,10 m²	Total size of site:	300,00 m²
floor:	3	Number of bedrooms:	2,0
Number of bathrooms:	2,0	Condition:	first time use
Interior cat.:	luxury		

## prices:

purchase price:	675.000,00 €
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## energy certificate:

value class:	A	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:	Verdostea
www:	www.kensington-arta.com		

## Infrastructure:

## Description:

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This newly built townhouse, which combines the charm of Mallorcan architecture with modern living comfort, awaits you in the heart of the picturesque village of Son Servera. With a constructed area of approx. 160 m<sup>2</sup>, spread over three levels, the property offers a well thought-out room layout for the highest standards of style and functionality - ideal for anyone looking for Mediterranean flair and contemporary living in a first-class location.

As you enter the house, you are greeted by a spacious living and dining area that flows seamlessly into an elegant, fully equipped fitted kitchen. From here, you have a direct view of the typical Mallorcan patio, which brings a Mediterranean ambience into your home. A covered veranda extends the living space and invites you to relax or dine al fresco. A practical guest WC and a separate laundry room complete this level.

There are two comfortable bedrooms on the second floor. The exclusive master suite has its own en-suite bathroom and a spacious walk-in closet. The second bedroom has access to an adjoining bathroom and can be used flexibly as a home office or guest room. The top floor offers a multifunctional room that can be designed as a private office, fitness room or additional lounge. From here, you can access an inviting sun terrace where you can enjoy the Mediterranean climate in peace and quiet.

The townhouse boasts high-quality materials, modern bathrooms and air conditioning in all rooms (hot/cold). As the property is currently still under construction, buyers have the opportunity to make individual adjustments to the furnishings. Construction is scheduled to start in November 2025 and will take around 12 months. Floor plans can be made available on request.

The location is another highlight: just a few steps away you will find restaurants, stores and the historic town center. The popular beaches of Cala Millor and the Sa Punta de n'Amer nature reserve are just a few minutes away. Golf enthusiasts will also get their money's worth on the nearby Son Servera golf course.

The current purchase price during the construction phase is €675,000, which represents an attractive opportunity. Once the project is completed, the value is expected to be €775,000. Take advantage of this opportunity to secure an exclusive home in one of the most sought-after locations in the northeast of Mallorca.

This townhouse is the ideal choice for anyone who wants to experience tradition and modernity harmoniously combined - with a high level of comfort, a central location and great potential for appreciation.

## Location:

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The townhouse is located in the heart of Son Servera, one of the most charming villages in the northeast of Mallorca. The location combines the authentic Mallorcan lifestyle with proximity to all daily amenities: restaurants, cafés, stores and the historic town center are within easy walking distance.

The popular beaches of Cala Millor, Costa de los Pinos and the Sa Punta de n'Amer nature reserve are just a few minutes away by car and offer ideal conditions for swimming and water sports.

Golf enthusiasts will find the renowned Son Servera golf course, one of the oldest and most beautiful courses on the island, in the immediate vicinity. The picturesque towns of Artà and Capdepera are also within easy reach thanks to the good transport links.

This central yet quiet location makes the townhouse the perfect choice for anyone who appreciates comfort, authenticity and leisure opportunities in one of the most sought-after regions of Mallorca.

## Equipment description:

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- Newly built townhouse on three levels
- approx. 160 m² constructed area
- Open-plan living concept on the first floor
- Fully equipped fitted kitchen
- Spacious living and dining area with patio view
- Typical Mallorcan patio
- Guest WC on the first floor
- Separate laundry room
- 2 bedrooms on the 1st floor
- Master suite with en-suite bathroom
- Top floor with flexible, multifunctional room
- Ideal as an office, hobby room or lounge
- Access to the sun terrace
- Air conditioning in all rooms (hot/cold)
- High-quality materials and modern bathrooms
- Light-flooded, stylish living ambience
- Central location in the heart of Son Servera
- Close to stores, restaurants and historic town center
- A few minutes to the beaches (Cala Millor, Sa Punta de n'Amer)
- Golf course in the immediate vicinity
- Start of construction: November 2025
- Construction time: approx. 12 months

## images

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WhatsApp Image 2025-07-24 at 12.56.35



Bildschirmfoto 2025-07-25 um 13.58.25





WhatsApp Image 2025-07-24 at 12.56.35 (3)



Bildschirmfoto 2025-07-25 um 13.58.34



WhatsApp Image 2025-07-24 at 12.56.36



WhatsApp Image 2025-07-24 at 12.56.35 (1)



WhatsApp Image 2025-07-24 at 12.56.35 (2)



Bildschirmfoto 2025-07-25 um 13.58.45



WhatsApp Image 2025-07-24 at 12.56.35 (5)



WhatsApp Image 2025-07-24 at 12.56.35 (6)





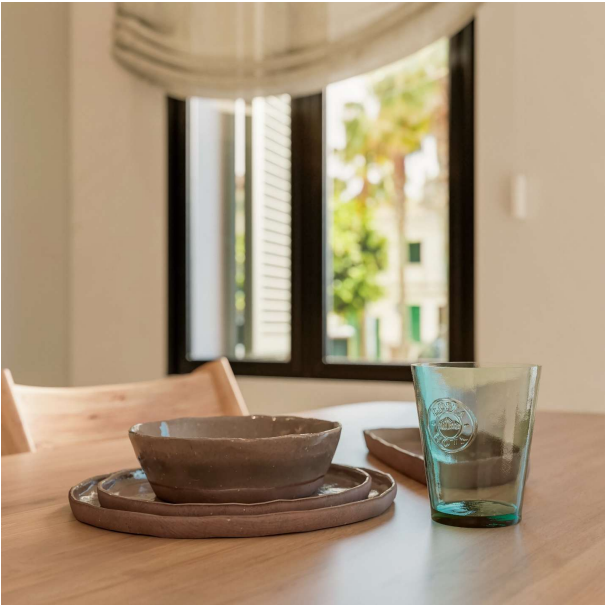
Bildschirmfoto 2025-07-25 um 13.58.56



WhatsApp Image 2025-07-24 at 12.56.34



WhatsApp Image 2025-07-24 at 12.56.35 (4)



WhatsApp Image 2025-07-24 at 12.56.34 (3)



Bildschirmfoto 2025-07-25 um 14.01.04



WhatsApp Image 2025-07-24 at 12.56.34 (2)

