



**K E N S I N G T O N**®

Finest Properties International

## New-build townhouse with guest apartment in the heart of Son Servera



## general:

object number external:	KPNO911	as from:	31.07.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1950
place:	07550 Son Servera	available from:	2026
living space:	235,30 m²	Total size of site:	500,00 m²
floor:	3	Number of Rooms:	5,0
Number of bedrooms:	4,0	Number of bathrooms:	3,0
Condition:	first time use	Interior cat.:	luxury

## prices:

purchase price:	1.090.000,00 €
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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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Experience the essence of Mallorca in a unique home in the heart of the charming village of Son Servera. This exceptional townhouse combines the charm of Mallorcan architecture with modern comfort and offers the rare opportunity to design a spacious property according to your personal ideas.

The property is undergoing a complete refurbishment - although it is not a new build, the entire house is being completely renovated and modernized. This gives you a property that retains its character, but is equivalent to a new build in terms of technology, fittings and comfort.

The property extends over three levels with a constructed area of approx. 280 m<sup>2</sup> and around 235 m<sup>2</sup> of living space and impresses with its versatility, high-quality materials and the possibility of personalization. As you enter the house, you are greeted by a spacious living and dining area that blends seamlessly with the open-plan fitted kitchen. Large windows let in plenty of natural light and open up views of the typical Mallorcan patio - an oasis of peace and relaxation. A covered veranda extends the living area into the open air and creates the ideal space for socializing. A guest WC and a utility room are also located on this level. There is also a separate room with its own bathroom and living area, which can be used flexibly as a guest room, office or studio. A spiral staircase leads to another room on the upper floor - perfect for individual usage ideas.

Three spacious bedrooms await you on the second floor, including an exclusive master suite with its own bathroom and walk-in closet. The other two bedrooms share an additional bathroom and are also flooded with light and versatile. The top floor offers a multifunctional space that is ideal as a gym, studio or private lounge. From here, you can access a sunny terrace that perfectly rounds off the Mediterranean lifestyle.

An additional plus point of this property is the one-bedroom duplex apartment with its own entrance, which is ideal for guests or as a rental property. Features include air conditioning (hot/cold) in all rooms, high-quality materials and original Mallorcan glass windows, a laundry and utility area as well as the patio with the option to build a pool. During the current refurbishment phase, there is the possibility to customize this house according to your own ideas.

The location is another highlight: the property is situated in a quiet street in the heart of Son Servera, just a few steps away from 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 lovers will enjoy the proximity to the renowned golf course "Son Servera Golf".

The purchase price during the renovation phase is €1,090,000 - after completion of the work, the value is expected to rise to €1,250,000. This offers an attractive opportunity to secure an exclusive home in one of Mallorca's most sought-after regions.

Start of construction: November 2025

Construction time: approx. 12 months

This townhouse combines Mallorcan charm, generous room layouts and individual design options - a unique project for anyone looking for a stylish home with Mediterranean character.

Contact us for more information or to arrange a viewing.

## 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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- Majorcan style renovation project
- Central location in the heart of Son Servera
- Three levels with approx. 280 m² constructed area
- Approx. 235 m² living space
- 3 bedrooms, including an exclusive master suite with en-suite bathroom
- A total of 3 bathrooms + 1 guest WC
- Spacious living and dining area with open floor plan
- Fully equipped fitted kitchen
- Original Mallorcan stained glass windows
- Use of high-quality materials
- Typical Mallorcan patio with covered veranda
- Air conditioning (hot/cold) in all rooms
- Separate laundry and utility room
- Multifunctional room on the upper floor (e.g. office, gym or studio)
- Separate one-bedroom duplex apartment with its own entrance
- Possibility for individual interior design
- Option to build a pool in the patio
- Start of construction: November 2025
- Construction time: approx. 12 months

## images

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WhatsApp Image 2025-07-24 at 12.56.33



WhatsApp Image 2025-07-24 at 12.56.33 (2)



WhatsApp Image 2025-07-24 at 12.56.31



WhatsApp Image 2025-07-24 at 12.56.31 (1)



WhatsApp Image 2025-07-24 at 12.56.33 (6)



WhatsApp Image 2025-07-24 at 12.56.33 (5)





WhatsApp Image 2025-07-24 at 12.56.33 (4)



WhatsApp Image 2025-07-24 at 12.56.33 (3)



WhatsApp Image 2025-07-24 at 12.56.33 (7)



WhatsApp Image 2025-07-24 at 12.56.34 (4)



WhatsApp Image 2025-07-24 at 12.56.32 (2)



WhatsApp Image 2025-07-24 at 12.56.32 (6)



WhatsApp Image 2025-07-24 at 12.56.32 (4)



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