



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Plot with planning permission for a luxurious finca in the middle of the nature of Artà



## general:

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<b>object number external:</b>	KPNO787	<b>as from:</b>	05.03.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	plot of land (habitation)	<b>place:</b>	07570 Artá
<b>living space:</b>	193,00 m <sup>2</sup>	<b>Floor space:</b>	443,00 m <sup>2</sup>
<b>Total size of site:</b>	14.813,00 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>Condition:</b>	first time use		

## prices:

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**purchase price:** 395.000,00 €

## energy certificate:

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**beaconing:** air heat pump

## contact person:

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<b>company:</b>	Martina Albrecht S.L.	<b>name:</b>	Martina Albrecht
<b>street:</b>	C./ de Ciutat 22	<b>place:</b>	07570 Artá
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## Infrastructure:

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## Description:

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This beautiful new construction project with natural stone facade offers a 37.5 sqm pool with spectacular views into nature. The top location near Artá offers the future owners the perfect mix of idyllic retreat and central connection to the infrastructure with all shopping facilities. The start of construction is possible approx. 4 weeks after purchase.

The floor plan:

From the carport you reach the main house via a beautifully landscaped outdoor area. In the right part of the house is a modern living / dining area with open kitchen with cooking island and adjoining a guest room with bathroom en suite, which would also be well suited as a study. Thanks to the floor-to-ceiling windows you have a great view to the porche, the pool area and the Mediterranean landscaped garden. In the left part of the house are three bedrooms, each with bathroom en suite and access to the outdoor area.

The key data: Plot with approx. 14,813 sqm, living area approx. 193 sqm, total constructed area approx. 443m2, pool with a water area of approx. 37.5 sqm, carport with 2 parking spaces, underfloor heating , air conditioning with heat pump, own well, electricity via photovoltaic, micro cement floor, exposed beams of solid wood, built-in wardrobes of solid wood, floor to ceiling windows.

Please contact us for more information: +34 670 275 663 or [arta@kensington-international.com](mailto:arta@kensington-international.com).

## Location:

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The medieval artists' town of Artà has become the secret capital of the northeast. Here you can immerse yourself in Mallorcan life all year round, explore galleries and boutiques, or enjoy culinary delights in historic courtyards. A wide range of activities for hikers, cyclists and golfers and, of course, many water sports, as well as three well-equipped marinas make the northeast a year-round destination. Countless sandy beaches and wild stone coves offer the greatest possible variety for long beach days. Manacor, the second largest city on the island, offers not only top shopping facilities and a general hospital, but also the Rafael Nadal Academy, an international school with a very good reputation.

## images

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