



**KENSINGTON**<sup>®</sup>

Finest Properties International

**Pure nature in Artà!  
Spacious finca with current building  
license in Artà... sold as is !**



## general:

---

<b>object number external:</b>	KPNO802	<b>as from:</b>	11.02.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2025
<b>place:</b>	07570 Artà	<b>living space:</b>	300,00 m <sup>2</sup>
<b>Total size of site:</b>	105.800,00 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>	2,0	<b>Condition:</b>	first time use

## prices:

---

**purchase price:** 1.800.000,00 €

## energy certificate:

---

**beaconing:** 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:

---

Pure nature in Artà!

Living freely and carefree on your own land - that is the incomparable charm of the Ses Eres property. Here you will not only experience space and retreat, but also a direct connection to breathtaking, unspoiled nature. The spacious plot of around 100,000 square meters not only guarantees privacy, but also opens up countless opportunities for outdoor activities and relaxation close to nature.

The harmonious, single-storey design of the modern home blends in perfectly with the surrounding landscape, allowing you to enjoy the views and tranquillity to the full. The visually appealing division into several building units creates an organic-looking complex that serves as a bridge to nature with numerous open spaces.

Imagine sitting on your own terrace at sunrise in the morning, surrounded by the soothing sounds of nature, or relaxing in the evening with a walk through the picturesque surroundings. This unique connection to nature not only promotes your well-being, but also significantly enriches your quality of life.

Ses Eres is perfect for people who want to enjoy the outdoors to the full, while feeling at home in a stylish, modern home. Let yourself be enchanted by this harmonious symbiosis of comfort and nature!

You have the option of continuing to build with the current architect and builder, but of course you can also choose freely and benefit from our perfect network. We will support you in every phase of your decision.

## Location:

---

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 options, 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 town on the island, not only offers top shopping facilities and a general hospital, but also the Rafael Nadal Academy, an international school with a very good reputation.

## Equipment description:

---

Pool with WC  
Covered parking spaces  
Energy and water supply: solar panels and wells for sustainable and self-sufficient living  
Brick and concrete masonry  
Thermal and sound insulation in floors, façades and roofs  
Natural stone cladding on some façade elements  
Interior walls made of perlite (lime and gypsum plaster)  
Entrance door made of pre-aged oak wood  
Interior doors made of Sapi wood  
Built-in wardrobes with wooden or fabric fronts  
Mallorcan windows with Climalit double glazing and Sapi wood shutters  
Custom-made kitchen with branded built-in appliances  
Gris Zarci natural stone flooring  
Underfloor heating  
Air conditioning

Heat pump/geothermal energy  
Renewable energy system through photovoltaic modules  
Alarm system  
Pool with salt cleaning system  
Outdoor area with stainless steel pergola with trellis system  
Paving of the exterior paths with mortar  
Garage door made of Corten steel or Sapi wood  
Water supply: own well

## images

---







Grundstücksfläche:	≈ 105.800 m <sup>2</sup>
Wohnfläche level 0 (ohne Keller):	≈ 300,00 m <sup>2</sup>
Keller level -1:	≈ 70,80 m <sup>2</sup>
Kellerfläche Pool:	≈ 28,00 m <sup>2</sup>
Kellerfläche Zisterne:	≈ 34,46 m <sup>2</sup>
Schlafzimmer:	4
Badezimmer:	4
Gäste WC:	1
Pool WC:	1
Terrassen mit Pergolen:	≈ 88,59 m <sup>2</sup>
Terrassen ohne Pergolen:	≈ 42,90 m <sup>2</sup>
Überdachte Parkplätze:	3
Pool:	35,00 m <sup>2</sup> (12 m x 2,90 m)

Heizungsart:	Fußbodenheizung
Klimatisierung:	Klimaanlage
Sicherheit:	Alarmanlage
Energie- und Wasserversorgung:	Sonnenkollektoren und Brunnen für nachhaltiges und autarkes Wohnen

**Materialien:**

- Mauerwerk aus Ziegelwerk und Beton
- Wärme- und Schalldämmung in Fußböden, Fassaden und Dächern
- Natursteinverkleidung an ehigen Fassadenelementen
- Innenwände aus Perlit (Kalk und Gipsputz)

**Bäder:**

- Waschbecken und Duschen aus Naturstein Gris Zaric Grey
- WC und Badewanne Duravit Modell Starck
- Hochwertige Armaturen von Dornbracht oder Hansgrohe Axor

**Schreinerarbeiten:**

- Eingangstür aus vorgealtertem Eichenholz
- Innentüren aus natürlichem SAPI-Holz
- Einbauschränke mit Fronten aus Holz oder Stoff

**Fenster:**

- Mallorquinische Fenster aus SAPI-Holz (Doppelverglasung Climait)
- Mallorquinische Fensterläden aus SAPI-Holz

**Küche:**

- Maßgefertigte Küche mit Markeneinbaugeräten

**Boden:**

- Natursteinbelag Gris Zarci

**Heiz-/ Kühlsystem:**

- Fußbodenheizung
- Klimaanlage
- Wärmepumpe / Geothermie
- Erneuerbares Energiesystem durch Photovoltaikmodule

**Elektrik:**

- Taster und Schalter Marke JUNG
- Alarmanlage

**Pool:**

- Salzreinigungssystem

**Außenanlage:**

- Pergolen aus Edelstahl mit Rank-Vorrichtung
- Befestigung der Außenwege auf Mörtelbasis
- Gärtnische Gestaltung der Hausumgebung und Zufahrt
- Garagentor aus Cortenstahl oder SAPI-Holz

**Wasserversorgung:**

- Eigener Brunnen







