



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

## Spacious new-build finca nestled in pure nature near Artà



## general:

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<b>object number external:</b>	KPNO802	<b>Date:</b>	10.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<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

## prices:

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**purchase price:** 2.900.000,00 €

## 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 Artà
<b>phone:</b>	+34 670 275 663	<b>Email:</b>	martina.albrecht@kensington-international.com

## Infrastructure:

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## Description:

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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 are free to choose your architect and builder, and of course you benefit from our perfect network. We support you in every phase of your decision.

## 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 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.

## images

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Grundstücksfläche:	≈ 105.800 m <sup>2</sup>
Wohnfläche level 0 (ohne Keller):	≈ 300,00 m <sup>2</sup>
Keller level -I:	≈ 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 Zarci 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 Climalit)
- 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
- Gärtnersche Gestaltung der Hausumgebung und Zufahrt
- Garagentor aus Cortenstahl oder SAPI-Holz

**Wasserversorgung:**

- Eigener Brunnen