



KENSINGTON[®]
Finest Properties International

Spacious new-build finca nestled in pure nature near Artà



general:

object number external:	KPNO769	as from:	30.09.2024
usage:	habitation	marketing method:	purchase
property:	House	place:	07570 Artà
living space:	300,00 m ²	Total size of site:	105.800,00 m ²
Number of Rooms:	6,0	Number of bedrooms:	4,0
Number of bathrooms:	4,0	Number of sep. bathrooms:	2,0

prices:

purchase price: 5.950.000,00 €

energy certificate:

beaconing: air heat pump

contact person:

company:	Martina Albrecht S.L.	name:	Martina Albrecht
street:	C./ de Ciutat 22	place:	07570 Artà
phone:	+34 670 275 663	Email:	martina.albrecht@kensington-international.com

Infrastructure:

Description:

Pure nature in Artà!

Breathe 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 the breathtaking, untouched 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!

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.

images







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