



KENSINGTON[®]

Finest Properties International

Stylish new construction finca with pool, beautiful views and privacy near Artà



general:

| | | | |
|--------------------------------|--------------------------|-----------------------------|-----------------------|
| object number external: | KPNO543 | as from: | 15.07.2024 |
| usage: | habitation | marketing method: | purchase |
| property: | House | construction year: | 2023 |
| place: | 07570 Artà | living space: | 315,00 m ² |
| Total size of site: | 23.228,00 m ² | Number of Rooms: | 5,0 |
| Number of bedrooms: | 4,0 | Number of bathrooms: | 4,0 |
| Condition: | first time use | | |

prices:

purchase price: 2.300.000,00 €

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:

This stylish new finca will be built on a plot of approx. 23,000 m² with fantastic views near Artà and offers a TOP price-performance ratio!

From the outside, the house is modeled on the island's typical ideal of a Mallorcan finca: clear lines and a warm natural stone façade define the first impression. Traditional Persianas, various terraces and the 35 sqm pool complete the exterior of the property. The interior design is just as clear and successful: open-plan layout, modern design and

materials typical of the island characterize the modern and stylish living ambience.

The current project envisages a spacious entrance area, a modern living/dining area and an open kitchen with cooking island on the first floor. A guest WC, a utility room and a passageway to the private fitness room or guest apartment and a separate garage will also be created on this level. An elegant staircase leads up to the upper floor. Four bedrooms are planned here. Two of them share a bathroom, while the other two each have an en suite bathroom. The outdoor area with Mediterranean vegetation will be the ideal meeting place for all residents. The 35 m2 pool and various terraces will be located here!

Construction is expected to start in October 2024. Personal wishes of the future owner could still be taken into account until the house is handed over to them ready for occupancy!

Further features: Solar and photovoltaic, underfloor heating - heat pump, floor-to-ceiling windows (aluminum), fireplace, fitted kitchen, garage for 2 cars, own well, and much more.

Contact us for further information: +34 670 275 663 or arta@kensington-international.com

Location:

The finca is located in a prime location and accessibility in a quiet area of Artà.

In Artà 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.

Colonia St. Pere can be reached in 15 minutes by car and is a dreamy place away from mass tourism. Here you can still find the original Mallorca. The town has a marina and is very popular with its excellent cafes and restaurants on the beach promenade to enjoy the sunset with a glass of wine and good food.

But also other countless beaches and bays can be reached shortly.

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