Santa Maria del Camí – Mitte

# Modern newly built finca in a prime location with absolute privacy in Santa Maria del Camí

*Property ID: ES253745384*



PURCHASE PRICE: 5.500.000 EUR • LIVING SPACE: ca. 295 $m^2$ • ROOMS: 7 • LAND AREA: 14224 $m^2$

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# At a glance

| | |
|---|---|
| Property ID | ES253745384 |
| Living Space | ca. 295 m² |
| Rooms | 7 |
| Bedrooms | 4 |
| Bathrooms | 3 |
| Type of parking | 2 x Outdoor parking space, 3 x Underground car park |

| | |
|---|---|
| Purchase Price | 5.500.000 EUR |
| House | Finca |
| Construction method | Solid |
| Equipment | Terrace, Guest WC, Swimming pool, Fireplace, Built-in kitchen |

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# Energy Data

| | |
|---|---|
| Type of heating | Underfloor heating |
| Energy Source | Air-to-water heat pump |
| Energy certificate valid until | 01.09.2035 |
| Power Source | Air-to-water heat pump |
| Energy information | At the time of preparing the document, no energy certificate was available. |

| | |
|---|---|
| Energy efficiency class | B |

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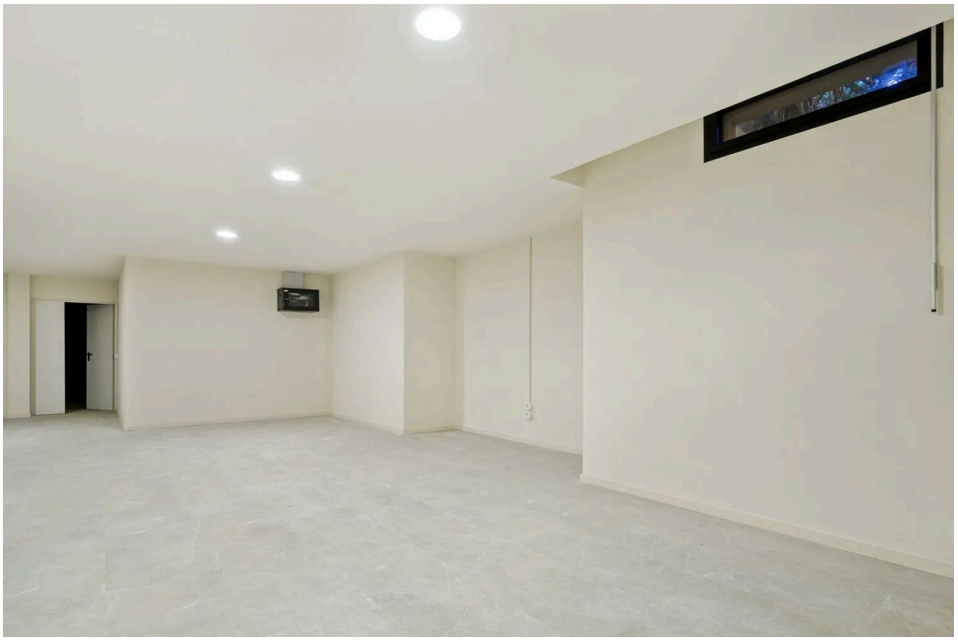




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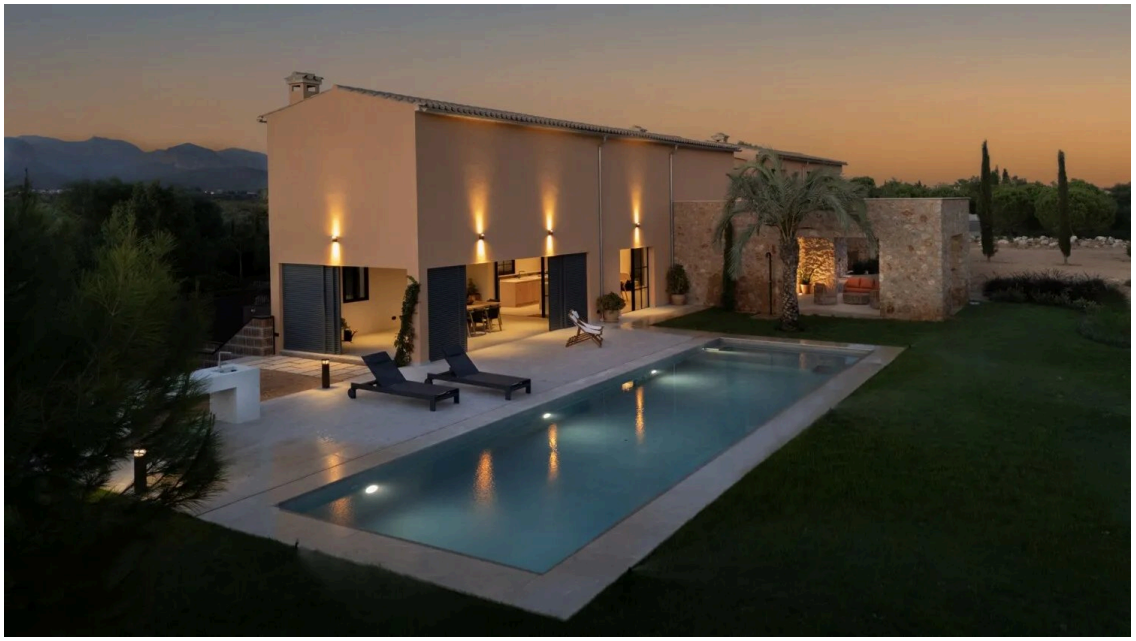




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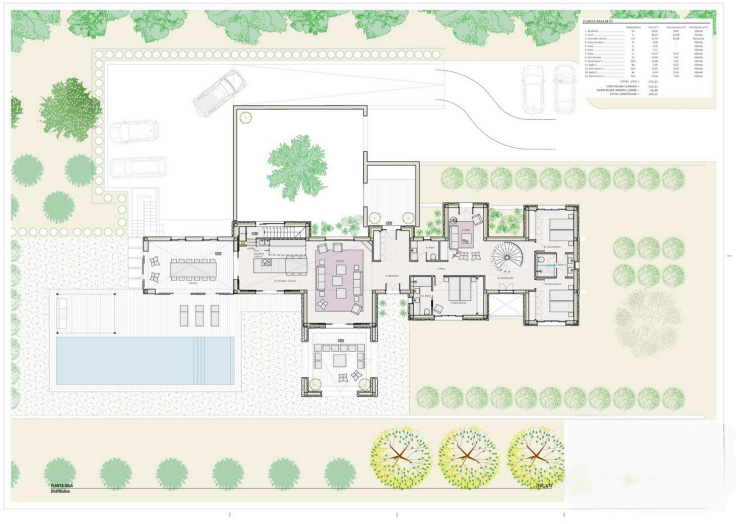
# The property

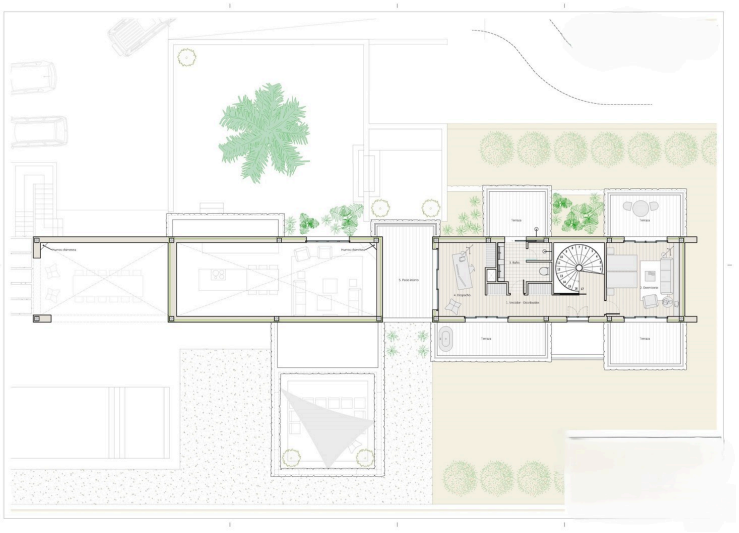


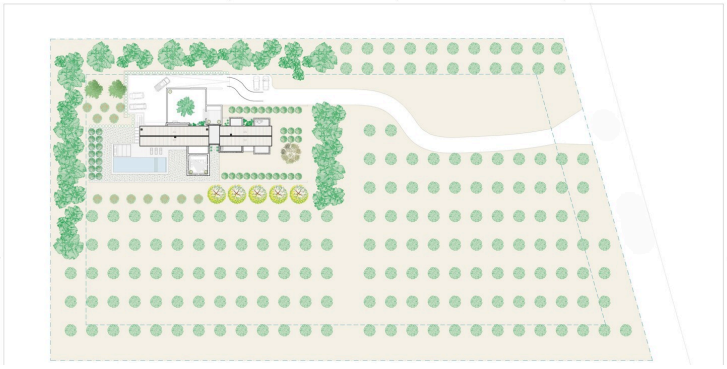


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# Floor plans











This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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# A first impression

On the quiet outskirts of Santa María del Camí, one of the most sought-after villages in Mallorca, known for its renowned wineries, excellent gastronomy and lively weekly market, this exclusive property presents itself as a perfect symbiosis of modern luxury and Mallorcan authenticity. Situated on a spacious plot of approx. 15,000 m² in the midst of unspoiled nature, the finca offers incomparable views of the majestic Serra de Tramuntana, which has been declared a UNESCO World Heritage Site. The excellent location combines the tranquillity of country life with excellent connections: Palma and the international airport can be reached in just 15 minutes.

The architecture of the property combines traditional elements such as natural stone façades, fine woods and high ceilings with state-of-the-art facilities. A total of four spacious bedrooms are spread over two levels. Three comfortable bedrooms, two bathrooms and a guest WC await you on the first floor. The light-flooded living and dining area with direct access to covered terraces forms the heart of the house and creates flowing transitions between indoor and outdoor areas.

On the upper floor is the exclusive master suite with an elegant dressing area, bathroom, spacious private terraces and views of the vineyards. This level is complemented by an additional room that is ideal as a stylish office or cozy reading corner, creating a place of peace, inspiration and personal retreat. Underfloor heating and air conditioning on all floors guarantee maximum living comfort all year round.

The basement with around 280 m² and direct access to the underground garage opens up a wide range of possible uses - from a private wine cellar to an exclusive spa and fitness area or a spacious home office.

Outside, Mediterranean quality of life unfolds in its purest form: An approx. 60 m² saltwater pool, surrounded by spacious sun terraces and a carefully landscaped garden, creates a private oasis that invites you to relax and enjoy.

This newly built finca embodies the standards of a luxurious residence in one of the most privileged locations on the island. It is ready to move into and offers an incomparable home for all those seeking exclusivity, elegance and the authentic charm of Mallorca in perfect harmony.

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# Details of amenities

- Air conditioning
- Underfloor heating
- Cellar
- Garden with automatic irrigation
- Salt water pool
- Garage

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# All about the location

Santa María del Camí, a picturesque village in the heart of Mallorca with around 7,000 inhabitants, has developed into a highly sought-after location and combines traditional charm with modern comfort. The imposing parish church, with its striking bell tower, is an architectural jewel that reflects the history of the village. Another attraction is the wine, which is grown in Santa María and attracts many visitors. The weekly market is held on Sundays, with fresh produce, handmade goods and local specialties. The landscape, characterized by rolling hills and vineyards, is ideal for walks and bike rides and the nearby Tramuntana mountains can be explored. The central location of Santa María, just 20 km from Palma, makes it an attractive place to live for those who appreciate the tranquillity of village life and want to have the amenities of the city within easy reach. The airport and beaches are also within similar reach. There are high-quality restaurants and shopping facilities and, in addition to the renowned international school "The Montessori School", there is also a public school. The leisure center "Mallorca Fashion Outlet", just a few minutes away by car, offers numerous fashion stores, bars, restaurants and a large cinema.

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# Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on the information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.

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# Contact partner

For further information, please contact your contact person:

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