Sa Coma – Mitte

High-end newly built villa with panoramic views in Sa Coma, next to the golf course

Property ID: ES263745830



PURCHASE PRICE: 2.370.000 EUR • LIVING SPACE: ca. 350 m^2 • ROOMS: 6 • LAND AREA: 1814 m^2

Property ID: ES263745830 - 07193 Sa Coma – Mitte

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: ES263745830 - 07193 Sa Coma – Mitte

At a glance

Property ID	ES263745830
Living Space	ca. 350 m²
Rooms	6
Bedrooms	4
Bathrooms	5
Year of construction	2025
Type of parking	1 x Underground car park

Purchase Price	2.370.000 EUR
House	Villa
Condition of property	Well-maintained
Equipment	Terrace, Swimming pool, Built-in kitchen

Property ID: ES263745830 - 07193 Sa Coma – Mitte

Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	29.10.2034
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Energy efficiency class	A

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The property





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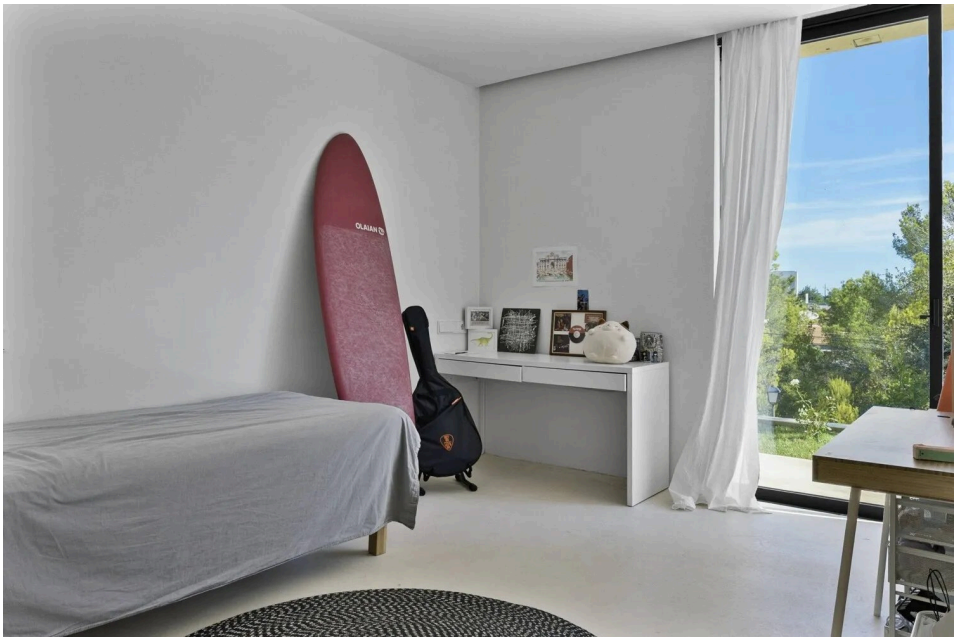
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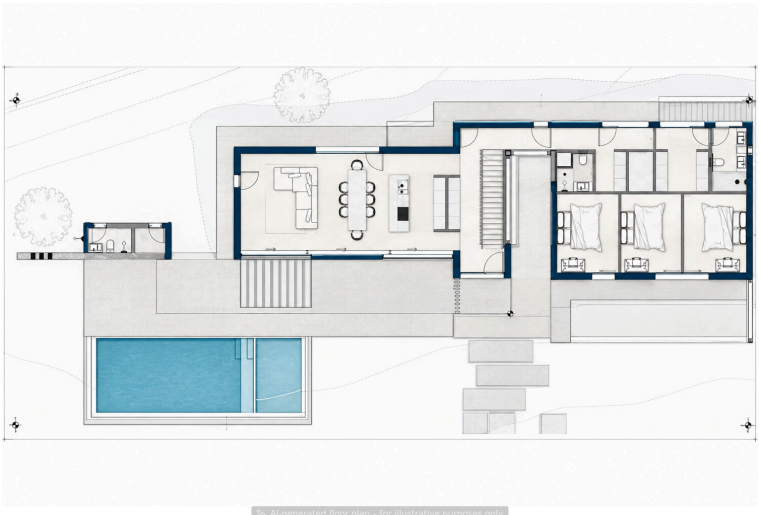
The property





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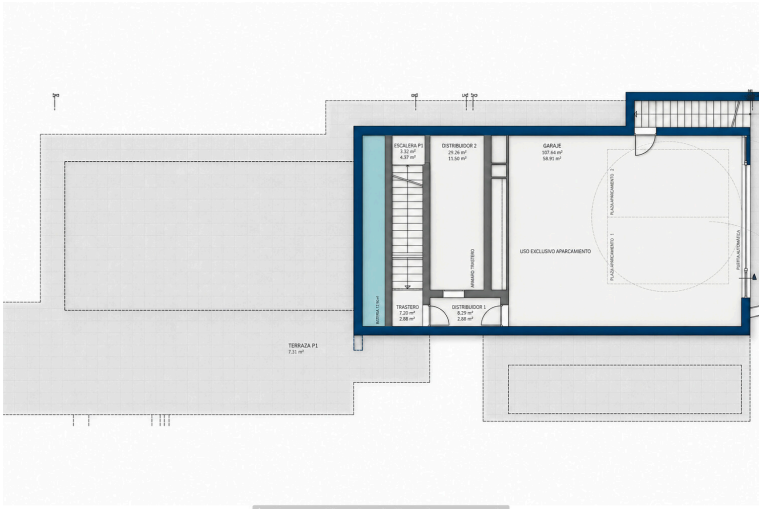
Floor plans



AI-generated floor plan – for illustrative purposes only. Not to scale and not a legally binding floor plan.



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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

Located in one of Sa Coma's most sought-after yet pleasantly quiet residential neighborhoods in Bunyola, this designer villa—scheduled for completion in 2025—offers an exceptional home for the most discerning tastes. The property's elevated location offers a spectacular view of the Mallorcan landscape—a panorama that creates a special atmosphere at any time of day.

The thoughtfully designed architecture is evident the moment you step inside the villa. Clean lines, natural materials, and a harmoniously coordinated color scheme in warm sand and earth tones lend the entire property a timeless elegance. The organically flowing design concept naturally connects indoor and outdoor spaces, creating an extraordinary sense of tranquility, spaciousness, and privacy.

The ground floor forms the center of family life. An impressive entrance hall leads into the generously proportioned living areas. The open-concept living and dining area with an integrated kitchen is flooded with light thanks to large windows and offers a direct connection to the surrounding nature. Through elegant sliding glass doors, the living area opens onto the spacious, covered terrace, creating a seamless transition between the architecture and the outdoor space—ideal for relaxing moments, social evenings, and outdoor living.

There are three bedrooms on this level. A stylish guest bedroom with its own en suite bathroom is complemented by two additional bedrooms of equal size and a separate bathroom.

A special highlight of the outdoor area is the spacious infinity pool. Varying water depths allow for both vigorous swimming and relaxing in the shallower areas. An outdoor shower with hot water and an additional, fully equipped bathroom make the pool area particularly comfortable and usable independently of the main house.

The private retreat is located on the upper floor. Here you'll find a spacious master suite with a walk-in closet, an elegant bathroom featuring a separate shower and bathtub, and a private balcony. The master bedroom features high-quality natural wood parquet flooring, creating a warm, cozy atmosphere. In the rest of the living area, polished concrete floors provide a modern, minimalist, and exceptionally durable ambiance.

Underfloor heating, an aerothermal heat pump, a photovoltaic system, and battery storage ensure a high energy efficiency standard. During the spring, summer, and fall months, the property can cover its entire energy needs with energy it generates and stores itself. A rainwater collection system complements the overall sustainable design

and underscores the responsible use of natural resources.

The basement offers additional functionality and comfort. A spacious garage with room for two cars features a charging station for electric vehicles. In addition, there are pre-wiring and plumbing for an additional bathroom, as well as provisions for an elevator, which could provide a convenient connection between the garage and the ground floor in the future.

This extraordinary villa combines sophisticated architecture, state-of-the-art living comfort, privacy, and sustainable technology in a unique location. An exclusive home for those who value design, quality, and an unparalleled view of Mallorca.

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Details of amenities

- Open-concept kitchen
- Natural wood parquet flooring
- Concrete floor
- Air-conditioned
- Terrace
- Swimming pool
- Basement with a 2-car garage and charging station for electric cars
- Radiant floor heating
- Air-to-water heat pump
- Pre-wiring for an elevator
- Solar panels with battery storage
- Rainwater collection system

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All about the location

Sa Coma is a small, quiet district in the municipality of Bunyola on the Spanish Balearic island of Mallorca. The municipality of Bunyola has around 7,000 inhabitants, although Sa Coma itself is much smaller and is mainly characterized by villas and rural estates. The town is picturesquely situated at the foot of the Tramuntana mountains, a UNESCO World Heritage Site, and is particularly popular with nature lovers and those seeking peace and quiet, as it offers a harmonious combination of Mediterranean landscape and exclusive living.
The history of the region dates back to the Middle Ages and is closely linked to agricultural use and its proximity to the historic Raixa estate, one of the most important estates in Mallorca. In Sa Coma you can still feel the flair of times gone by, combined with a modern lifestyle in a privileged location. Particularly noteworthy is the year-round green environment with pine forests, olive groves and close proximity to hiking trails and cycle routes that lead through the Tramuntana mountains.
Sa Coma is ideally located for commuters and those seeking peace and quiet alike - only around 14 kilometers separate the town from the island's capital Palma, which can be reached in around 15 to 20 minutes by car. Son Sant Joan International Airport is around 20 kilometers away, ensuring easy connections to the mainland and major European cities. Despite its proximity to the city, Sa Coma offers a pleasant seclusion, which is complemented by spacious plots, well-tended gardens and a quiet neighborhood.

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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:

Florian Waetzoldt

Placa Hostals 11, 07320 Santa Maria del Camí
Tel.: +34 871 - 201 945
E-Mail: santamaria@von-poll.com

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