Camp De Mar (Es) – Südwest

Mediterranean luxury with a breathtaking view of the bay in Camp de Mar

Property ID: ES263746043



PURCHASE PRICE: 8.950.000 EUR • LIVING SPACE: ca. 391 m^2 • ROOMS: 5 • LAND AREA: 1136 m^2

Property ID: ES263746043 - 07160 Camp De Mar (Es) – Südwest

- 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: ES263746043 - 07160 Camp De Mar (Es) – Südwest

At a glance

Property ID	ES263746043
Living Space	ca. 391 m²
Rooms	5
Bedrooms	4
Bathrooms	5
Year of construction	2023
Type of parking	1 x Garage

Purchase Price	8.950.000 EUR
House	Villa
Condition of property	First occupancy
Construction method	Solid
Equipment	Terrace, Guest WC, Swimming pool, Sauna, Fireplace, Built-in kitchen

Property ID: ES263746043 - 07160 Camp De Mar (Es) – Südwest

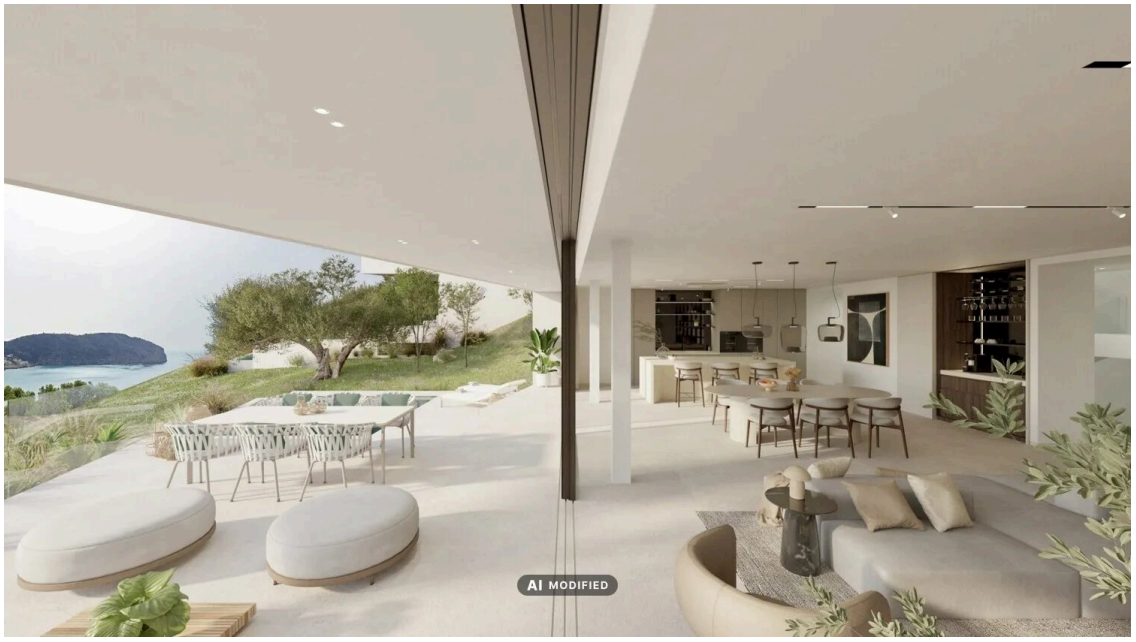
Energy Data

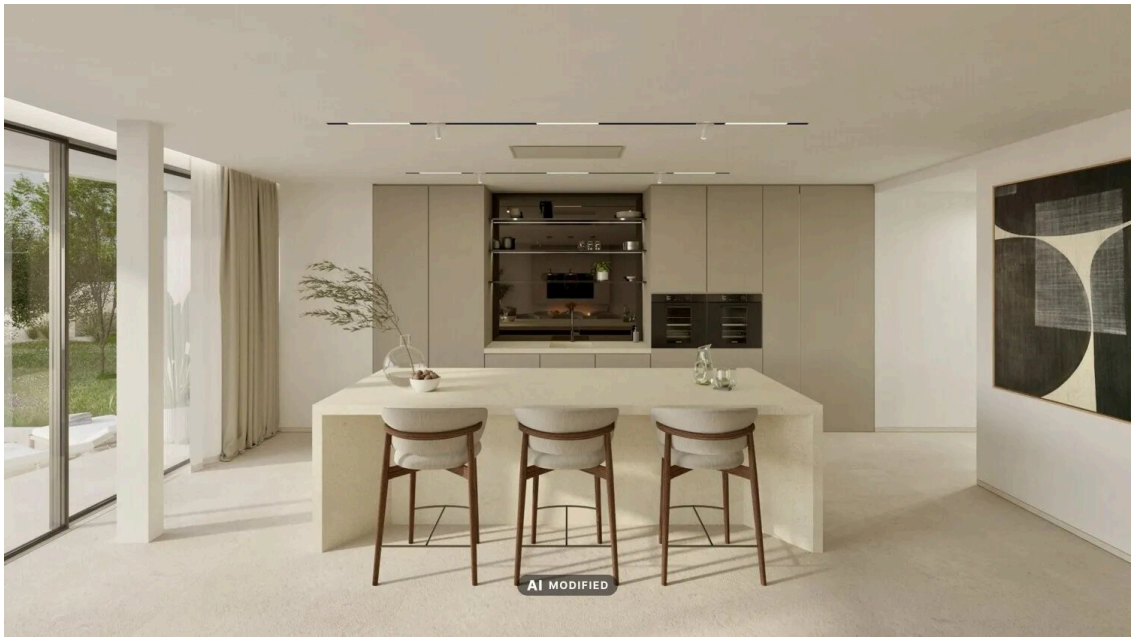
Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	30.10.2033
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Energy efficiency class	A
Year of construction according to energy certificate	2023

Property ID: ES263746043 - 07160 Camp De Mar (Es) – Südwest

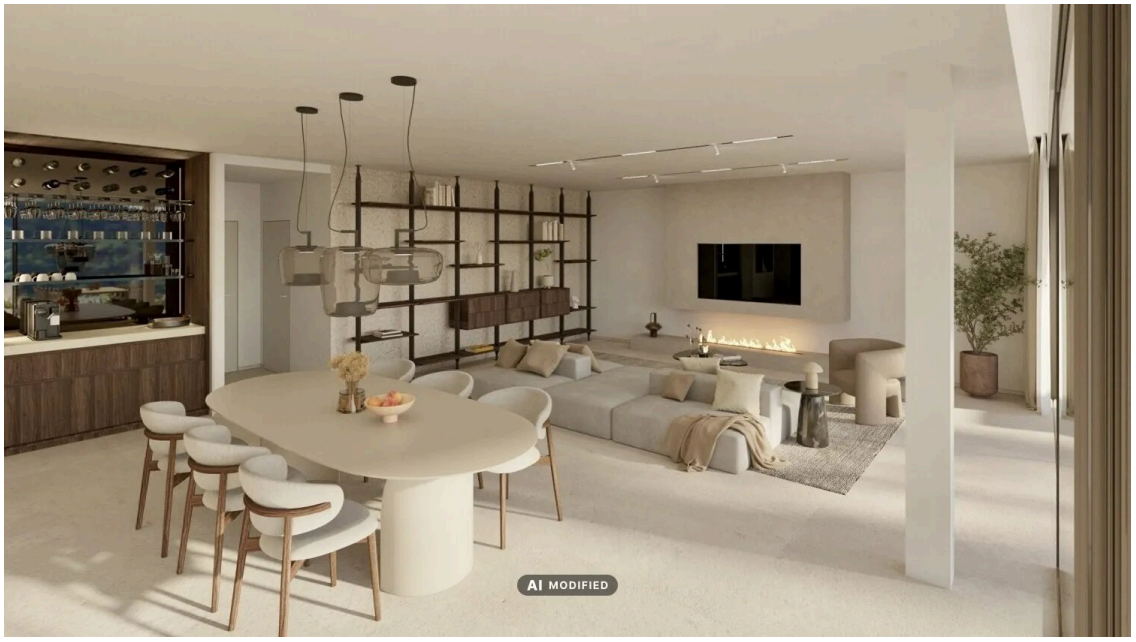
The property

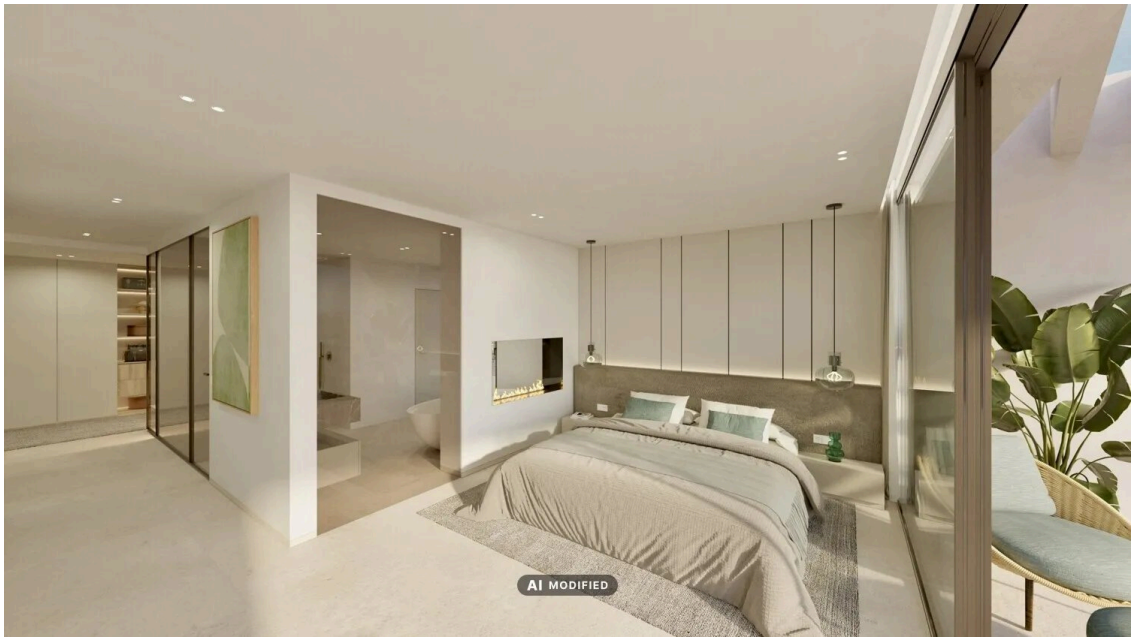




Property ID: ES263746043 - 07160 Camp De Mar (Es) – Südwest

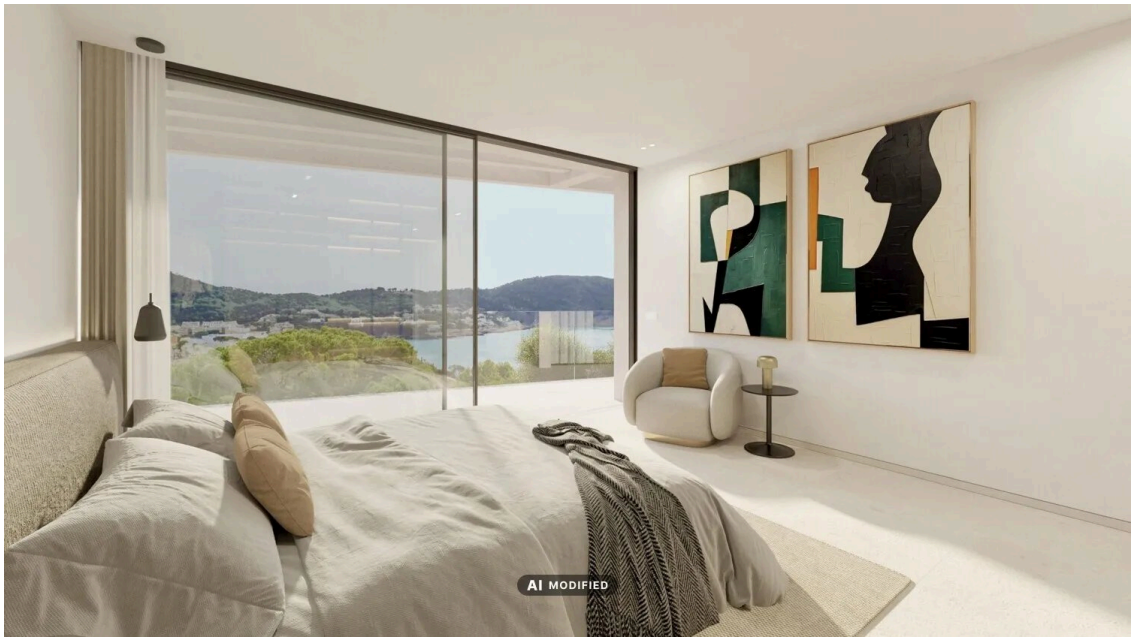
The property





Property ID: ES263746043 - 07160 Camp De Mar (Es) – Südwest

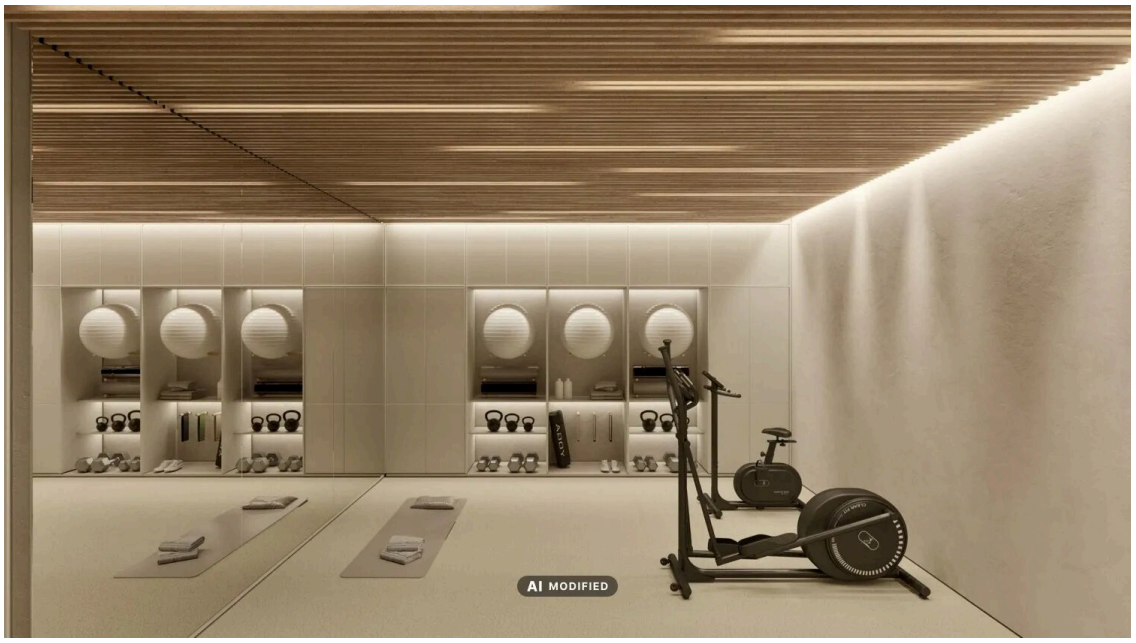
The property

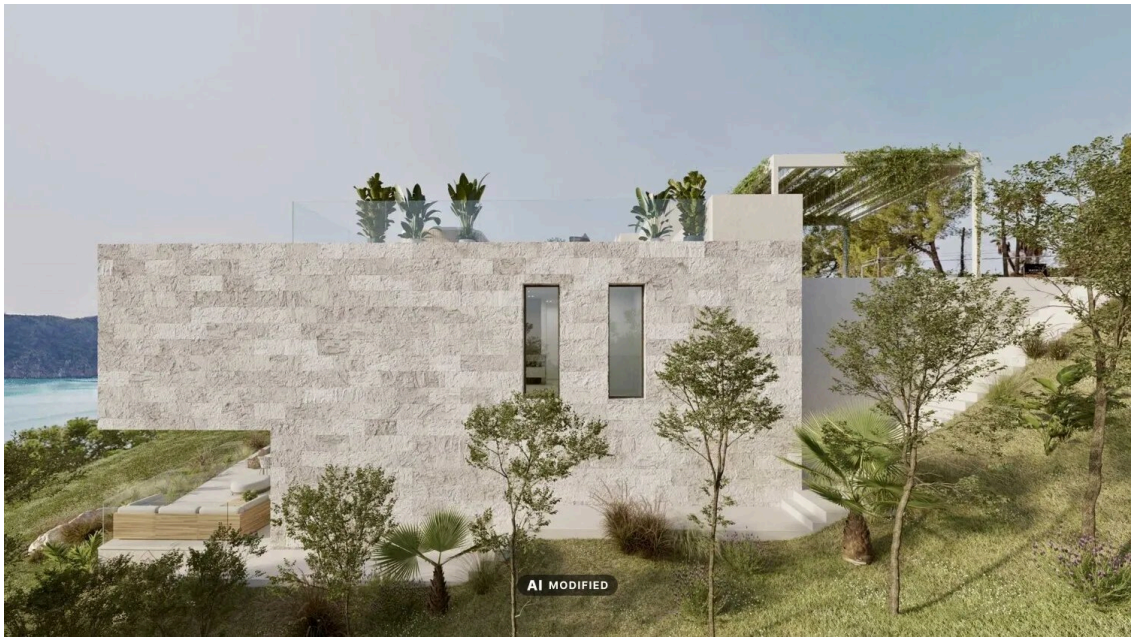




Property ID: ES263746043 - 07160 Camp De Mar (Es) – Südwest

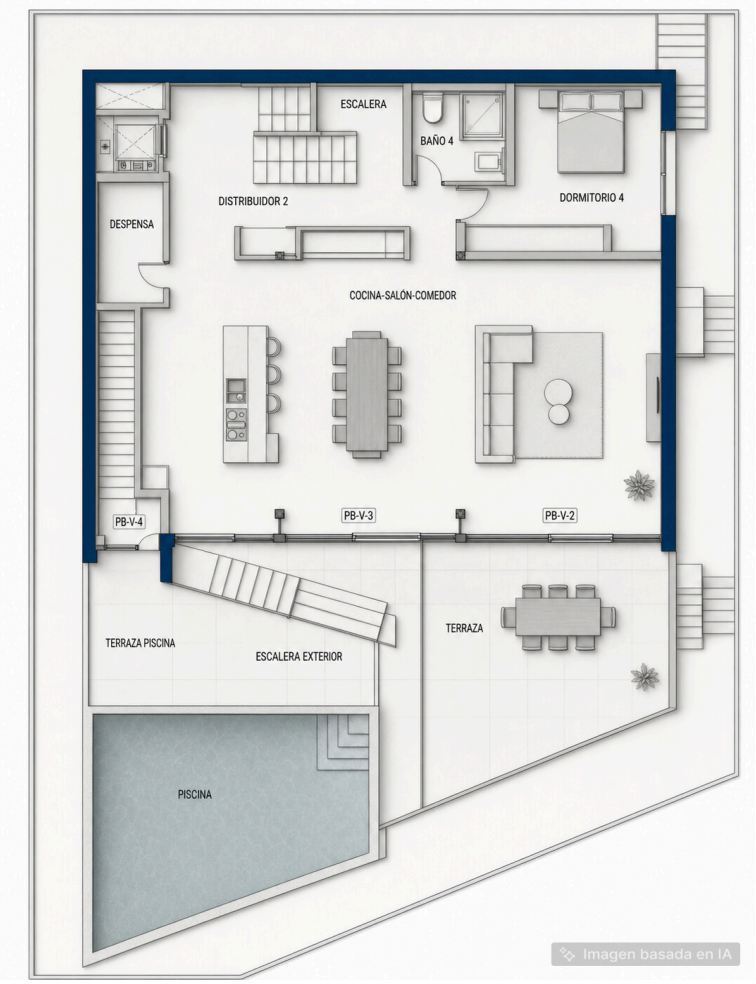
The property





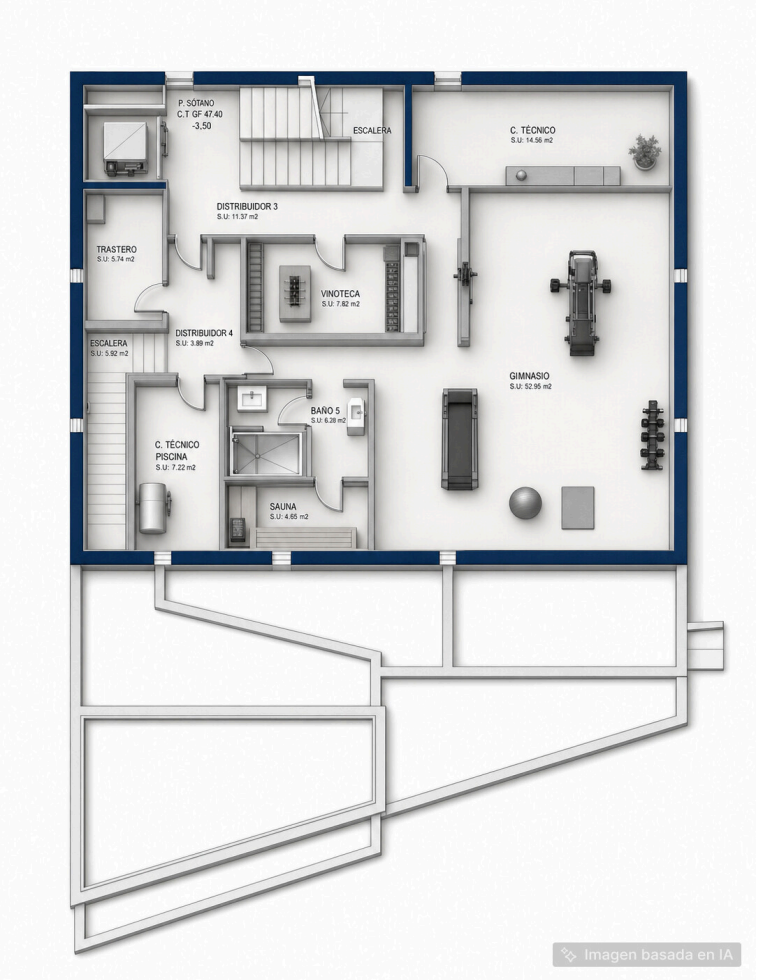
Property ID: ES263746043 - 07160 Camp De Mar (Es) – Südwest

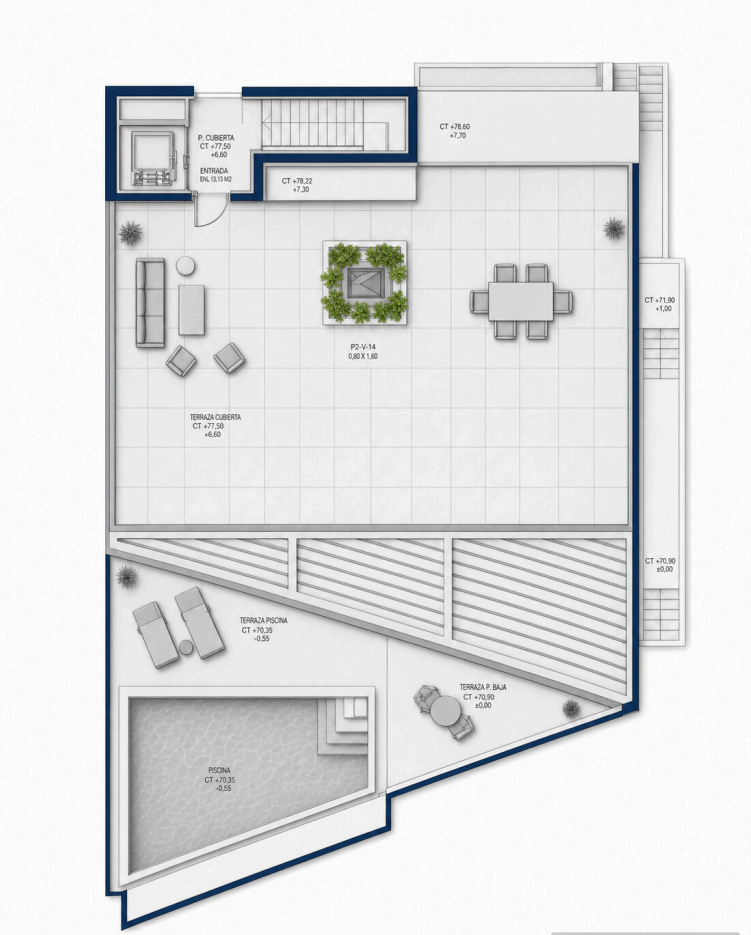
Floor plans




PLANTA PISO
CT +74.20
+3,30
ESCALERA
S.U.: 8.62 m2
VESTIDOR
S.U.: 16.20 m2
CT +71.90
+1,00
P1-V-11
0.60 x 1.60
DISTRIBUIDOR 1
S.U.: 12.66 m2
P1-V-5
0.60 x 2.60
P1-V-10
0.60 x 1.60
BAÑO 3
S.U.: 5.65 m2
BAÑO 2
S.U.: 5.66 m2
BAÑO 1
S.U.: 13.61 m2
P1-V-6
0.60 x 2.60
DORMITORIO 3
S.U.: 25.07 m2
DORMITORIO 2
S.U.: 24.66 m2
DORMITORIO 1
S.U.: 24.81 m2
P1-V-9
0.75 x 2.60
P1-V-8
0.75 x 2.60
P1-V-7
0.75 x 2.60
TERRAZA 1
CT +70.90
±0,00
TERRAZA P. PISO
CT +74.20
+3,30
TERRAZA PISCINA
CT +70.35
-0,55
TERRAZA BAJA
CT +70.90
±0,00
PISCINA
CT +70.35
-0,55
Imagen basada en IA

PLANTA PISO


P. SÓTANO
C.T GF 47.40
-3,50
ESCALERA
C. TÉCNICO
S.U: 14.56 m2
DISTRIBUIDOR 3
S.U: 11.37 m2
TRASTERO
S.U: 5.74 m2
VINOTECA
S.U: 7.82 m2
DISTRIBUIDOR 4
S.U: 3.89 m2
ESCALERA
S.U: 5.92 m2
GIMNASIO
S.U: 52.95 m2
BAÑO 5
S.U: 6.28 m2
C. TÉCNICO
PISCINA
S.U: 7.22 m2
SAUNA
S.U: 4.65 m2
Imagen basada en IA



CUBIERTA

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.

Property ID: ES263746043 - 07160 Camp De Mar (Es) – Südwest

A first impression

In an exclusive hillside location in Camp de Mar in northwestern Mallorca, an extraordinary new-construction villa is being built that impressively combines timeless architecture, first-class construction quality, and the Mediterranean lifestyle. Set on a spacious lot of approximately 1,136 m², the planned home—with a living area of approximately 391 m²—offers a luxurious floor plan featuring a total of 5 rooms, including 4 bedrooms and 5 bathrooms.

The light-filled living areas feature an open-concept layout, elegant tile floors, and high-quality finishes that meet the highest standards. The modern, open-concept kitchen blends harmoniously into the stylish overall design. A fireplace creates a cozy atmosphere, while the integrated air conditioning and planned radiant floor heating ensure comfortable living year-round.

A particular highlight of the property is the spacious outdoor areas, featuring a total of approximately 196 m² of terrace space, including an impressive rooftop terrace of approximately 129 m². From here, you can enjoy a breathtaking ocean view and savor the Mediterranean lifestyle to the fullest. The infinity pool underscores the villa's exclusive character. In addition, pre-wiring for a jacuzzi as well as a BBQ or summer kitchen is already in place.

The basement offers additional space that has already been prepared for a private fitness area, a wine cellar, and a sauna, and can be customized to suit your individual preferences. An elevator conveniently connects all levels. The well-thought-out design concept is complemented by a KNX control system, custom-built closets, a utility room, a storage room, a guest restroom, and two parking spaces.

This luxurious villa in Camp de Mar is aimed at discerning buyers seeking privacy, modern design, and Mediterranean elegance in one of Mallorca's most sought-after locations.

Property ID: ES263746043 - 07160 Camp De Mar (Es) – Südwest

Details of amenities

- Breathtaking ocean views and unobstructed vistas
- Four bedrooms and five bathrooms, all en suite
- Spacious open-concept kitchen with built-in appliances
- High-quality custom built-in cabinets
- Infinity pool with ocean views
- Spacious terraces and a rooftop terrace
- Optional BBQ/summer kitchen and jacuzzi on the rooftop terrace
- Pre-wiring for a fitness room, sauna, and wine cellar
- Radiant floor heating
- Hot/cold air conditioning
- Modern KNX building automation system
- Elevator serving all levels
- Accessible and senior-friendly design
- Utility room and additional storage room
- Guest restroom
- Building with basement
- Two private parking spaces in the garage

Property ID: ES263746043 - 07160 Camp De Mar (Es) – Südwest

All about the location

Camp de Mar is an exclusive, intimate coastal village in the municipality of Andratx in southwestern Mallorca, with only about 300 permanent residents, giving it a quiet and private atmosphere. Originally a small fishing and coastal community, Camp de Mar did not develop into a high-end vacation and residential destination until the second half of the 20th century, with the focus always on low-density development and integration into the natural surroundings. Today, the town is synonymous with relaxed luxury, well-maintained residential complexes, and one of the region's most beautiful, fine-sand coves—known for its clear waters and the iconic wooden pier restaurant that extends directly into the sea.

Its location between the Tramuntana Mountains and the Mediterranean Sea makes Camp de Mar particularly attractive: quiet, green, and yet exceptionally well-connected. Palma de Mallorca is about 25 kilometers away, and Son Sant Joan International Airport is approximately 35 kilometers away. International schools are primarily located in the neighboring municipalities of Calvià and Palma and are easily accessible by car in about 20 to 30 minutes, which also makes Camp de Mar an attractive option for families.

The area offers a wide range of sports activities, ranging from water sports such as swimming, stand-up paddleboarding, and scuba diving to hiking, cycling, and golf—the renowned Golf de Andratx course is located right in the town and is considered one of the most challenging on the island. Camp de Mar thus combines tranquility in a natural setting, a high quality of life, and a privileged location in southwestern Mallorca—ideal for discerning buyers who value discretion, ocean views, and proximity to Palma.

Property ID: ES263746043 - 07160 Camp De Mar (Es) – Südwest

Other information

All information is based solely on details provided by the owner or the client. We do not guarantee the completeness, accuracy, or timeliness of the information. The brokerage fee is payable by the seller. Taxes incurred at the time of purchase, as well as notary and land registry fees, are to be borne by the buyer. For renovation and new construction projects, the renderings shown are for illustrative purposes only. They are non-binding, artistic representations that may differ from the actual final result in individual cases.

Property ID: ES263746043 - 07160 Camp De Mar (Es) – Südwest

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

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com