Santanyi – Südost

# Modern finca with natural stone walls and pool in a dream location near Cala Llombards

***Property ID: ES253745242***

**PURCHASE PRICE:** 7.500.000 EUR • **LIVING SPACE:** ca. 455 $m^2$ • **ROOMS:** 5 • **LAND AREA:** 18.880 $m^2$

Property ID: ES253745242 - 07650 Santanyi – Südost


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# At a glance

| | |
|---|---|
| Property ID | ES253745242 |
| Living Space | ca. 455 m² |
| Rooms | 5 |
| Bedrooms | 4 |
| Bathrooms | 5 |
| Year of construction | 2024 |
| Type of parking | 1 x Garage |

| | |
|---|---|
| Purchase Price | 7.500.000 EUR |
| Condition of property | First occupancy |
| Equipment | Terrace, Swimming pool, Fireplace, Built-in kitchen |

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# Energy Data

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

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# The property

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# A first impression

Surrounded by the Mediterranean landscape near Cala Llombards, this exceptional property is set on a generous plot of approx. 18,880 m². Built in 2024, the finca impresses on arrival with a driveway lined with olive trees and modern, minimalist architecture that creates light-flooded rooms through large glass fronts. With a living space of approx. 455 m² on two levels, the property elegantly combines traditional natural stone, fine wooden elements and a harmonious color and lighting concept. The first floor welcomes you with a spacious entrance area that leads into the left wing with a stylish living and dining area complete with fireplace. The luxurious kitchen is equipped with first-class Gaggenau appliances, while the integrated Sonos sound system ensures an incomparable sound experience throughout the house. Four exclusive bedrooms and five elegant bathrooms - including a master bathroom with free-standing bath and shower - guarantee the highest level of living comfort. All bedrooms also have high-quality built-in wardrobes. Modern underfloor heating and air conditioning controlled by the Gira system create a pleasant indoor climate at any time of year. A photovoltaic system with generator, a gas fireplace and two water tanks with a total of 100,000 liters underline the sustainable character of the house. The inviting outdoor area with infinity pool offers absolute privacy and breathtaking views of nature and the fascinating bay of Cala Llombards. A spacious terrace, a BBQ area and an outdoor shower with separate WC invite you to relax and enjoy the Mediterranean surroundings. The garage offers space for two vehicles, a charging station for electric cars and an additional parking space. This exclusive finca combines luxury, comfort and sustainability in perfect harmony. Please do not hesitate to contact us for further information.

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# Details of amenities

- Infinity pool
- Underfloor heating
- Solar system with generator
- 2 water tanks with a total of 100,000 l
- Air conditioning
- Sound system
- BBQ area with outdoor shower and WC

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# All about the location

Santanyí, a charming small town in the southeast of Mallorca, delights visitors with its authentic atmosphere, historic architecture and picturesque old town. The town has around 3,500 inhabitants and is particularly known for its traditional weekly market, the buildings made of golden Marés stone and its lively art scene. Galleries, small boutiques and cozy cafés characterize the townscape and make Santanyí a popular destination for locals and visitors alike. Just a few kilometers away is the beautiful bay of Cala Llombards, an idyllic stretch of coast with turquoise blue water and a fine sandy beach, framed by steep cliffs and Mediterranean vegetation. The sheltered location ensures a peaceful atmosphere, ideal for swimming and sunbathing. Cala Llombards is not only popular with holidaymakers, but is also a preferred place to live for people who appreciate the tranquillity and beauty of Mallorcan nature. Worth seeing in the surrounding area are the Parc Natural de Mondragó nature reserve with its hiking trails and unspoiled beaches, the historic town gate of Santanyí and the charming fishing port of Cala Figuera, which offers a romantic ambience with its white boathouses and traditional llaüts, the typical Mallorcan fishing boats. From Santanyí, you can reach Palma in around 50 minutes, while the distance to Son Sant Joan airport is around 45 kilometers. The good connections make the region particularly attractive for those seeking peace and quiet, but who still value quick access to the island's capital.

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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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