

## Santa Margalida

Referens 122413



Your home. Our passion.

## Exclusive Mallorcan Finca in a Privileged Secluded Location in Santa Margalida close to Son Serra

Byggyta:	220 m <sup>2</sup>	Pool:	✓
Tomt:	28.000 m <sup>2</sup>	Energicertifikat:	b
Sovrum:	3		
Badrum:	2		
Havsutsikt:	-	Pris:	€ 1.150.000,-



## Santa Margalida

### Referens 122413



### Detaljer:

Nestled in a protected natural paradise, just a few kilometres from the fine sandy beach of Playa de Muro, lies this exceptional finca near Santa Margalida. Built in 2001 to German standards, it combines Mediterranean charm with the highest level of comfort.

The property features a modern oil central heating system, an automatic solar power installation with a high-capacity generator, as well as recently updated electrical appliances. Its private location offers breathtaking panoramic views over gentle hills to the mountains of Artà – a place where peace, privacy and a deep connection with nature come together perfectly.

On the approx. 21,000 m<sup>2</sup> fully fenced plot, there is also an adjoining 7,000 m<sup>2</sup> parcel, providing the rare opportunity to extend living and utility spaces on a grand scale – a true rarity in such an exclusive setting.

#### Layout:

Ground floor: impressive entrance hall, spacious living/dining area with fireplace, fully equipped fitted kitchen, storage room, guest WC.

First floor: three bedrooms, a spacious dressing room, two bathrooms.

Additional features include a large swimming pool, self-sufficient energy supply, satellite TV, and a beautifully maintained garden.

A property that uniquely combines closeness to nature, comfort, and rarity value. Arrange your private viewing – this is an opportunity not to be missed.

## Santa Margalida

### Referens 122413



### Läge & omgivningar:

The North of Mallorca also offers a wide selection of charming areas, particularly inland. It has many pretty, yet typical small Mallorcan villages such as Campanet, Bugar, Muro or Santa Margarita, which each offer a first hand experience of authentic island life and a taste of the original culture of this enchanting Mediterranean island as well as boasting their own unique characters. There are several alternatives to Pollensa or Alcudia if you want to look for a romantic town house or a secluded country house that's close to the beach. Especially Campanet and Bugar each with immediate access to the 2006 created motorway between Palma-Alcudia, provide a further advantage in that it only takes 25 minutes to reach Palma by car.



# Santa Margalida

Referens 122413



All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)



# Santa Margalida

## Referens 122413



All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)

Santa Margalida  
Referens 122413



Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente		
B	7.30	30.60
C		
D		
E		
F		
G menos eficiente		

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.