

## Santa Maria del Cami

Reference 121035



PORTA MALLORQUINA®

Your home. Our passion.

## Impressive finca property in an excellent location in Santa Maria del Cami

constructed area:	766 m <sup>2</sup>	swimming pool:	✓
plot area:	25.730 m <sup>2</sup>	energy certificate:	e
bedrooms:	6		
bathrooms:	5		
sea view:	-	<b>price:</b>	<b>€ 8,800,000.-</b>



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### Details:

This beautiful villa is situated in one of the most popular residential areas of Santa Maria del Cami. Its constructed area is 766 sqm and it stands on a plot of 25.730 sqm with wonderful views of the surrounding mountains and of Santa Maria, creating a fantastic Mediterranean atmosphere.

A path very decoratively plastered with gravel leads to the large wooden entrance door which opens on to a typical Mallorcan inner courtyard with a characteristic fountain. From here is access to the spacious entrance and living area of the property. All rooms have ample windows and terrace doors, and from the entrance and living area with fireplace there is access to the semi-open kitchen with dining room, a guest bathroom and various other rooms. A stairway to the bodega and the garage entrance can also be accessed from here.

In a further part of the building there is a separate guest apartment and more rooms which could be used, for example, as an office.

From the entrance hall a semi-open staircase leads to the upper floor with 3 large bedrooms, all with en-suite bathrooms and private terrace.

The house has a number of open and covered terrace areas which are connected to a 12,5 metre-long pool via wonderfully laid-out Mediterranean gardens with Arabian flair. Next to decorative and ornamental shrubs there are palms and fruit trees.

Further features include underfloor heating and hot/cold air conditioning with highly-efficient heat-pump technology, speedy internet, an electrolysis system for the pool and a separate garden shed.

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### Location & surrounding area:

Santa Maria is home of many well known Majorcan vintages. The scenery is commanded by the many fields of almond trees, carob trees and vine yards. It is picturesquely situated in front of the Tramuntana. Its church is visible from far away. Santa Maria is suited for starting point to many trips into the mountains.

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Balcony with a view



The finca from a bird's-eye view



Garden of the finca



Balcony of the bedroom



Cozy living area with fireplace



Entrance area

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.

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Master bedroom with bathroom en suite



Bathroom en suite



Second bedroom with bathroom en suite



Bathroom en suite



Third double bedroom



Covered dining area

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Impressive patio



Romantic garden



Large, private pool area



Exterior view



Wine cellar mit vaulted ceiling



The finca from a bird's-eye view

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The finca from a bird's-eye view



The finca from a bird's-eye view

Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D	140.96	
E		41.28
F		
G menos eficiente		

Energy certificate

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