

Coma, Sa (Urbanitzacio) – Mitte

# Exclusive villa with pool in Sa Coma, Bunyola

*Property ID: ES263745766*



**PURCHASE PRICE: 1.950.000 EUR • LIVING SPACE: ca. 425 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 1.937 m<sup>2</sup>**

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## At a glance

Property ID	ES263745766
Living Space	ca. 425 m²
Rooms	5
Bedrooms	4
Bathrooms	6
Year of construction	2024

Purchase Price	1.950.000 EUR
Condition of property	Like new
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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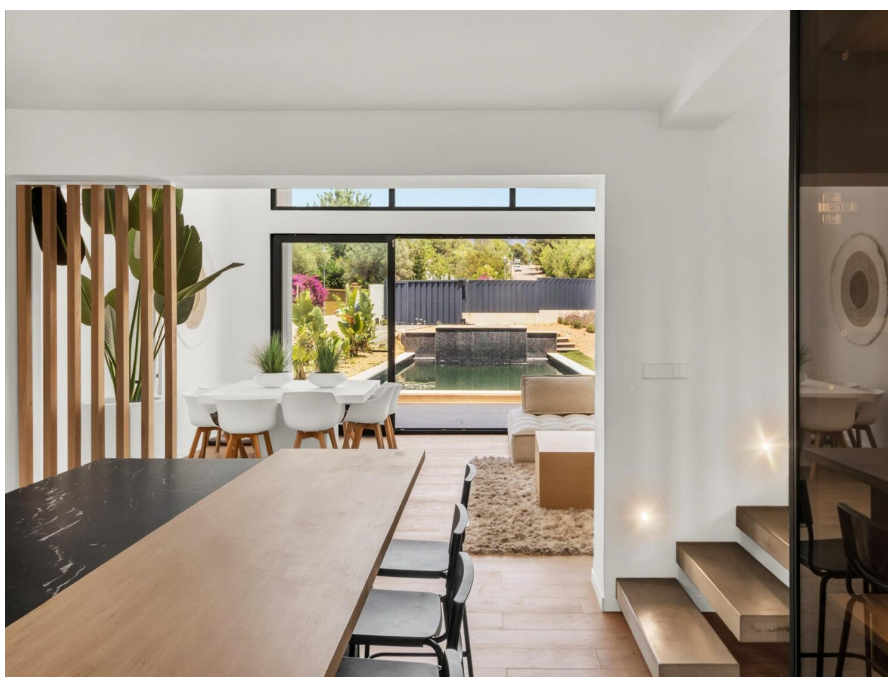
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## A first impression

Discover your new dream home in Sa Coma in the municipality of Bunyola, a beautifully situated region at the foot of the Tramuntana and not far from Palma. This detached house, which was built in 2024, presents itself in immaculate, as-new condition and offers state-of-the-art living comfort on two levels.

Set on a generous plot of approx. 1,937 m<sup>2</sup>, the living space of around 425 m<sup>2</sup> offers five spacious rooms, including four luxuriously appointed bedrooms. Each of the six elegant bathrooms is designed to meet your individual needs. At the heart of the home is the open plan fitted kitchen, ideal for cooking enthusiasts, which flows seamlessly into the bright and inviting living area.

The stylish fireplace makes for cozy evenings, while the central air conditioning ensures a pleasant climate even on hot summer days. Floor-to-ceiling windows let in plenty of natural light and give the house a warm and inviting atmosphere. Fine parquet and tiled floors run throughout the property and underline the high-quality workmanship and attention to detail. The modern air/water heat pump provides efficient and sustainable heating solutions. In addition to the impressive master suite with dressing room and en-suite bathroom, the property also offers a practical utility room.

Enjoy relaxing hours on the spacious terrace or take a refreshing dip in the approx. 63 m<sup>2</sup> swimming pool with integrated whirlpool. A special highlight is the separate outbuilding, which houses a glazed dining area with a modern summer kitchen - ideal for sociable evenings with friends and family.

This unique offering combines luxurious living with state-of-the-art technology and environmentally friendly energy, and it is waiting to become your new home. Arrange a viewing today and be enchanted by the exclusivity and charm of this home.



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## Details of amenities

- Fitted kitchen
- Open kitchen
- Tiled and parquet floor
- Fireplace
- Central air conditioning
- terrace
- Swimming pool of approx. 63 m<sup>2</sup> with integrated whirlpool
- Underfloor heating
- Air/water heat pump
- garden
- Glazed dining area in the outbuilding with summer kitchen
- Parking facilities

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## All about the location

Sa Coma is a small, quiet residential area 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 quite small and consists mainly of residential buildings and country houses. The area lies at the foot of the Tramuntana mountains, a UNESCO World Heritage Site, and is particularly popular with nature lovers and country dwellers 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 village of Raixa, one of the most important towns in Mallorca. In Sa Coma you can still experience the flair of the past, combined with a modern lifestyle in a privileged location. Particularly noteworthy is the very green environment with pine forests, olive groves and the direct proximity to hiking and walking trails that lead through the Tramuntana mountains.

Sa Coma is ideal for holidaymakers and rental accommodation at the same level - only about 14 kilometers from the island's capital Palma, which can be reached by car in about 15 to 20 minutes. Son Sant Joan International Airport is around 20 kilometers away and offers good connections to the mainland and major European cities. Despite its proximity to the city, Sa Coma offers a pleasant location, which is further enhanced by large plots, beautiful gardens and a quiet residential area.

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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. The costs of the purchase, the notary fees and the basic costs shall be borne by the buyer.

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## Contact partner

For further information, please contact your contact person:

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