

**Santa Maria Del Cami (Isla De Mallorca) - Mitte**

# **Mediterranean-style finca with a pool and plenty of privacy in Santa Maria del Camí**

***Property ID: ES263745929***



**PURCHASE PRICE: 3.750.000 EUR • LIVING SPACE: ca. 210 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 14.336 m<sup>2</sup>**

**Property ID: ES263745929 - 07320 Santa Maria Del Cami (Isla De Mallorca) - Mitte**

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## At a glance

|                      |                          |
|----------------------|--------------------------|
| Property ID          | ES263745929              |
| Living Space         | ca. 210 m²               |
| Rooms                | 4                        |
| Bedrooms             | 4                        |
| Bathrooms            | 4                        |
| Year of construction | 1995                     |
| Type of parking      | 1 x Car port, 1 x Garage |

|                       |                                             |
|-----------------------|---------------------------------------------|
| Purchase Price        | 3.750.000 EUR                               |
| House                 | Finca                                       |
| Condition of property | Well-maintained                             |
| Equipment             | Terrace, Guest WC, Swimming pool, Fireplace |

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## Energy Data

|                                |                                                                             |                                                      |      |
|--------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------|------|
| Type of heating                | Central heating                                                             | Energy efficiency class                              | D    |
| Energy Source                  | Oil                                                                         |                                                      |      |
| Energy certificate valid until | 23.12.2029                                                                  | Year of construction according to energy certificate | 1995 |
| Power Source                   | Oil                                                                         |                                                      |      |
| Energy information             | At the time of preparing the document, no energy certificate was available. |                                                      |      |

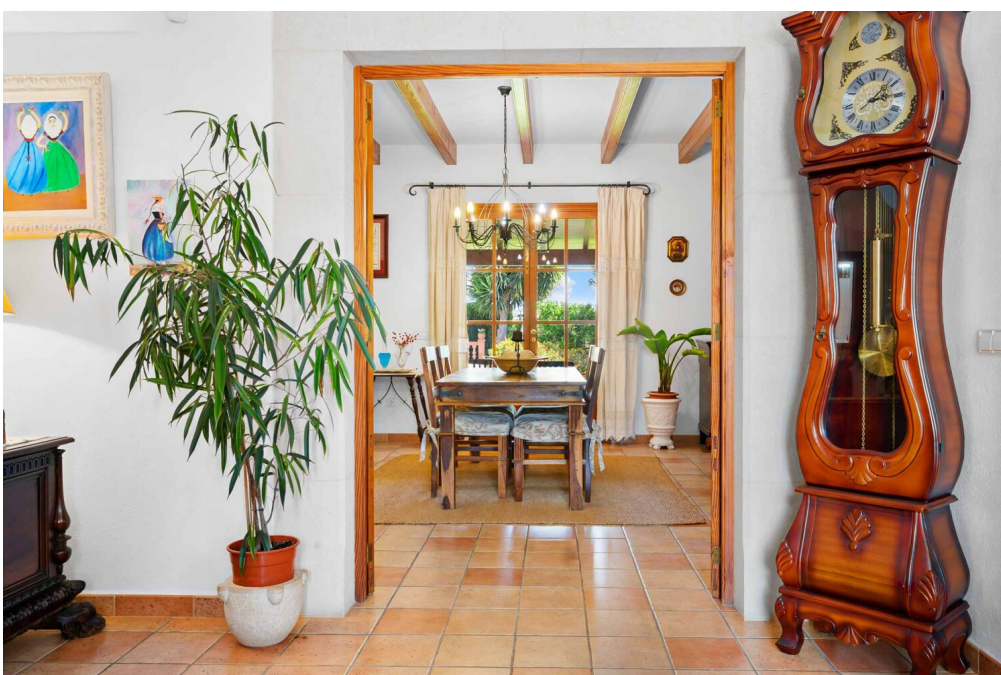
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## The property



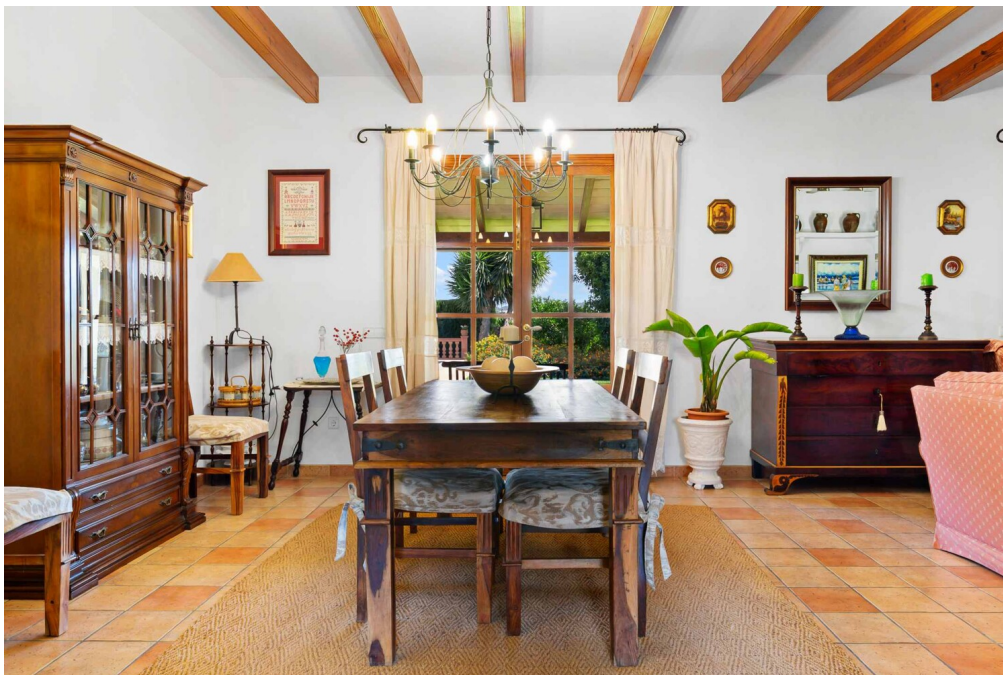
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## The property



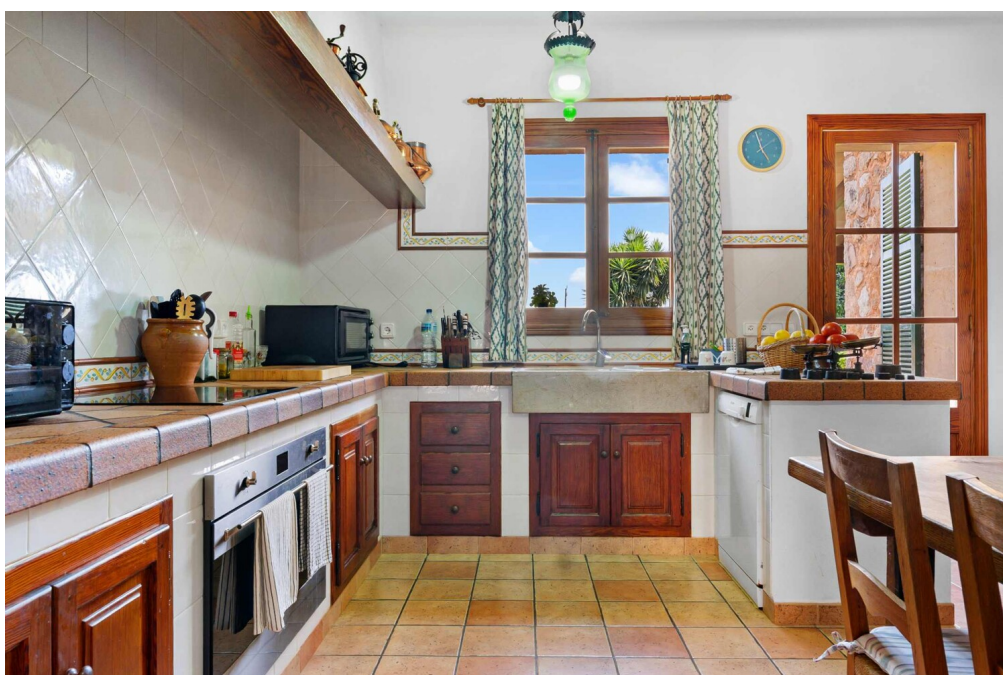
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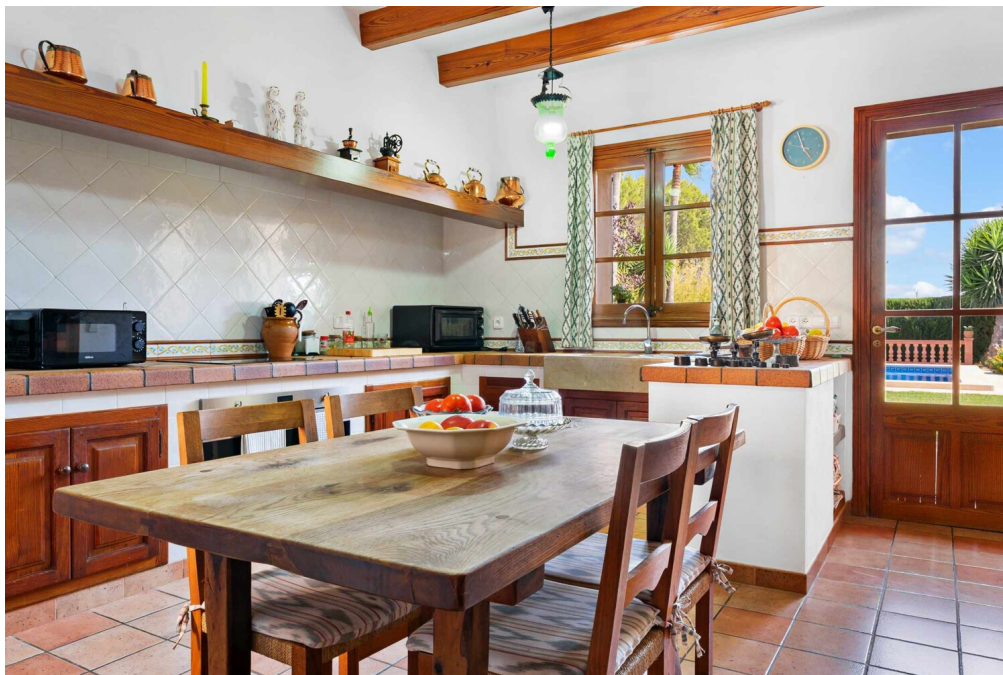
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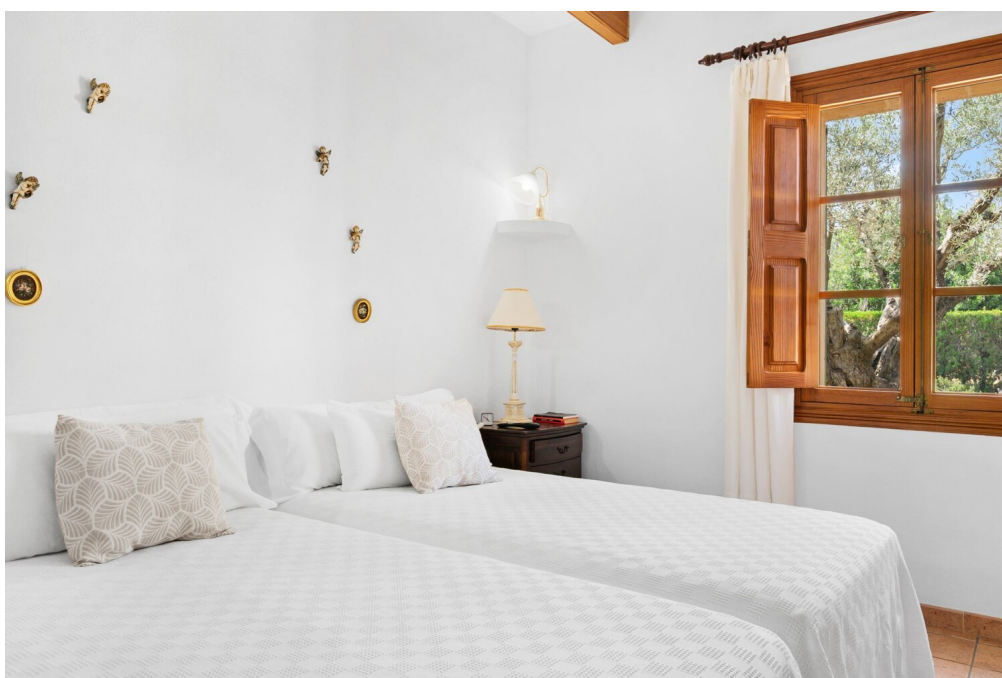
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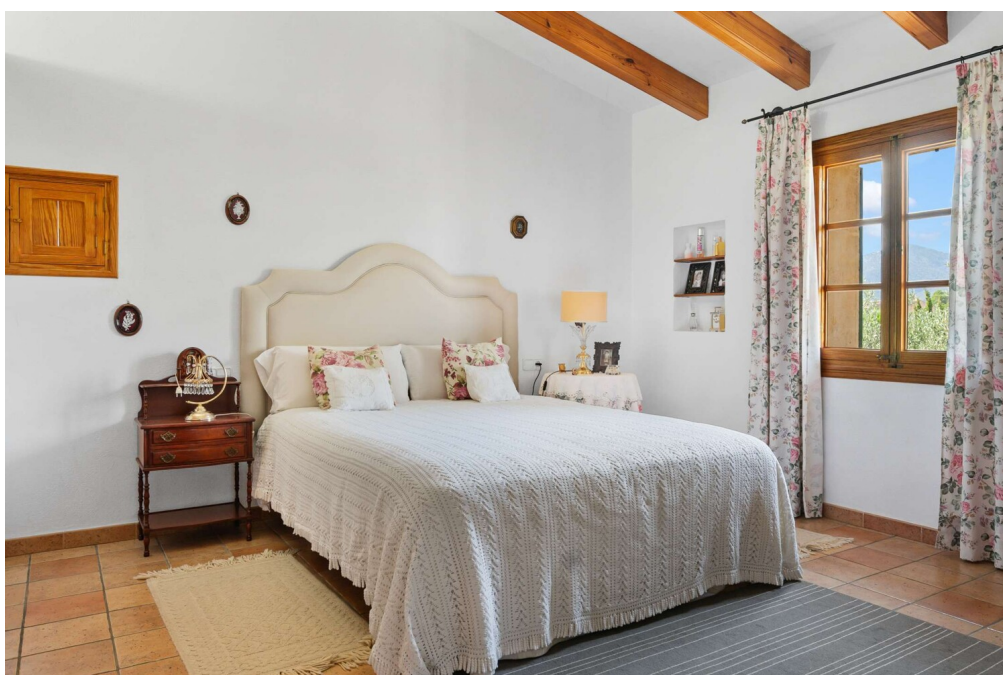
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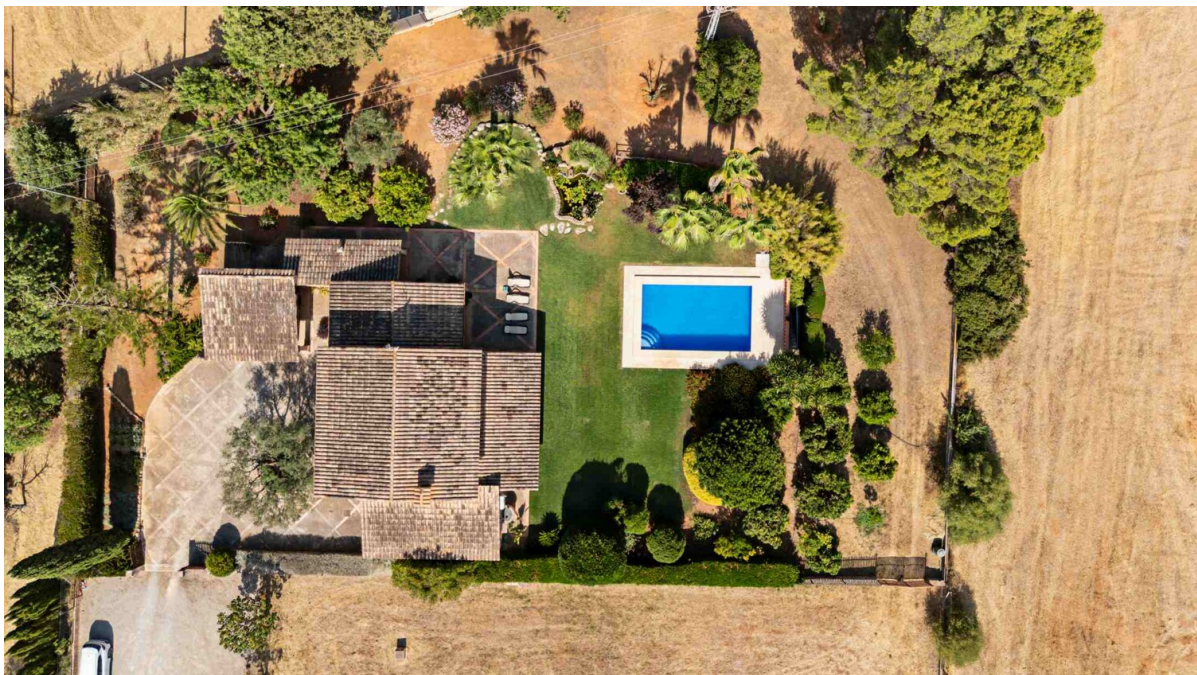
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## Floor plans



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.

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## A first impression

This well-maintained finca, built in 1995, is located in a sought-after area on the outskirts of Santa Maria del Camí and perfectly combines privacy, tranquility, and excellent amenities. The charming town center, with its popular restaurants, cafés, and weekly markets, is just a few minutes away. The sunny south-facing orientation ensures bright living spaces throughout the day and an authentic Mediterranean lifestyle.

Set on a lovingly landscaped lot of approximately 14,336 m<sup>2</sup>, the finca spans two levels with a living area of about 210 m<sup>2</sup>. The well-thought-out architecture offers a harmonious floor plan with a total of four rooms, including three comfortable bedrooms, two bathrooms, and a separate guest restroom.

The heart of the ground floor is the spacious living and dining area with a fireplace, which creates a warm and cozy atmosphere. From here, you can access the kitchen, a bedroom, and a bathroom. Large French doors lead out to the covered terrace, which flows seamlessly into the well-maintained garden. The swimming pool blends harmoniously into the Mediterranean setting and invites you to enjoy relaxing moments under the Mallorcan sun.

The upper floor features two additional bedrooms and a bathroom. The spacious entryway offers additional design possibilities and can be converted into another bedroom, an office, or a lounge area as needed. The garage also provides the option to expand the living space if desired. A carport for two vehicles rounds out the property.

A separate outbuilding of over 100 m<sup>2</sup> adds to the available space and is ideal for use as a storage area, workshop, or utility room.

High-quality features such as oil-fired central heating, hot and cold air conditioning, a fireplace, covered terraces, and the spacious pool underscore the well-maintained and high-quality character of this property.

This finca is an excellent choice for anyone seeking a stylish home with plenty of privacy and versatile development potential in one of the most sought-after residential areas in the heart of Mallorca—just a few minutes' walk from Santa Maria del Camí.

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## **Details of amenities**

- Guest bathroom
- Tile floor
- Fireplace
- Air-conditioned
- Terrace
- Swimming pool
- 1 carport
- Central heating
- Oil-fired

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## All about the location

Santa María del Camí, a picturesque village in the heart of Mallorca, has almost 7,000 inhabitants and has become a highly sought-after place for locals and foreigners alike, combining traditional charm with modern comforts. The imposing parish church, with its striking bell tower, is an architectural jewel that reflects the history of the village. Another attraction is the wine, which is grown in Santa María and attracts many visitors, and on Sundays there is the weekly market, which offers a wealth of fresh produce, handmade goods and local specialties. The picturesque landscape, characterized by rolling hills and vineyards, is ideal for relaxing walks and bike rides and the nearby Tramuntana mountains can be explored. The central location of Santa Maria del Camí, only about 20 km from Palma, makes it an attractive place to live for those who appreciate the tranquillity of village life but still want the amenities of the city within easy reach. The airport and beaches are also within similar reach. Meanwhile, there are a variety of high-quality restaurants and shopping opportunities here. In addition to the renowned international school "The Montessori School", there is also a public school. The leisure center "Mallorca Fashion Outlet", which is only a few minutes away by car, offers numerous fashion stores, bars, restaurants, activities for the whole family and a large cinema.

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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 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:**

**Florian Waetzoldt**

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**Placa Hostals 11, 07320 Santa Maria del Camí**

**Tel.: +34 871 - 201 945**

**E-Mail: [santamaria@von-poll.com](mailto:santamaria@von-poll.com)**

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