

Moscari - Mitte

# Dream finca with absolute privacy, far-reaching views and expansion potential in Moscari

*Property ID: ES263745958*



**PURCHASE PRICE: 2.900.000 EUR • LIVING SPACE: ca. 166 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 44.711 m<sup>2</sup>**

**Property ID: ES263745958 - 07316 Moscari - Mitte**

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## At a glance

Property ID	ES263745958	Purchase Price	2.900.000 EUR
Living Space	ca. 166 m <sup>2</sup>	Condition of property	Well-maintained
Rooms	4	Equipment	Terrace, Swimming pool, Fireplace, Built-in kitchen
Bedrooms	3		
Bathrooms	3		
Year of construction	2017		
Type of parking	2 x Outdoor parking space		

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## Energy Data

Type of heating	Underfloor heating
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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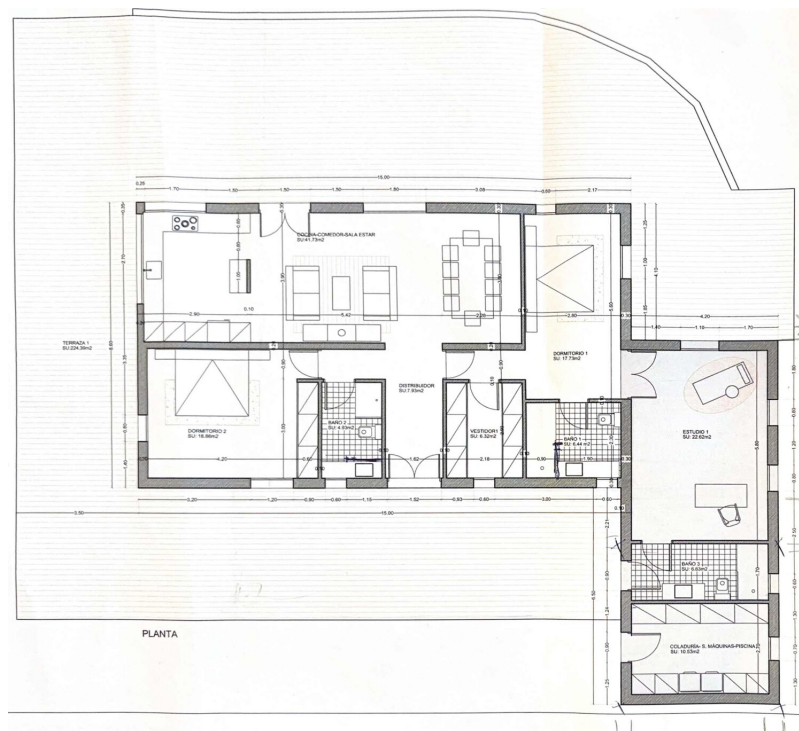
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## The property



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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**

**A retreat of exceptional rarity: this charming finca in Moscari combines Mallorcan tranquillity with impressive expanses and offers an incomparable panoramic view over the majestic Serra de Tramuntana to the glittering sea in an absolutely secluded location on a hill. Here, tranquillity, nature and exclusivity merge to create an atmosphere that is hard to find anywhere else in Mallorca.**

**The spacious plot of approx. 44,711 m<sup>2</sup> guarantees maximum privacy and a feeling of living away from the hustle and bustle - ideal as a private retreat or prestigious residence. Built in 2017 as a solid construction, the house has approx. 166 m<sup>2</sup> of living space on one level and combines Mediterranean charm with contemporary comfort. There are four rooms in total, including three bedrooms and three bathrooms, one of which is en suite.**

**The light-flooded living area is accentuated by a fireplace and creates a cozy atmosphere at any time of year. The open-plan fitted kitchen blends harmoniously into the living concept and forms the focal point for sociable cooking and living. Modern living comfort is provided by air conditioning, oil central heating and solar panels with battery storage - a successful combination of energy efficiency and reliability.**

**Outside, spacious terraces invite you to enjoy the unique tranquillity and spectacular views. The swimming pool with panoramic views of the mountains and sea rounds off the Mediterranean lifestyle in a special way.**

**An outstanding highlight of this property is its exceptional development potential: the existing development can be extended to a total of approx. 500 m<sup>2</sup>, offering the rare opportunity to create an exclusive luxury finca of the highest standard - nestled in one of Mallorca's most sought-after natural landscapes.**

**A rare opportunity for buyers looking for authenticity, absolute privacy, spectacular views and long-term value potential in one of the most beautiful regions of the island.**

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## **Details of amenities**

- **Open fitted kitchen**
- **Fireplace**
- **Air conditioning**
- **terrace**
- **swimming pool**
- **Underfloor heating**
- **Central heating (oil)**
- **Solar panels with battery storage 5.6 KWP**
- **Far view**
- **Two cisterns of 43,000 m<sup>3</sup>**

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## All about the location

Moscari, a picturesque village in the north of Mallorca with around 300 inhabitants, is located around 40 km from Palma and the airport. The village impresses with its authentic, tranquil atmosphere and the parish church of Sant Llorenç from the 13th century. Surrounded by the breathtaking landscape of the Serra de Tramuntana, which is recognized by UNESCO as a World Heritage Site, Moscari offers numerous opportunities for hiking and cycling tours. The idyllic surroundings are characterized by olive groves, almond trees and vineyards. The surrounding area offers numerous opportunities for outdoor activities such as hiking, cycling and horse riding. The neighboring villages of Selva and Caimari are also worth a visit and offer further insights into traditional life on Mallorca. The beaches can be reached in less than an hour, making Moscari an attractive base for both exploring and relaxing days by the sea. The village has managed to retain its authenticity, making it a desirable location for those looking to escape the hustle and bustle of everyday life. The picturesque surroundings of Moscari offer a perfect blend of tranquillity and nature without sacrificing the amenities and proximity to the capital Palma. This combination makes Moscari an attractive place for both permanent residence and a second home on the sunny island of Mallorca, away from the tourist hotspots.

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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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