

# Exclusive natural stone finca, modern and high quality, 260 m<sup>2</sup> living space, underfloor heating, pool, outdoor kitchen

07640 Salines (Ses) (Spain), Country house for sale

Object ID: 1612-23ES



Living area approx.: **260 m<sup>2</sup>** - Total space approx: **322 m<sup>2</sup>** - Zimmer: **6** - Purchase price: **2,590,000 EUR**



## Exclusive natural stone finca, modern and high quality, 260 m² living space, underfloor heating, pool, outdoor kitchen

Object ID	1612-23ES
Property Type	Country house, House
Address	(Mallorca) 07640 Salines (Ses) Spain
Etagen im Haus	1
Living area approx:	260 m²
Area approx.	62 m²
Total space approx	322 m²
Grundstück ca.	16,086 m²
Zimmer	6
Schlafzimmer	3
Badezimmer	4
Terraces	2
Haustiere	erlaubt
Heizungsart	Underfloor heating
Primary energy supplier	Air/water heating pump
Year of construction	2023
Condition	First occupation
Total parking spaces	4
Stellplätze	3
Garage	1 parking spot
Available from	sofort
Features	Air-conditioned, Außenstellplatz, Chimney, Garage, Kabel-/Sat-TV, No cellar, Security system, Swimming pool, Terrace
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	2,590,000 EUR



# Objektbeschreibung

A dream home comes true. A high quality of life awaits you here.

With a privileged location on a 16,100 m<sup>2</sup> plot, "Finca Romero" in Ses Salines offers breathtaking panoramic views of the surrounding countryside and provides the perfect backdrop for a peaceful Mediterranean lifestyle.

Completed in 2023, this modern architecture is a testament to luxury living. Designed with a blend of contemporary aesthetics and traditional Mallorcan charm, it boasts a generous living space of 260 m<sup>2</sup>.

The floor-to-ceiling windows let in plenty of natural light. Every room is almost flooded with light. The finca has a total of 6 rooms, including 3 bedrooms and 4 bathrooms. A special highlight is the cozy fireplace, which provides warmth and a pleasant atmosphere. The residents also have access to a swimming pool, which provides refreshing cooling on hot summer days.

High-quality materials have been used, such as natural stone floors, exclusive bathroom ceramics and underfloor heating, which heats every room in winter, or the air conditioning, which can be controlled via an app. You will love the free-standing bathtub in the master bedroom on the upper floor. From here you have a far-reaching view over the fields and meadows.

The finca is located in the immediate vicinity of the beautiful artists' village of Ses Salines in the southeast of the island of Mallorca. This can be reached in less than 5 minutes by car. In the countryside and yet central. Here you will find everything you need for your daily needs. The airport is about 35 minutes away by car. The nearest beach can be reached in 10 minutes by car.

Take advantage of this unique opportunity to buy a new-build finca with top features. Make an appointment today to view the property.

## Features

- High-quality finca construction from 2023
- 3 bedrooms with en suite bathrooms
- Separate guest WC
- Energy-saving heat pump for air conditioning
- Underfloor heating + solar for hot water
- Natural stone floors for inside/outside
- Open plan living areas salon / dining room / kitchen
- Kitchen with island and exclusive electrical appliances
- High quality windows + Mallorcan Persianas
- Enormous plot + usable space + quiet location
- Private plot can be used for a vineyard
- Well-kept garden with a 12x4m pool
- Pool is prepared for possible pool heating
- Electric street connection
- Outdoor shower + separate BBQ area
- Short 3-5 minute drive to the village of Ses Salines
- 10 years building warranty insurance
- Own photovoltaic system possible



Running costs (annual):

Annual property tax (IBI): approx. 2.500EUR

Annual waste disposal fee: approx. 150EUR

Monthly costs for gardener and pool maintenance: approx. 350EUR

## Sonstiges

Note: Illustrations, photos & sample views contain details of execution, furnishings and views for better clarification, which may differ in part in the final execution, are not included in the offer, or are part of a separate negotiation/offer.

The binding basis for this is the later building description, the option contract and/or the notarial certification. If you are interested, please ask our office for our detailed exposé. Do you prefer a classic print exposé? Please contact us!

We would be happy to arrange a first, impressive viewing appointment for you. Convince yourself of the exclusivity and uniqueness of this property in a relaxed atmosphere and let the impressions on site take effect in peace and quiet.

An important note on the sensitive topic of "EU-DSGVO":

If you send us your data via a real estate portal (e.g. immobilienscout24.de), your data will only be stored for four weeks to enable us to send you the brochure and arrange an appointment to view the property. After the four weeks have expired, your data will be irrevocably deleted! We will not send you any new offers or an unsolicited newsletter.

You can, of course, enter your real estate request in our database permanently, free of charge and without obligation. This means that you will be automatically informed about new properties in the future. Please visit our own homepage. There you will find the link "Search request" in the footer or simply use the following link: <https://home4you.info>

The entire home4you real estate team in Cologne and Mallorca would like to thank you for your trust!



## Location

The property is situated in a very quiet top location of Ses Salines, a municipality in the southeast of Mallorca and is known for the dream beach "Es Trenc", which is only about 4 km away and thus easily accessible in 5 minutes. The name of the municipality is derived from the large salt pans that are still used for salt production today.

The entire eastern part of the island is particularly well-known for its beautiful beaches and bathing bays with well-tended sandy beaches. These have been awarded the European Blue Flag for good bathing water.

The beautiful natural beaches with crystal-clear water in the south-east of the island are just as easy to reach.

It is approx. 50 km from the airport to Ses Salines and only 30 to 35 minutes' drive due to the highway that has been in place since 2020 up to Campos and the very well-developed roads.

The clearly structured village is historically one of the wealthiest communities on the island and therefore also has beautiful buildings, the restoration of which often reveals true treasures, including natural stone walls, round arches or wonderfully cool inner courtyards, which often offer space for a pool.

It consists mainly of typical Mallorcan townhouses or villas with corresponding plots of land. Most of the houses have small, usually refreshingly cool patios or even small gardens. The houses are mostly lived in all year round, but are also used as vacation homes. This makes the municipality a pleasant place to stay at any time of year and always lively without being overrun by tourists.

In Ses Salines, which is open all year round, you will find various restaurants and bars as well as all everyday necessities, supermarkets, banks, hairdressers, cosmetics, a green market, massages and a post office, all within easy walking distance.

The weekly market in Ses Salines rounds off the offer.

Large supermarket chains are located in the neighboring village of Campos or Santany.







Oase der Ruhe



Blick auf die Finca



Garten



Poollandschaft



Ansicht



Naturstein Finca





Eingang



Blick in die Küche



Modernes Wohnen



Exklusive Einbauküche



lichtdurchflutet



Wohnzimmer





Wohnzimmer



Aussenküche



Plätze zum Verweilen



schön angelegter Garten



moderne helle Bäder



Parkfläche





geräumige Diele



Schlafzimmer



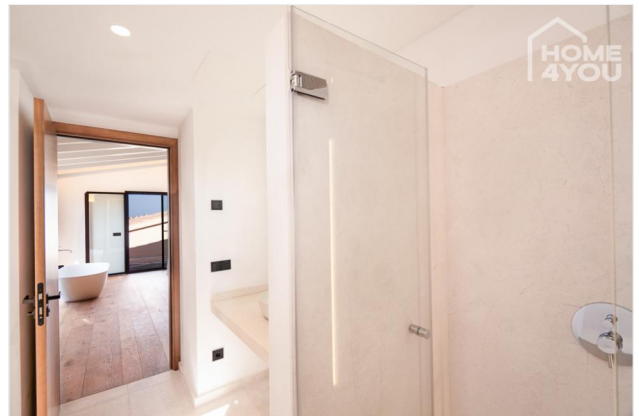
freistehende Badewanne



Wellness der besonderen Art



Badezimmer



geräumige Dusche

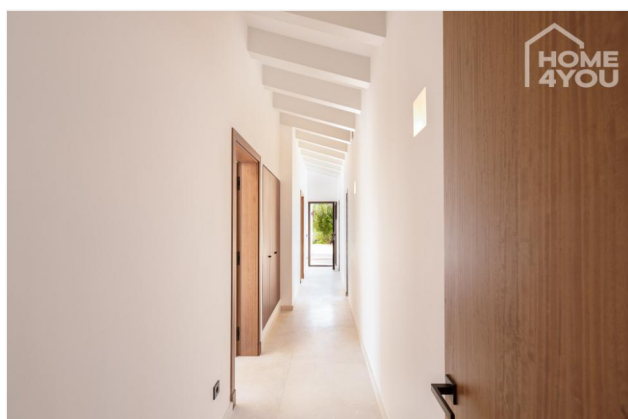




Terrasse



Einbauschränke



Flur



Obst und Olivenbäume



Freisitz

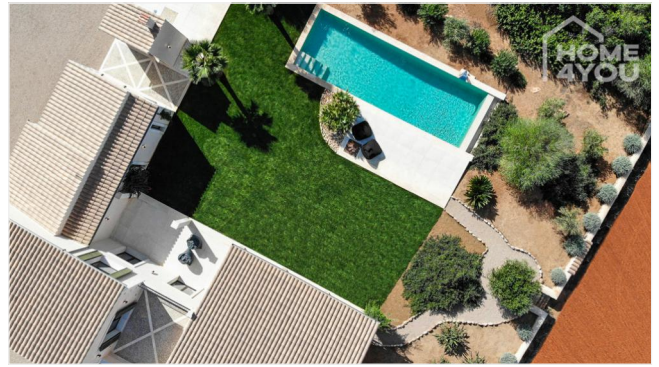


Blick auf die Finca

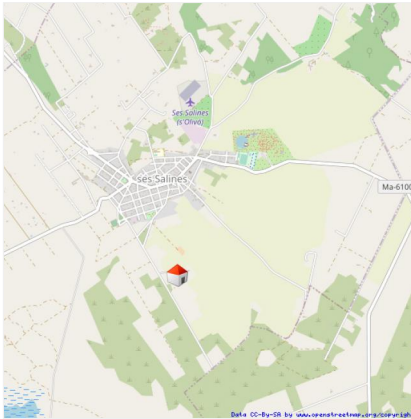




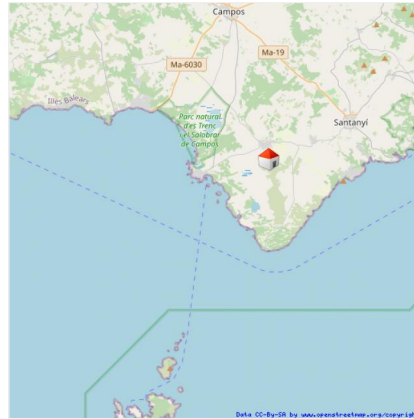
Grundstück



Sicht auf das Anwesen



Lage der Finca



Lageplan Region



Auslandsimmobilien



Kaufabwicklung



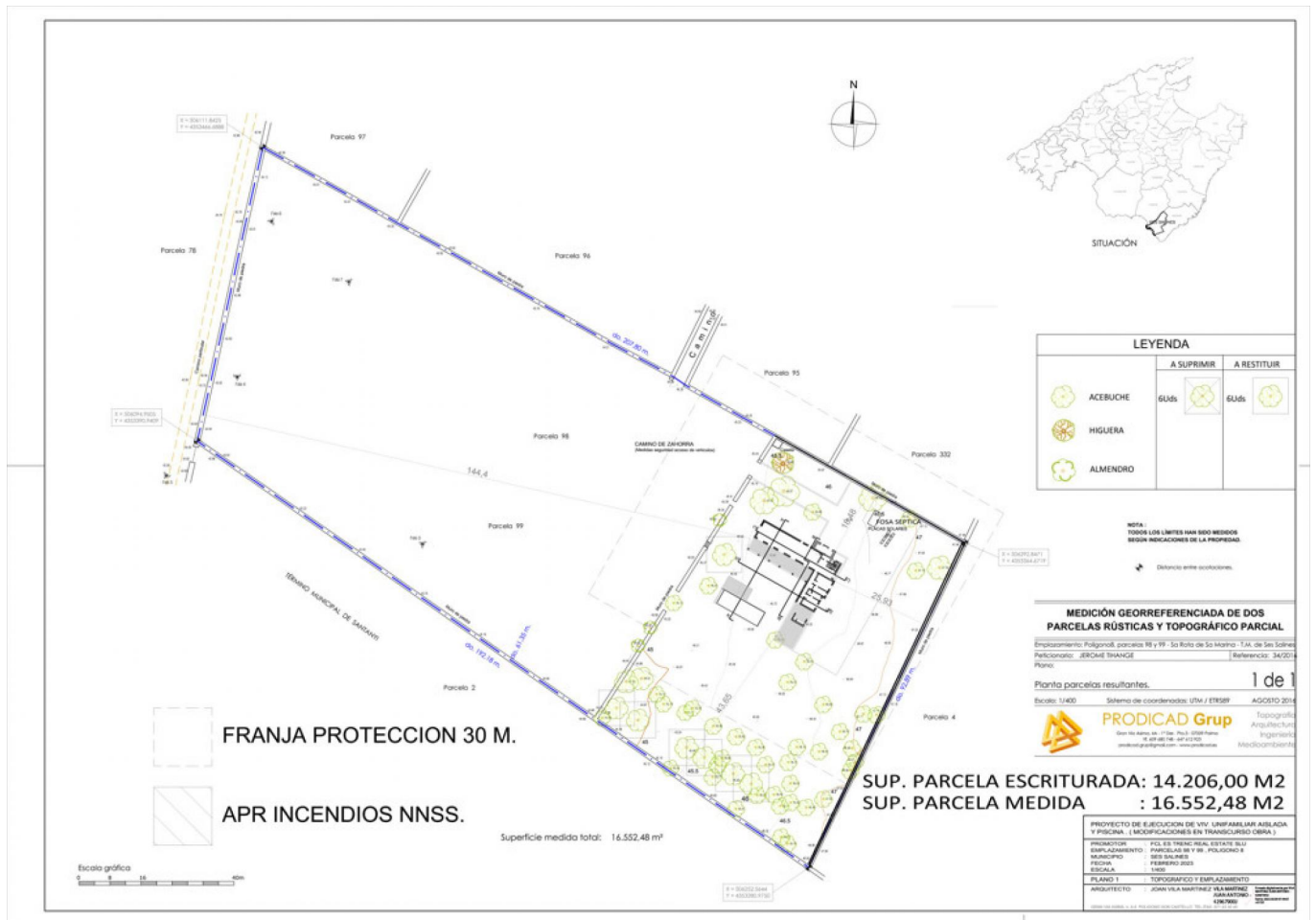


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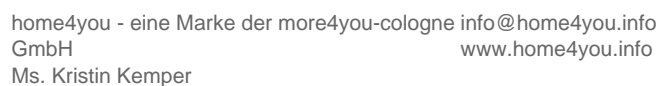


# Grundriss

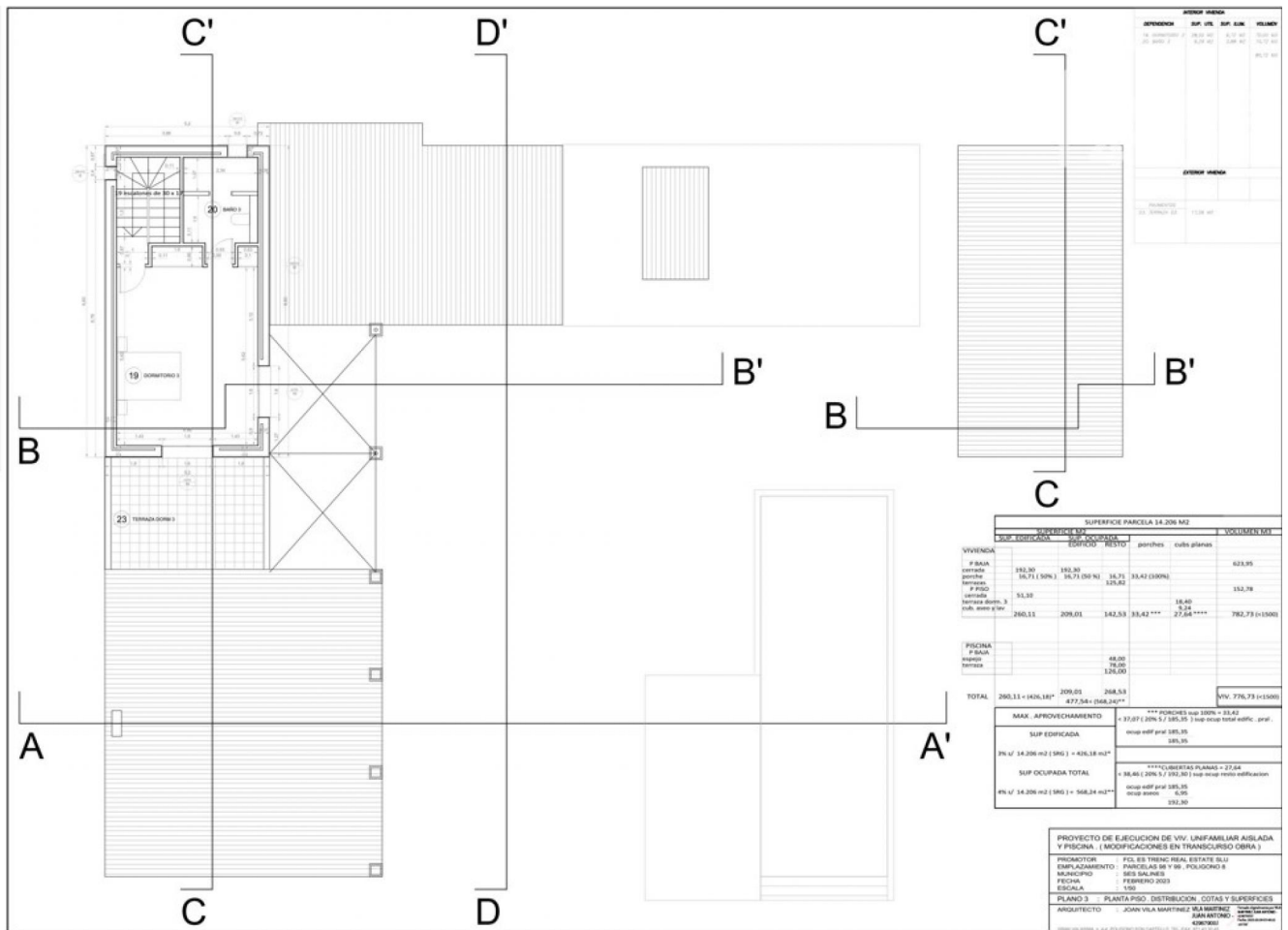
## Lageplan



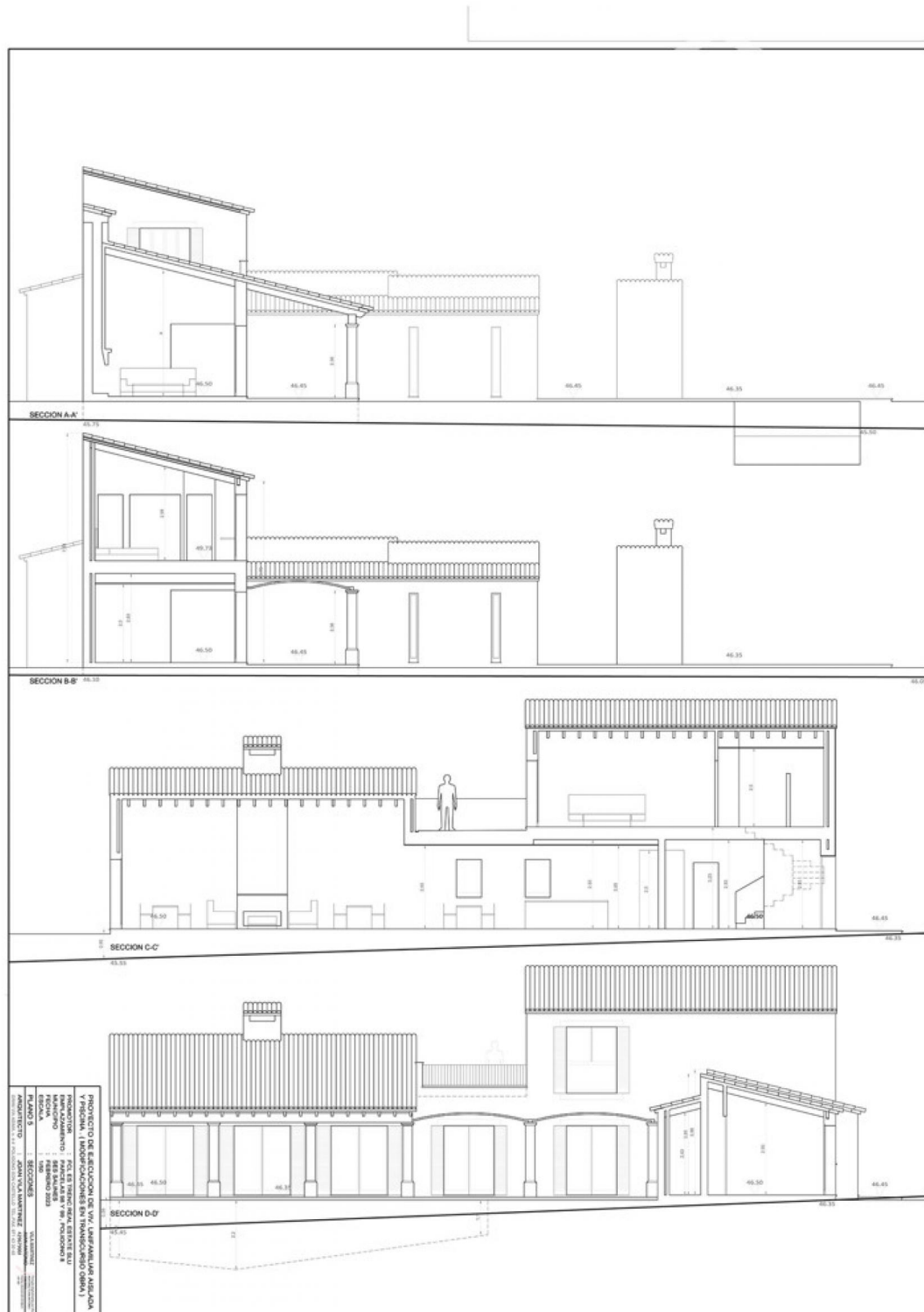
## Grundriss EG



Grundriss OG



Ansicht



Ansicht

