



## Ecological tranquility: nature and modernity in Mallorca

### Description

Discover the perfect fusion between rustic authenticity and modern luxury in this exclusive estate, scheduled for delivery in 2024. Located in a serene and spacious natural environment of 17,925 m<sup>2</sup>, this property offers an unparalleled lifestyle in Mallorca.

#### Featured Features:

- Modern Luxury and Rusticity: With an area of 680m<sup>2</sup>, this estate combines contemporary comfort with the authenticity of the natural environment, meeting the highest German quality standards.
- A+ Energy Efficiency: Designed for the future, this property has efficient heat pump technology for air conditioning and underfloor heating, which guarantees optimal comfort with minimal energy consumption.
- KNX Smart Home System: Control every aspect of the home with the KNX automation system, allowing you to manage lighting, temperature and security from your mobile device.
- Indoor and Outdoor Spaces: Enjoy an open-plan living room, 4 bedrooms with en-suite bathrooms, a versatile multi-purpose basement, a wine cellar, a gym/spa and parking for 2-3 vehicles.
- Leisure and Relaxation: Immerse yourself in the serenity of the Tramontana from the large pool terrace with a saltwater pool, relax by the cozy fireplace or enjoy the Poliform/Gaggenau designer kitchen equipped with the best appliances.
- Sustainability: With a commitment to the environment, the property has a photovoltaic system, overnight battery storage and an additional generator to ensure an uninterrupted power supply.
- Privacy and Convenience: Just 15 minutes by car from the city of Palma, this estate offers a privileged location that combines privacy with accessibility to services and entertainment.
- Guarantee and Future Planning: With a 10-year construction guarantee, the property also has planning for a water well in 2024, ensuring a sustainable and reliable water supply.

This estate is a unique opportunity for those seeking a luxurious lifestyle in harmony with nature. Santa María is an authentic Mallorcan town that vibrates especially on its market days and is very well connected to Palma by highway.

**MY BLUE MALLORCA – ATTENTION & CONFIDENCE – MEDITERRANEAN REAL ESTATE**

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**Meta Fields**

**Precio-venta :** 4000000

**Ano-de-construccion :** 2024

**Superficie-parcela :** 17925

**Superficie-util :** 645

**Superficie :** 680

**Banos :** 4

**Dormitorios :** 4

**Estado :** VENTA

**Tipo :** villa

**Referencia :** 509F

**Ciudad :** Santa María

**Codigo-postal :** 07320

**Provincia :** Illes Balears