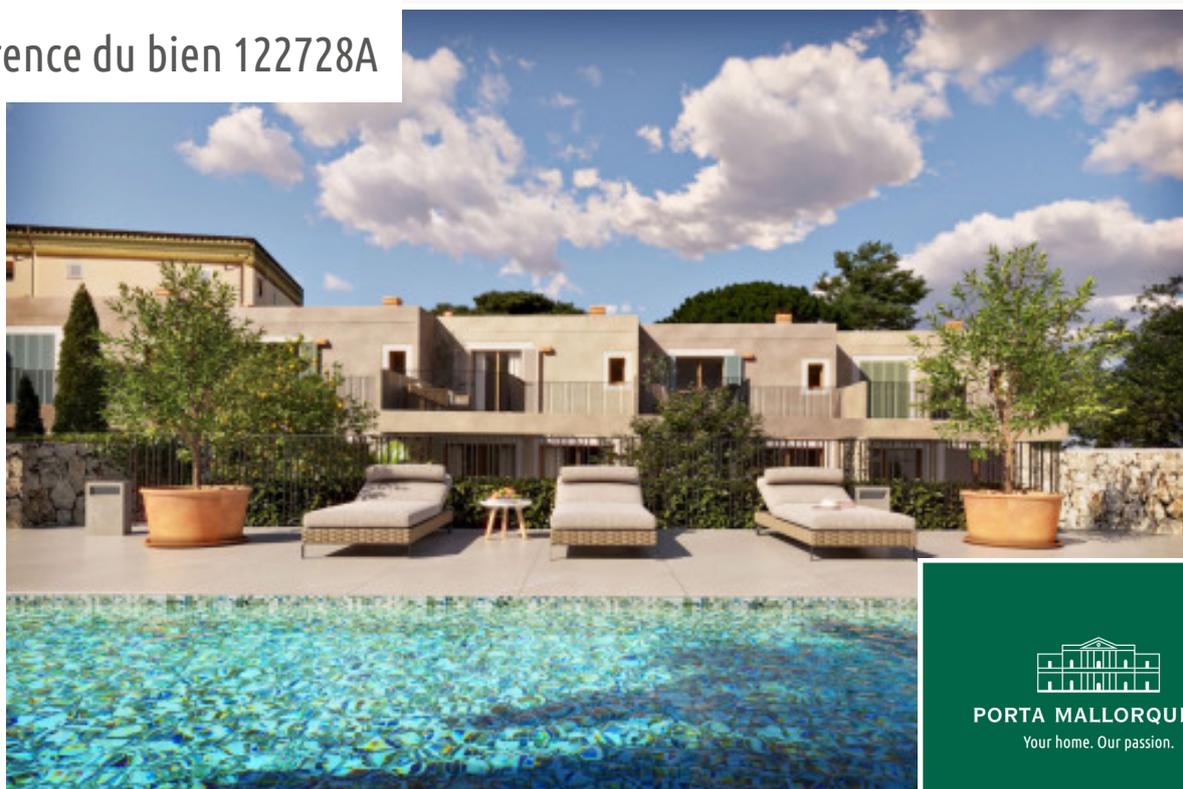


Arta
référence du bien 122728A




PORTA MALLORQUINA®
Your home. Our passion.

Luxurious new build terraced villa with community pool and garden, completion in fall 2026 centrally located in Artà

séjour:	151 m ²	energy certificate:	en proceso
chambres:	3		
salles de bain:	3		
vue sur la mer:	-		

prix: € 888.000,-



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description:

This exclusive, newly built terraced villa combines modern living comfort with the unmistakable charm of traditional architecture - embedded in the historic ambience of Artà in the sought-after north-east of the island.

The elegant property extends over 2 levels and impresses with generous terrace areas as well as a private garden area of 43.29m² with optimal south orientation. Sun-drenched rooms and flowing transitions between indoor and outdoor areas create an atmosphere of lightness and Mediterranean quality of life. The ensemble is complemented by stylishly landscaped communal gardens with pool.

On the first floor, you will find a spacious living and dining area with an open, well-equipped kitchen - a place that harmoniously combines design and functionality. Large windows open up views of the greenery and lead directly onto the terrace. An elegant guest bathroom completes this level.

The upper floor accommodates 3 comfortable double bedrooms and 2 tastefully designed bathrooms, including an en-suite solution in the master bedroom. This also has a dressing area and access to a private terrace - a perfect retreat.

A private garage parking space with direct access to the property provides additional convenience.

The fixtures and fittings meet the highest standards: excellent thermal and acoustic insulation to the latest standards, a fully equipped kitchen with high-quality Siemens electrical appliances, stylish bathrooms with floor-level showers and large-format porcelain tiles both indoors and outdoors. Underfloor heating throughout guarantees a pleasant living climate all year round.

Further features: communal pool, private garden, air conditioning, underfloor heating, aérothermal system, solar thermal panels, LED spotlights, double-glazed windows, pre-installation for electric vehicle, water and electricity saving in the communal areas

Estimated completion date: September 2026

Arta

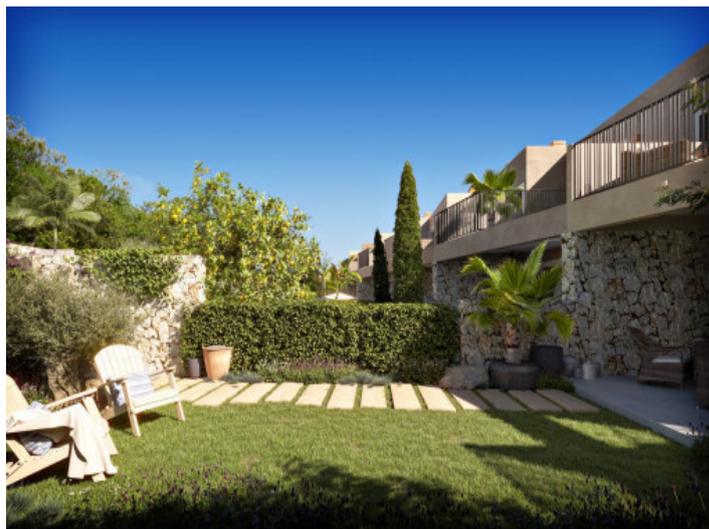
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localisation & environnement:

Artà is a charming town in the northeast of Mallorca, known for its authenticity, historic old town and natural surroundings. Located next to the Llevant Nature Park, it offers a perfect mix of peace, culture and Mediterranean lifestyle. Every Tuesday morning, the lively weekly market brings fresh produce, handmade crafts and a local atmosphere to the town centre. The elevated Sant Salvador sanctuary provides panoramic views over the rooftops and surrounding landscape. Nearby, hiking trails, the prehistoric settlement of Ses Païsses and quiet coves like Cala Torta or Cala Mitjana offer plenty to explore.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

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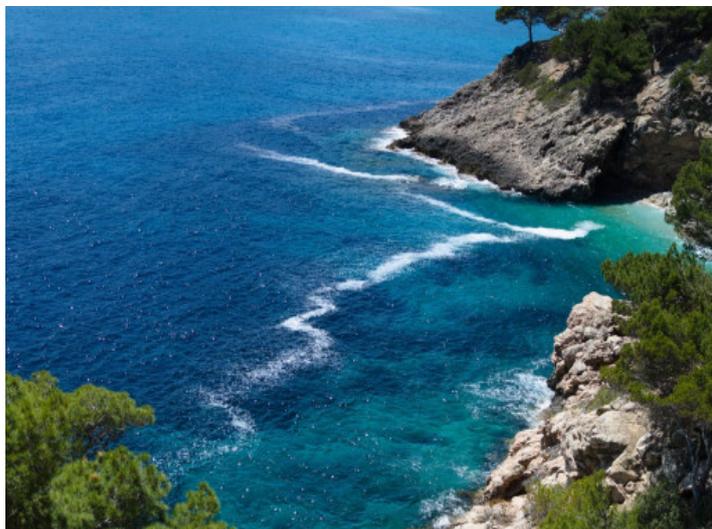
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