



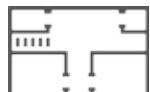
HERDEN IMMOBILIEN®  
— Finest Properties —



## ESTATE FINCA SA MACIA MANACOR FOR SALE



3.890.000 €



336 m<sup>2</sup>



6



3

## Beschreibung

Manfred Herden Real Estate Mallorca offers a exclusive property in a fantastic location near Son Maciá. This unique property combines traditional Mallorcan flair with state-of-the-art technology and maximum comfort. Nestled in the picturesque Mallorcan countryside, the finca offers breathtaking panoramic views of the majestic mountains and a harmonious atmosphere that guarantees peace and privacy.

### Property details

- Plot: approx. 17,756 m<sup>2</sup>
- Living space: approx. 336 m<sup>2</sup>
- Useful area: approx. 356 m<sup>2</sup>
- Rooms: 6, including 3 bedrooms
- Year of construction: 2015
- Pool: Heated infinity pool (10 x 5 m)
- Energy supply: Solar (photovoltaic system with 60 panels / 15kW)

### Luxurious furnishings

- Living and dining area: Spacious room design with open-plan layout, modern wood-burning fireplace with glass front and direct access to the terrace
- Kitchen: High-quality, fully equipped kitchen with Miele appliances (oven, steam cooker, plate warmer, height-adjustable extractor bonnet from Berbel, dishwasher, fridge and freezer).
- Terraces & outdoor kitchen: Spacious terrace with integrated summer kitchen - perfect for enjoying the breathtaking views.
- Master bedroom: With its own dressing room and en-suite bathroom incl. free-standing bathtub and direct access to the outdoor terrace.
- Wellness area: Sauna (6kW), spacious shower and direct access to the pool terrace.
- Guest room: On the upper floor there is an elegant guest room with balcony and en-suite bathroom.
- Technology & comfort:
  - o Fully automated smart home technology (system: Symcon) for control of lighting, temperature and security systems.
  - o Underfloor heating and air conditioning/heat pump from Stiebel Eltron (hot/cold).
  - o Full WiFi coverage with 6 access points.
  - o Security system: motion detectors, cameras, panic lights.
  - o 4-zone Sonus/Bose entertainment system for indoor and outdoor areas.

### Outdoor area

- Mediterranean garden: Lovingly landscaped with olive and almond trees, palm trees and native plants.
- Sustainability:
  - o Own well and 20m<sup>3</sup> water cistern.
  - o Photovoltaic system (15 kW) with lithium-ion battery storage and diesel generator (30 KVA) for self-sufficient supply.
  - o Automatic garden irrigation (6 zones).



- Pool & Jacuzzi: Heated infinity pool (chlorine-based) with pool cover and an outdoor jacuzzi.
- Garage & carport: Double garage, carport and 5 outdoor parking spaces.
- Outdoor lighting: Automatic lighting for garden and driveway.

#### Location

The property is located in the idyllic Son Maciá region, one of the most sought-after areas of Mallorca. The location offers a perfect balance of tranquillity and excellent connections:

- Manacor: only approx. 5 minutes away by car - with extensive shopping facilities, restaurants and cultural offerings.
- Beaches: The charming coastal towns of Porto Cristo, Cala Romántica and Calas de Mallorca can be reached in approx. 20-30 minutes.
- Palma Airport: approx. 40 km away - ideal for travellers and commuters.
- Motorway access: The MA-14 motorway can be reached in just 2 minutes and provides a quick connection to the island's main towns.

#### Special highlights

- Energy-efficient and environmentally friendly equipment (photovoltaics, well, storage batteries).
- Fully automatic shading system on the terrace (vertical/horizontal).
- High-quality materials and state-of-the-art home technology combined with traditional design.
- Ideal for families, friends or as a luxurious retreat.

This exclusive property offers the perfect combination of luxury, privacy and sustainability and is a unique jewel in Mallorca's property landscape. Arrange a viewing today and let yourself be enchanted by this dream property!

## Weitere Daten

Gästetoilette 1

Nutzfläche 356 m<sup>2</sup>

Sicherheitstür

Swimmingpool

Klimaanlage Warm / Kalt

Heizung

Kamin

Grill



Energiezertifikat



Emissionen CO2

