

Arta  
Reference 122171



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Authentic finca near Artà with large plot, pool and plenty of potential

constructed area:	516 m <sup>2</sup>	swimming pool:	✓
plot area:	14.029 m <sup>2</sup>	energy certificate:	e
bedrooms:	6		
bathrooms:	4		
sea view:	-	price:	€ 1,450,000.-



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### Details:

This finca is nestled in a peaceful, rural setting just a few minutes' drive from the charming town of Artà. It sits on a generous plot of approximately 14,029 sqm, surrounded by mature trees and featuring two wells – ideal for those who appreciate Mallorca's country lifestyle.

The total constructed area is approx. 516 sqm, of which around 301 sqm are dedicated to living space. Spread over two levels, the property offers a flexible layout and multiple outdoor areas. At its heart lies an approx. 80 sqm patio with a covered dining area, traditional BBQ oven and lush vegetation – a sheltered space perfect for enjoying time outdoors.

At the rear, a spacious terrace overlooks the 47 sqm pool and offers direct access to the dining room – an inviting spot to relax while taking in the surrounding nature.

One of the home's highlights is its thoughtful design: nearly every room has its own access to the outside, whether it's to the patio, garden or rear terrace. This creates bright, open interiors with a natural flow between indoor and outdoor living.

The living room with fireplace leads to one wing with two bedrooms – one with en-suite bathroom, the other with a walk-in wardrobe – and an additional full bathroom. An internal staircase leads to an upper-level room with a terrace and green views, suitable as an office or extra bedroom.

A second section of the house offers an open-plan kitchen and dining area with pantry, utility room and access to the terrace. The adjacent master bedroom includes a private bathroom and small kitchenette. An exterior staircase leads to a separate guest apartment with bedroom, bathroom and built-in wardrobes.

The property features a solid construction, spacious layout, a practical turning area with parking space, and a solar thermal system for hot water.

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## Location & surrounding area:

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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Finca in Artà with cosy patio



Finca from the pool side



Terrace at the back



Spacious living area



Living area with fireplace and access to the patio and pool terrace



Living area

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.



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Dining area with open kitchen



Dining area with open kitchen



First bedroom in the left wing



Bathroom in the left wing



Second bedroom in the left wing



En suite bathroom

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Third bedroom in the right wing



Third bedroom in the right wing with en suite bathroom



Upper floor with private terrace



View from the upper terrace



Patio



Garden

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Guest apartment



Finca and patio



Pool and garden

Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D	134.00	
E		41.90
F		
G menos eficiente		

Energy certificate



Solar for warm water



Finca in Arta

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Garden



[finca-arta-kaufen-legal.jpg]



Back terrace



Pool



Outdoor



Living area

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Kitchen



Bedroom in left wing



Bedroom in left wing

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PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MUNICH  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)