

ALMA BALEAR
REAL ESTATE AGENCY

# Finca Estate near Santa María del Camí

*A private retreat with Mediterranean garden and pool*

| 354 sqm | 10,000 sqm | 3 | 12 × 4 m |
|---|---|---|---|
| Living area (approx.) | Plot (approx.) | Bedrooms | Pool (saltwater) |

Santa María del Camí · Mallorca

Brochure

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01 AT A GLANCE

# A home that gives you peace

Some houses feel right from the very first moment. This lovingly maintained finca combines the original charm of Mallorca with great comfort and plenty of space to breathe. Surrounded by a spacious garden, it sits quietly amid greenery, just about two kilometres from the centre of Santa María del Camí, towards Bunyola.

The roughly 100-year-old finca was comprehensively renovated by the current owners after they acquired it in 2015, and is in very well-kept condition: new roofs, new electrical wiring, modern technology – while still retaining a great deal of Mallorcan character.

### KEY POINTS AT A GLANCE

- New heat pump installed in 2023; central heating throughout the house
- EV charging station at the carport
- Only regional building materials were used, traditionally sourced from the Santa María del Camí area
- Very quiet location on a rural dead-end road, no through traffic

### KEY FACTS

| | |
|---|---|
| Living area | **approx. 354 sqm** |
| Plot | **approx. 10,000 sqm** |
| Bedrooms | **3** |
| Bathrooms | **3** |
| Year built | **approx. 100 years** |
| Renovation | **2015** |
| Orientation | **South** |
| Pool | **12 × 4 m, saltwater** |
| Asking price | **€2,900,000** |



*Driveway to the house*



*Entrance area*



*Covered outdoor dining area*

# Mallorcan soul, bright living comfort

On the ground floor, the living areas flow harmoniously into one another. The living room with wood-burning stove and an open glass wall onto the garden invites cosy evenings, with a small water feature and fountain with goldfish in front that brings a pleasantly fresh atmosphere on warm days. The dining room and separate kitchen give direct access to the terrace and the covered outdoor dining area.

A ground-floor bedroom with en-suite bathroom can also be flexibly used as an office or guest room; next to it are a fitness area and a sauna with generous glass doors onto the garden. A further bedroom with shower room is well suited for family or guests.

Upstairs is the master suite with dressing room and its own bathroom (shower and bathtub) – a private retreat with views into the greenery. The house is handed over furnished on request, excluding the owners' artworks and paintings.



*Living room*



*Kitchen*



*Guest room*



*Covered porch*

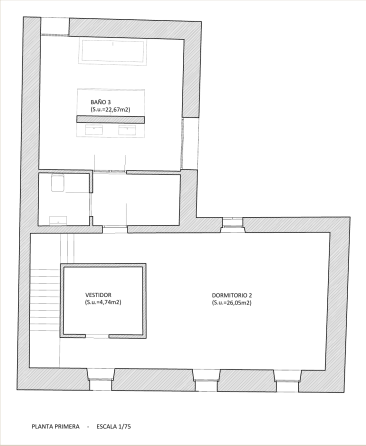


*Upstairs bedroom*

# Ground floor and upper floor plans




**Ground floor**




**Upper floor**

*Original plans, scale 1:75. Room names are in Spanish; areas (S.u.) are usable floor area in sqm.*



*Covered outdoor dining area*

03 GARDEN & POOL

# 10,000 sqm to breathe

The heart of the estate is the roughly 10,000 sqm garden: gravel paths and small trails wind past fruit and almond trees, olives, palms and Mediterranean planting. Several terraces offer different spots for morning coffee, long lunches or quiet evenings outdoors.

The roughly 12 × 4 metre saltwater pool, finished in dark tiling, sits screened from view and sheltered. Right beside it is a covered outdoor kitchen area with elegant Dedon lounge furniture – ideal for enjoying a relaxed Mallorcan summer with family and friends.



*Pool area*



*Pool and lounge*



*Seating spot in the garden*



*The house with its garden*



*Garden grounds with cypresses*



*Terrace with water feature*

04 THE LOCATION

# Santa María del Camí

The finca sits in a rural setting, about two kilometres outside Santa María del Camí towards Bunyola. The property is on a rural dead-end road: no through traffic and very quiet. The village offers cafés, restaurants, shops and a popular weekly market. Vineyards, olive groves and almond trees define the surrounding countryside.

### Distances

| | |
|---|---|
| Santa María del Camí (centre) | **approx. 2 km** |
| Bunyola | **approx. 7 km** |
| Palma de Mallorca | **approx. 15 km** |
| Palma Airport (PMI) | **approx. 25 km** |

### Schools nearby

- The Academy, international school in Marratxí: approx. 5–10 minutes by car
- A range of Spanish and German-speaking schools across greater Palma

## TRAVEL TIMES

**10 min.**
by train to Plaza España

**20 min.**
by car to Palma

**25 min.**
by car to Palma Airport

**5–10 min.**
by car to The Academy school

**20 min.**
by car to Can Pastilla beach

**25 min.**
by car to Port d'Alcúdia beach

# Living between vineyards and the city

| 2 km | 10 min. | 20 min. | 5–10 min. |
|---|---|---|---|
| to the village centre | by train to Plaza España | drive to Palma | to the international school |

### A village with its own character

Santa María del Camí is one of the liveliest villages in the island's interior: cafés, bakeries, small shops and a popular weekly market shape the village, without losing the calm of the surrounding countryside.

### Wine country on your doorstep

The region is one of Mallorca's oldest wine-growing areas. Bodegas, olive groves and almond plantations define the landscape around the finca.

### Palma in 20 minutes

Despite its rural setting, the island's capital, with its harbour, culture and international airport, is around 20 minutes away by car. The village also has its own railway station with a suburban train link to Palma, Inca and Manacor – you are at Plaza España in just 10 minutes.

### Retreat and privacy

The large, screened garden and pool create a private setting – ideal for couples or small families seeking calm and privacy.



*Covered terrace*

# Status, utilities & documents

| | |
|---|---|
| Charges / mortgages | unencumbered |
| Energy performance certificate (valid until 22.10.2034) | in place |
| Energy efficiency rating | Class E |
| Energy consumption (kWh/sqm per year) | 119.2 |
| CO2 emissions (kg/sqm per year) | 37.4 |
| Cédula de Habitabilidad | in place |
| Heating (central heating throughout, new heat pump 2023) | in place |
| Air conditioning (ground & upper floor) | in place |
| Hot water | in place |
| Water supply (spring, cisterns) | in place |
| Electricity connection (GESA) | in place |
| Sewage | septic tank |
| Photovoltaic system | in place |
| EV charging station at the carport | in place |

### Further details

- Water is supplied from a private spring, cisterns (3, totalling 40,000 l) and water-truck deliveries; a private well was applied for in 2026.
- The photovoltaic system is prepared for future battery storage.

# Asking price and purchase costs

## €2,900,000

Asking price, plus statutory purchase costs.

### Impuesto de Transmisiones Patrimoniales (ITP) – Balearics, tiered

| PRICE BAND | RATE | FOR THIS PRICE |
|---|---|---|
| €0 – 400,000 | 8% | **€32,000** |
| €400,000 – 600,000 | 9% | **€18,000** |
| €600,000 – 1,000,000 | 10% | **€40,000** |
| €1,000,000 – 2,000,000 | 12% | **€120,000** |
| over €2,000,000 (here: €900,000) | 13% | **€117,000** |
| **Total ITP (approx.)** | | **€327,000 (≈ 11.3% effective)** |

### Other typical costs

| | |
|---|---|
| Notary | **approx. 0.1 – 0.3% of price** |
| Land registry | **approx. 0.1 – 0.2% of price** |
| Lawyer (recommended) | **approx. 0.5 – 1% of price** |
| Gestoría / processing | **by effort** |

### COSTS AT A GLANCE (INDICATIVE)



Asking price ITP Other costs

| | |
|---|---|
| Asking price | **€2,900,000** |
| ITP (Balearics, tiered) | **€327,000** |
| Notary, land registry, lawyer | **approx. €20,300 – 43,500** |
| **Total investment approx.** | **€3,247,000 – 3,271,000** |

*Excluding gestoría. Indicative figures based on the ranges above.*

*Note: ITP is calculated progressively on each portion of the price (not a flat rate on the full amount). Reduced rates for first-time buyers, buyers under 36, people with disabilities or large families are subject to income and value limits and generally do not apply at a purchase price of this scale. The payment deadline (Modelo 600) is 30 working days from signing; late payment carries surcharges of 5 to 20%.*

# Arrange your viewing

This finca is best experienced in person – in the light of the garden, by the pool, in the quiet of the 10,000 sqm grounds. We are happy to arrange a viewing with you and to answer any open questions beforehand about fittings, documents and handover.

The address, cadastral reference and further confidential documents will be shared with you once a viewing has been arranged.

## Nathalie Korcz

Managing Director · Casa Tomana Real Estate S.L.
nathalie@almabalear.com
+34 600 494 143

FACT SHEET

# Finca Estate near Santa María del Camí

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## PROPERTY DATA

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|---|---|
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## CONTACT

| | |
|---|---|
| Contact person | **Nathalie Korcz** |
| Email | **nathalie@almabalear.com** |
| Phone | **+34 600 494 143** |

## FEATURES & STATUS

- Unencumbered (no mortgages)
- Energy performance certificate in place (Class E)
- Cédula de Habitabilidad in place
- Central heating throughout, new heat pump 2023
- Air conditioning in place
- Photovoltaic system in place
- EV charging station at the carport

## LOCATION

- 2 km to the centre of Santa María del Camí
- Quiet dead-end road, no through traffic
- 20 minutes' drive to Palma
- 10 minutes by train to Plaza España
- 25 km to Palma Airport (PMI)

€2,900,000