



Mediterranean-style newly built finca with pool in Campos

Price

1.995.000€

Year of construction

2024

Plot area

18.000m²

Built área

398m²

Bedrooms

2

Bathrooms

2

Location

Campos



Description: This exclusive newly built country estate is set in a privileged natural environment, surrounded by complete tranquility and offering wide, open views of the landscape. Situated on a plot of approximately 18,000 m², the property features a total built area of 398 m² and 168 m² of usable living space, making it an ideal retreat to enjoy the authentic Mediterranean lifestyle.

The house is comfortably distributed on a single level, creating a pleasant sense of balance and harmony, with spaces designed for comfort and a strong connection to the outdoors.

Inside, the home is centered around a spacious and bright living-dining area with a fireplace, where large windows provide excellent natural light and a seamless connection to the exterior. The custom-designed kitchen, equipped with Siemens appliances, perfectly combines style and functionality. The property offers two double bedrooms with built-in wardrobes and two full bathrooms, as well as a laundry area and entrance space. There is also the possibility to create a third bedroom, allowing flexibility for future needs.

Outside, the finca boasts generous terraces ideal for enjoying the Mediterranean climate all year round, along with an elegant 34 m² swimming pool, barbecue area, and a beautifully landscaped Mediterranean garden that blends perfectly with the surroundings. It also includes outdoor parking, an electric vehicle charging point, and the option to build an additional garage.

In terms of features, the property is equipped with underfloor heating, an arothermal system, air conditioning, and security systems, ensuring a high level of comfort and energy efficiency throughout the year. Natural materials such as stone and marble, combined with wood and iron finishes, add warmth, authenticity, and a timeless style that defines the character of the home.

The property is delivered fully furnished and ready to move in.

A unique opportunity for those seeking privacy, nature, and an exceptional quality of life in a truly special setting.





















Location: Ses Salines, located in the southeast of Mallorca, is one of the island's most authentic and charming municipalities. Its name comes from the historic salt flats, which are still in operation today and shape both the landscape and local traditions. Walking through its streets reveals traditional Mallorcan architecture and a peaceful, relaxed atmosphere, far from mass tourism.

Nearby are some of Mallorca's most beautiful beaches, such as Es Trenc, often referred to as the "Caribbean of Mallorca" thanks to its turquoise waters and white sand, as well as Ses Covetes and Es Carbó, perfect for those seeking more natural and less crowded spots. The Mondragó Natural Park, with its unspoilt coves and walking trails, further enhances the area's appeal for nature lovers.

The region also stands out for its excellent gastronomy, with restaurants that blend traditional Mallorcan cuisine with international influences, along with cafés and terraces that invite you to enjoy the Mediterranean lifestyle. The southeast of the island has become a highly sought-after and exclusive area, especially for those looking for tranquillity, offering a wide range of country fincas, modern villas and restored traditional houses.

Despite its peaceful character, the area is well connected: Palma International Airport is around 40 minutes away by car, and nearby towns such as Campos, Santanyí and Colònia de Sant Jordi provide all essential services. Several top-level golf courses can also be found in the surrounding area.

Overall, Ses Salines and the southeast of Mallorca represent the true essence of the island: stunning beaches, protected nature and a relaxed Mediterranean lifestyle, ideal both as a permanent residence or as a holiday investment.



Property Specifications

— Condition	New Build
— Year Built	2024
— Plot Size	18.000 m ²
— Built Area	398 m ²
— Bedrooms	2
— Bathrooms	2
— Laundry Room	
— BBQ Area	
— Terraces	
— Outdoor Parking	
— Pool	

- Siemens Equipped Kitchen
- Central Heating
- Underfloor Heating
- Ducted Air Conditioning
- Heat Pump
- Private Well
- Security System
- GESA Electricity
- Possibility of 3rd Bedroom
- Possibility to Build a Garage
- Electric Vehicle Charging Point
- South Facing
- Panoramic Views



Airport: 30 min



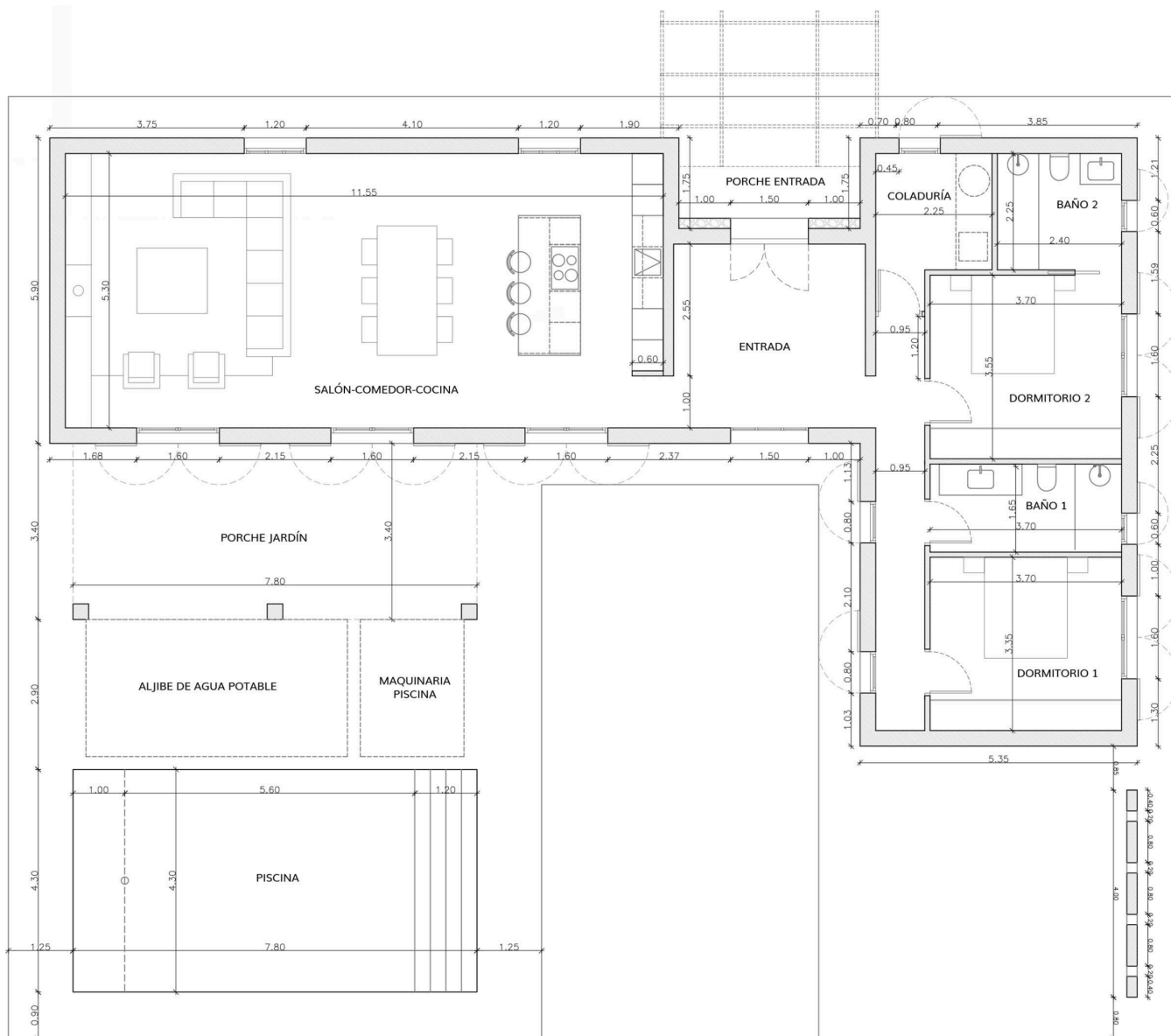
Golf (Golf Maioris): 30–35 min



Beaches: 10 min



Town: 5 km

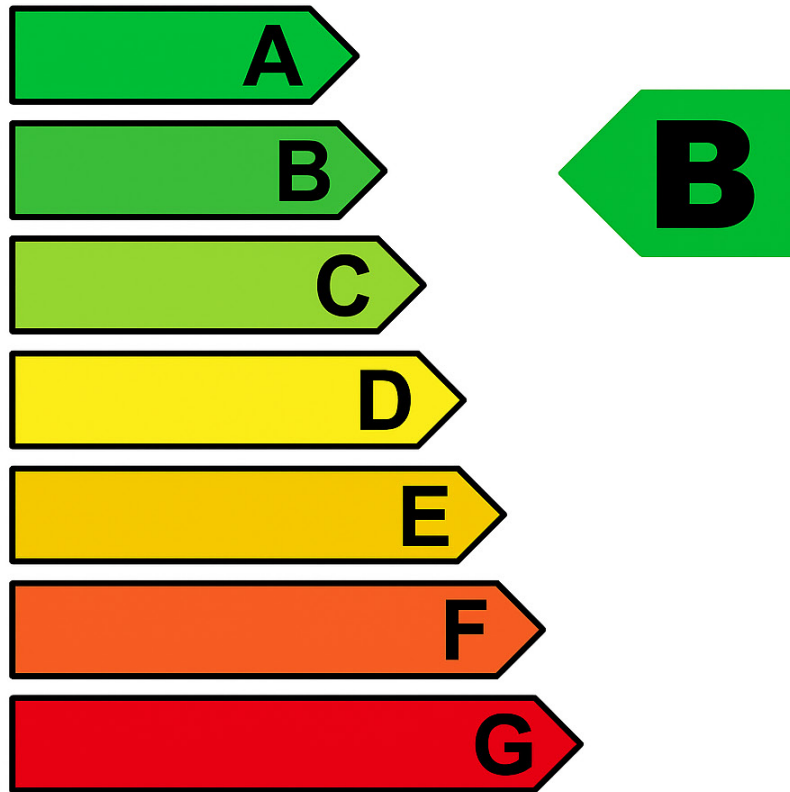


CÁLCULO DE LOS PARÁMETROS URBANÍSTICOS

	SUPERFICIE CONSTRUIDA	EDIFICABILIDAD (3%)		OCUPACIÓN (4%)		VOLUMEN
VIVIENDA PB	150,50 m ²	100%	150,50 m ²	100%	150,50 m ²	571,90 m ³
PORCHE JARDÍN	26,50 m ²	50%	13,25 m ²	0%	0 m ²	92,75 m ³
PORCHE ENTRADA	3,50 m ²	100%	3,50 m ²	0%	0 m ²	8,75 m ³
PÉRGOLA LIGERA ENTRADA (computa la proyección vertical vigas: 1,35 m ²)	13,60 m ²	50%	0,68 m ²	0%	0 m ²	
PISCINA	33,55 m ²	0%	0 m ²	100%	33,55 m ²	
TERRAZAS PAVIMENTADAS	170,46 m ²	0%	0 m ²	100%	170,46 m ²	
ALJIBE AGUA POTABLE	13,30 m ²	0%	0 m ²	100%	0,00 m ²	
MAQUINARIA PISCINA	5,30 m ²	0%	0 m ²	100%	0,00 m ²	
PARTERRES - JARDINERAS	2,00 m ²	0%	0 m ²	100%	0,00 m ²	
FOSA SÉPTICA(oxidación total)	1,20 m ²	0%	0 m ²	100%	0,00 m ²	

RESUMEN DE LOS PARÁMETROS URBANÍSTICOS

PARÁMETROS	NORMATIVA PTM y NNSS CAMPOS	MÁXIMOS	PROYECTO
EDIFICABILIDAD	3% de la superficie de la parcela	434,97 m ²	167,93 m ²
OCUPACIÓN	4% de la superficie de la parcela	579,96 m ²	354,51 m ²
ALTURA MÁXIMA	PGOU Campos: PB +1	8 m	4,36 m ²
ALTURA REGULADORA	PGOU Campos: PB +1	6 m	3,80 m ²
VOLUMEN	PGOU Campos. Máximo por edificio	1.500 m ³	673,40 m ³
PORCHES	20 % de la superficie del resto de la edificación	30,10 m ²	30,00 m ²
CUBIERTA PLANA	20% de la superficie de la edificación	30,10 m ²	20,16 m ²



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