



Elegant new-build villa between the sea and the mountains in Montferrutx

Price

2.300.000€

Year of construction

2026

Plot area

405 m²

Built área

317 m²

Bedrooms

4

Bathrooms

3

Location

Colònia de Sant Pere



Description: This newly built villa is located in Montfarrutx, on a 405 m² plot, and offers approximately 317 m² of built area and 203 m² of usable living space. Its contemporary design has been carefully planned to maximise natural light, make the most of the views and create a seamless connection between the indoor and outdoor areas.

The ground floor opens into an impressive double-height entrance hall, featuring an exposed concrete staircase and a large glass wall overlooking the pool. This level includes the living room, dining area and a kitchen with an island, fully equipped with Siemens appliances. It also offers a guest toilet and a double bedroom with fitted wardrobes, an en-suite bathroom and direct access to a private garden.

The first floor comprises three bedrooms. The principal bedroom features a walk-in wardrobe and an en-suite bathroom, together with views of the sea and the mountains of Formentor. The bathtub is positioned beside a large window, offering views extending as far as the Formentor lighthouse. The other two bedrooms have fitted wardrobes, share a full bathroom and enjoy views towards Mount Ferrutx and the sea. A small terrace can also be accessed from the landing.

The rooftop level accommodates the photovoltaic panels and offers a spacious roof terrace with a variety of possible uses. With open views of the sea and the mountains, it has excellent potential to become a comfortable lounge or sunbathing area.

Outside, the L-shaped saltwater pool is divided into two distinct sections: a relaxing area in front of the living and dining room and a longer section designed for swimming. Beside the pool, there is a pergola and an outdoor seating area.

The property also provides parking for two vehicles.

For year-round comfort, the villa is equipped with aerothermal underfloor heating, ducted hot and cold air conditioning, a KNX home automation system and a comprehensive security system with remote access.



















































Location: Montfarrutx is located on Mallorca's north-eastern coast, next to Colònia de Sant Pere and within the municipality of Artà. The area is known for its peaceful atmosphere, open views across the Bay of Alcúdia and the striking contrast between the sea and the surrounding mountains. Its residential character, with scattered homes and very little development, makes it especially attractive to those looking for privacy, tranquillity and a close connection to the sea.

The beach of Colònia de Sant Pere is just a five-minute drive away. This traditional coastal village offers a marina, a seafront promenade and a varied selection of waterfront restaurants and cafés. It also provides all the essential services for everyday life while maintaining a relaxed atmosphere throughout the year.

The surrounding area offers easy access to places such as Betlem, the Ermita de Betlem and Sa Canova beach, an unspoilt stretch of sand measuring approximately two kilometres and protected for its natural and scenic value. The coastline is also dotted with small coves and coastal paths, while the nearby mountains provide excellent opportunities for hiking and cycling.

The town of Artà, known for its historic centre, shops and traditional market, is just a short drive away. Capdepera Golf is approximately 20 minutes away, while Palma International Airport can be reached in around one hour.



Property Specifications

— Status	New build
— Year of construction	2026
— Plot size	405m ²
— Built area	317m ²
— Bedrooms	4
— Bathrooms	3
— Guest toilets	2
— Saltwater pool	
— Pergola	
— Parking	

- Siemens appliances
- Laundry room
- Water tanks
- Multipurpose room in the basement
- KNX home automation system
- Underfloor heating
- Ducted hot and cold air conditioning
- AJAX alarm system
- Photovoltaic panels
- Rooftop terrace with sea and mountain views
- Views of the sea, Mount Ferrutx and the mountains of Formentor



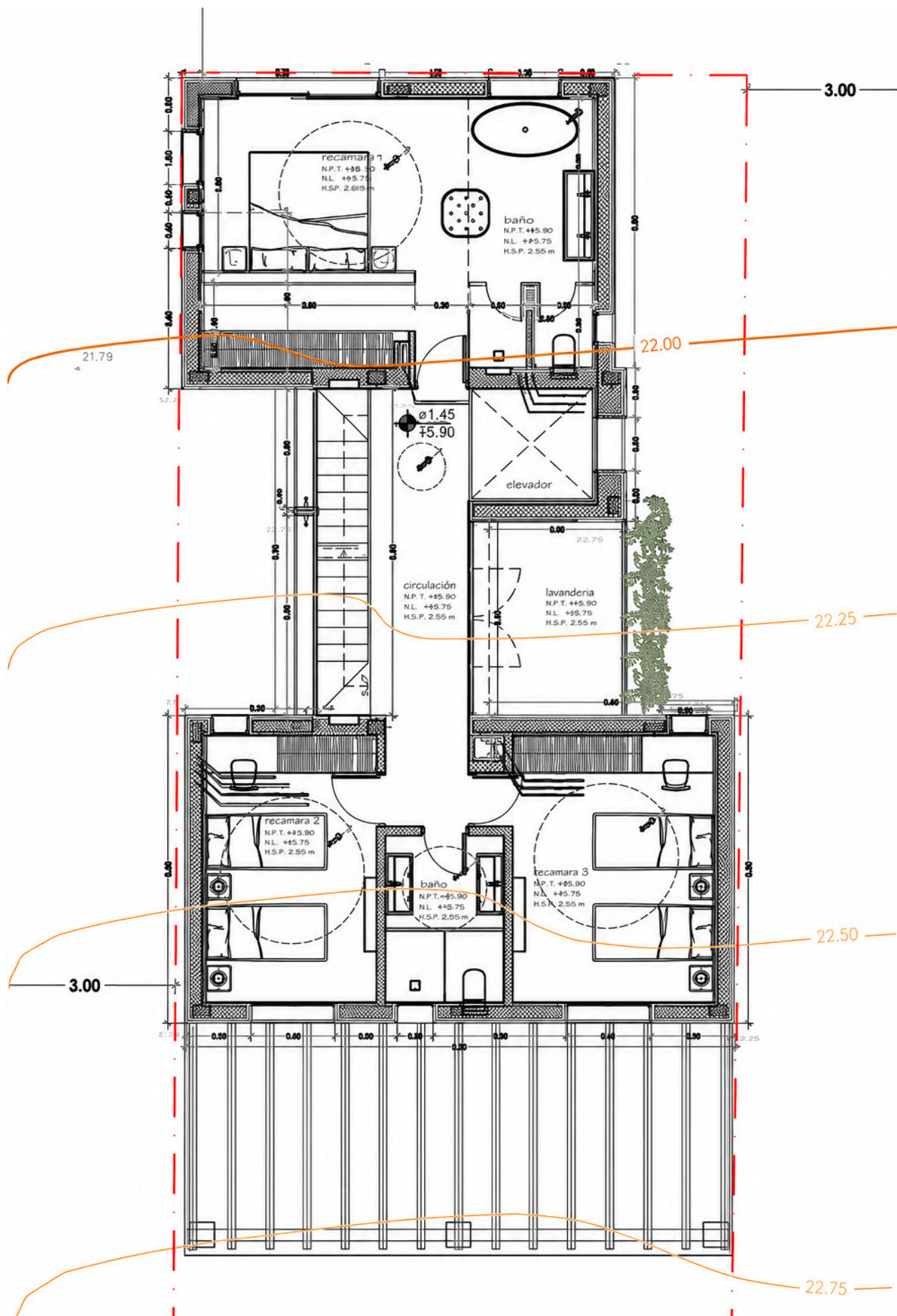
Airport: 1 hour



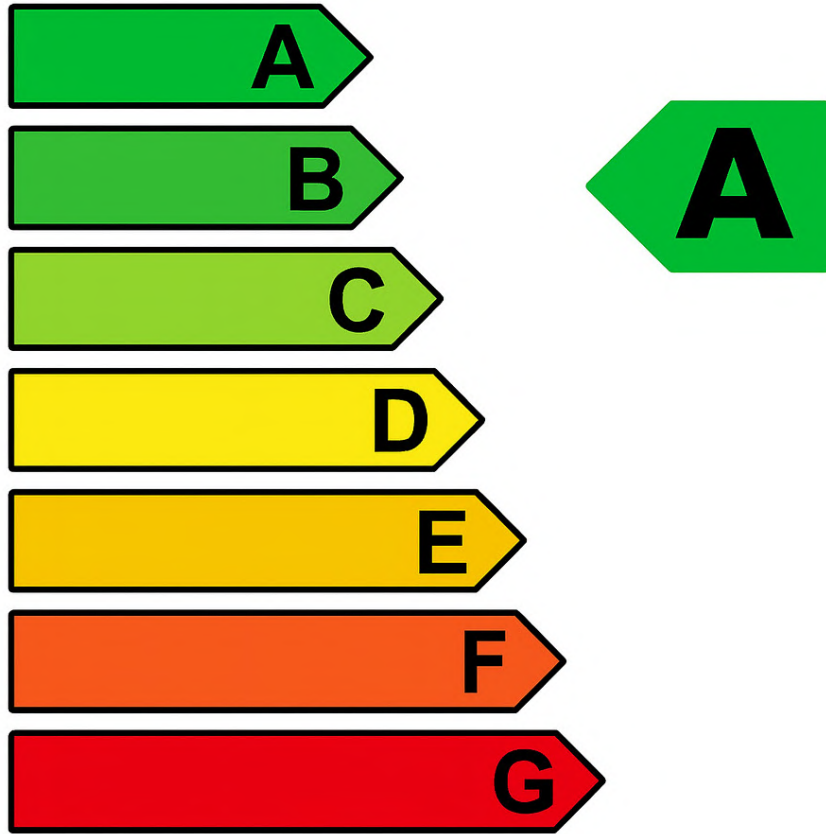
Golf (Capdepera Golf):
20 min



Beach: 5 min.







THE

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Batle Andreu Burguera Mut 3
07640 Ses Salines, Mallorca
871 871 820
exclusive@remax.es

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