

## 3 slaapkamer Villa Te koop in Montuiri, Mallorca

2.070.000€



























Luxury traditional villa nestled on the sun-kissed slopes of Mallorca

About the project: | A Modern Tribute to Mallorcan Heritage

Luxury traditional villa project nestled on the sun-kissed slopes of Mallorca. This is a contemporary ode to the island's rich architectural legacy. Crafted with meticulous detail and visionary design, this project seamlessly blends traditional charm with innovative flair. Inspired by the Roman impluvium courtyard house concept, we pay homage to the timeless elegance of Mediterranean living. Step inside, and you will discover a world where arcades, porches, and terraces invite you to linger, offering a harmonious fusion of indoor-outdoor living. Built with a deep reverence for nature, every element of this project reflects commitment to sustainability. From locally sourced stones integrated into the structure to the lush green walls that dance with the breeze, This is not just structure but living, breathing extensions of the landscape. At the heart of the ethos lies a dedication to authenticity. Drawing inspiration from Mallorca's rich architectural tapestry, this project tells a story of tradition, innovation, and timeless beauty. Whether it is the earthy tones that grace the walls or the subtle play of light that dances through the spaces, every detail has been thoughtfully curated to evoke a sense of serenity and warmth. Here modern luxury meets Mallorcan heritage, where the past meets the future, and every moment is infused with the spirit of the Mediterranean.

Urban situation Plot 19,800m<sup>2</sup> grouped together rural land (SRG) (450 Par Pol 1 Sant Joan). Electricity connections and water are 300m according TIMSA appraisal report (2018). Meets current requirements for building on rural land under Decree Law 9/2020. Additional Information To improve the geometry of this plot there is a possibility of extension. We can mediate with the owners of adjoining properties (second-degree relatives in some cases) to expand to a total of 28,000m<sup>2</sup>. The approximate price of these additional plots would be 3-4 € / m<sup>2</sup> for failing to meet minimum requirements in SRG current buildable, according to Decree Law 9/2020. Renowned Architectural Studio Leading the project is a Mallorca-based studio renowned for blending contemporary design with innovative reinterpretation of vernacular practices, creating groundbreaking projects that transcend cultural boundaries. Their commitment to excellence is evident in its passion for handpicked materials and dedication to customization, ensuring each project is a unique masterpiece. With

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|  3 slaapkamers                       |  4 badkamers          |  300m <sup>2</sup> Bouwgrootte  |
|  19.800m <sup>2</sup> Perceelgrootte |  Garage               |  Solarium: Yes                  |
|  Terrace: Yes                        |  Gated                |  garden                         |
|  Private pool                        |  Stone Facade         |  Private Driveway               |
|  Pool - Infinity                     |  Perimeter Stone Wall |  Parking - Garage               |
|  Outdoor lighting                    |  New Build            |  Lots of Natural Light          |
|  Location - Rural                    |  Location - Peaceful  |  Location - Increasing in Value |
|  Location - Centre of Mallorca       |  Irrigation system    |  High ceilings                  |



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