

New-Build Finca in Santanyí, Southeast Mallorca

Majorca, southeast, fincas in Santanyi, country house, fincas

Country House - South East - Santanyi - New construction

2025 | 440 m² | 14.395 m² | 4 | 4 | Outdoor pool

Property Description

Santanyí · Exclusive New-Build Finca · €4,550,000 · 440 m² · 14,395 m² Plot · 4 Bedrooms · 4 Bathrooms · Pool · Completed 2025 · Southeast Mallorca

This exceptional new-build finca for sale near Santanyí combines traditional Mallorcan architecture with contemporary comfort, high-quality materials and a generous private setting. Set on approximately 14,395 m² of land, the property offers around 440 m² of living and usable space, four bedrooms, four bathrooms, spacious living areas, a private swimming pool and beautifully landscaped Mediterranean gardens.

Designed by a renowned German architect known in Mallorca for combining traditional finca architecture with a refined contemporary approach, the property brings together natural materials, warm tones, generous glazing and high-quality craftsmanship. The result is a sophisticated country residence that feels authentically Mallorcan while providing all the comfort expected from a modern home.

Timeless Architecture with Mallorcan Character

The architecture combines traditional elements of a Mallorcan finca with a restrained contemporary design. Natural materials and clean lines define the property and give it a calm, timeless character. Generous floor-to-ceiling windows bring abundant Mediterranean light into the interiors while creating seamless transitions between the house, terraces, gardens and pool.

Particular attention has been paid to the quality of materials, craftsmanship and overall design concept, allowing architecture, interiors and landscaping to work together as one coherent living environment.

Generous Living with Four Bedrooms

The finca offers spacious open-plan living and dining areas with a natural connection to the high-quality kitchen, terraces and outdoor spaces. With four bedrooms and four bathrooms, the property provides generous accommodation for family and guests while retaining the intimate and private atmosphere of a sophisticated country home.

Natural materials, warm tones and abundant daylight define the interiors, creating an elegant yet relaxed atmosphere throughout.

The well-considered layout makes the property equally suitable for extended stays or year-round living in Mallorca.

Mediterranean Gardens and Private Pool

The outdoor areas form an essential part of the estate. The professionally landscaped Mediterranean gardens have been designed with particular attention to vegetation, natural stone and their relationship with the surrounding countryside. A generous swimming pool forms the centrepiece of outdoor living, while terraces and different seating areas provide space for relaxing, dining and entertaining.

The fully enclosed grounds offer a high degree of privacy and create the atmosphere of a secluded Mediterranean retreat despite the convenient proximity to Santanyí.

14,395 m² of Land in Southeast Mallorca

With approximately 14,395 m² of land, the property offers considerable space and privacy. The open countryside around Santanyí is one of Mallorca's most characteristic rural landscapes, defined by natural-stone walls, Mediterranean vegetation and traditional country estates.

This combination of substantial land and convenient accessibility is one of the qualities that makes fincas around Santanyí particularly attractive to international buyers. The estate provides the tranquillity of a private country residence without sacrificing access to the amenities and year-round lifestyle of one of southeast Mallorca's most desirable towns.

Contemporary Comfort for Year-Round Living

Alongside its traditional architectural character, the finca provides modern technology and the comfort of a high-quality new-build property. Underfloor heating and hot-and-cold air conditioning ensure comfortable temperatures throughout the year, while a fireplace adds warmth and atmosphere to the living areas during Mallorca's quieter winter months.

The property is offered furnished, while parking for up to eight vehicles provides ample space for family and guests. These qualities make the finca equally suitable as a substantial second home or a permanent residence in Mallorca.

Santanyí – One of Southeast Mallorca's Most Desirable Locations

Santanyí has retained much of its authentic Mallorcan character while becoming one of the most sought-after residential locations in the southeast of the island. Its historic centre, with characteristic sandstone architecture, renowned weekly market, restaurants, cafés, galleries and independent shops, offers a lively atmosphere and year-round infrastructure.

The nearby coastline is another major attraction. Cala Santanyí, Cala Llombards and the beautiful coves of Mondragó Natural Park are all within easy reach, together with other beaches and small coastal villages across southeast Mallorca.

The location therefore offers an appealing combination of Mediterranean country living, authentic village life and proximity to the sea.

New-Build Finca near Santanyí for €4.55 Million

High-quality new-build fincas around Santanyí combine one of Mallorca's most desirable rural locations with the comfort and construction standards of

a contemporary property. This estate brings together approximately 440 m² of living and usable space, 14,395 m² of land, four bedrooms, a private swimming pool and fully established Mediterranean gardens.

Completed in 2025, the property is particularly attractive for buyers looking for a modern finca in Santanyí without the complexity and lengthy process of planning and building a new country home from the ground up.

Conclusion

This exclusive new-build finca near Santanyí combines traditional Mallorcan architecture with contemporary comfort and high-quality construction. Approximately 440 m² of living and usable space, four bedrooms, four bathrooms, a private swimming pool and 14,395 m² of land create a substantial country residence in one of southeast Mallorca's most desirable locations.

Particularly appealing is the balance between privacy and location: the estate offers tranquillity and Mediterranean country living while Santanyí and some of the most beautiful beaches and coves in southeast Mallorca remain within easy reach.

For buyers looking for a high-quality new-build finca for sale in Santanyí around €4.5 million, with substantial land, four bedrooms and a private pool, this property offers a particularly compelling combination of architecture, location and authentic Mallorcan lifestyle.

We would be delighted to present this distinctive finca personally and provide further details during a private viewing.

Images, property details and descriptions are provided for general information only and may be subject to change. Visual material may have been digitally or AI-enhanced. Prior to any final purchase decision, we generally recommend appropriate legal and technical due diligence, an independent property survey and professional tax advice.

Details

Ref No	F-2099
Plot size	14.395 m²
Living space	440 m²
Bedrooms	4
Bathrooms	4
Year of construction	2025
Parking spaces	8
Pool	Outdoor pool
View	countryside
Aircondition	Cold and Warm
Heating	Floor heating
EPC	Pending
Building permission	Available
Building plan	Available
Amenities	open fire place / bbq / Furnished
Price	**4.550.000 €**

The Southeast of Mallorca – Natural, relaxed, and understated

The southeast of Mallorca offers a harmonious blend of natural beauty, Mediterranean ease, and a well-balanced quality of life. Untouched coves, expansive beaches, and gently rolling landscapes with almond and orange groves define this part of the island.

Between charming villages, small harbours, and an established local gastronomy, the region creates an environment that combines relaxation, activity, and a slower pace of living. Whether water sports, golf, cycling, or simply enjoying the surrounding nature, the southeast provides variety without losing its sense of calm.

Despite its appeal, much of the region remains largely unaffected by mass tourism. Locations such as Portocolom and Cala d'Or offer a relaxed coastal atmosphere, while Es Trenc—located slightly further south—is known for its Caribbean-like character and ranks among the island's most striking beaches.

Life here follows a quieter rhythm. During the winter months in particular, the area becomes noticeably more tranquil, with some coastal zones only lightly populated, reinforcing its sense of retreat.

Infrastructure is solid, though less developed than in more central or southwestern parts of the island. Palma and the airport are at a greater distance, which contributes to the region's more peaceful and less urban character.

From an investment perspective, the southeast presents a more conservative profile. Price levels in many areas remain relatively accessible, while value growth tends to be moderate and steady compared to the island's prime locations.

For buyers seeking a combination of nature, tranquillity, and an unhurried lifestyle, rather than maximum price dynamics, the southeast remains one of Mallorca's more authentic regions.

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I am looking forward to hearing from you

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