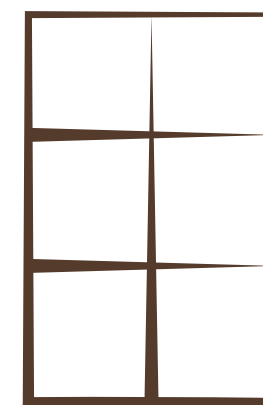




C A N A S E R R A





## RELIVE YOUR LIFE

Feeling alive. Remember the feeling? At Finca Ca Na Serra in Mallorca, it comes naturally. Blending style, comfort and sophistication with enchanting nature, vibrant traditions and culinary discoveries, this ultramodern home engages all your senses! Here you can cruise through life, but it is also a great place to unwind and unplug. The best of both worlds, every day, again.

Ready to feel truly alive?

C A N A S E R R A







## PURE LUXURY IN A PURE REGION

Have you ever heard of Santa Maria del Camí? No? Then read on! While the picturesque market town, which is nestled in the heart of the island, is popular with tourists, it has managed to harness all its unique charm and allure. Here you can truly embrace the Mallorcan way of life! Emerging from the picturesque landscape on the fringe of the vibrant town, this dream home with its elongated façade with earthy hues and typically Spanish architectural elements blends in seamlessly with the jaw-dropping surroundings. It is hard to believe that such a beautiful place exists.

Pinch yourself and then do it again because Ca Na Serra is very real. Can you already imagine yourself living here? Waking up in one of the charming yet timeless bedrooms? Taking a refreshing shower in the spacious bathroom and catching the first rays of the sun in the pool overlooking the Mediterranean garden? At Ca Na Serra, architecture has become one with nature and luxury redefined.

So sit back, relax and let life happen.







## BLURRING THE LINES BETWEEN THE INDOORS AND OUTDOORS

Elegant or brilliant? Why choose if you can have both in this architectural masterpiece? The designers paired a clever layout with an elegant design that is a mix of playful shapes, clean lines and rugged materials. Warm sunlight falls in through the large windows, colliding with the nature-inspired hues on the walls and surprising textures, providing light where necessary, adding ambience where the need arises. Spacious and practical.

A lot of thought has also gone into the outdoor space, ensuring the 16,000 m<sup>2</sup> site wouldn't seem out of place in a nature documentary. Paths lined with wildflowers and angular olive trees wind their way to hidden spots with amazing views of the magnificent green hills. Even though the countryside is dotted with the white houses of centuries-old villages, the house still offers all the seclusion you dream of. Fantasy and privacy in perfect harmony.







# THERE’S MORE TO MALLORCA THAN MEETS THE EYE

Think Mallorca is nothing more than sun, sea and sandy beaches? Sure, its azure waters and fine beaches will instantly put you in a holiday mood, but the largest island of the Balearic Islands has so much more to offer. This Mediterranean gem’s rich history tells a fascinating tale, with many of the island’s cities tracing their roots back to the Roman era. Adventure sports await in the mountains and valleys while the vineyards attest to the Spanish island’s great culinary tradition, with lots of treats for your taste buds.

Los Mallorquines value the good things in life, seeking out Michelin-starred restaurants, inns and local markets that serve truly mind-blowing food. But Mallorca also has a vibrant arts and cultural scene. Besides several museums and galleries, the island is also renowned for its colourful festivals that highlight local customs and traditions.

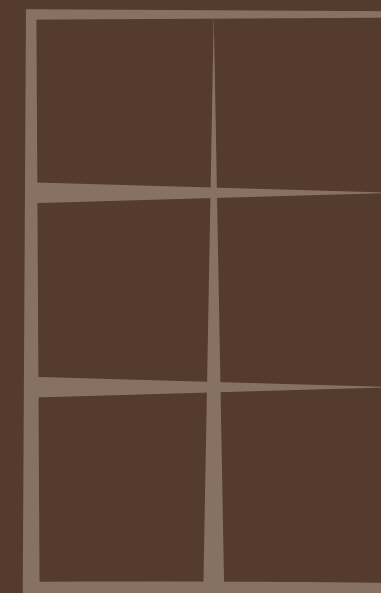
Play or pause? You choose. The options are endless.





Palma de Mallorca: 19 km (± 24 min)

Mallorca Airport: 20 km (± 23 min)



## ALWAYS NEAR, NEVER FAR

Fascinating Santa Maria is located en route between Palma and Alcúdia, two of the island's hotspots. Locals proudly add 'del Camí', a Catalan reference to the ancient Roman road that once connected these cities. This hidden township has a monumental clock tower, beautiful buildings and the island's largest Sunday market, where you can discover home-grown delicacies and crafts along with the locals and the tourists.

Need to get away from people for a while? Lace up your hiking boots or hop on your bike and head to the Serra de Tramuntana, the surrounding UNESCO World Heritage Site and nature reserve. Did you know that Santa Maria also hosts a wine festival every year? An excellent opportunity to sample the products of various wineries while enjoying the warmth of local hospitality. Salud!









I. PLANS / SITE PLAN

The graphic documentation shown in the drawings is illustrative and only for information purposes. Its visual and written content might be modified or replaced due to technical requirements derived by the proyecto de ejecución and /or the on site phase

| GROSS FLOOR AREA    |                       |
|---------------------|-----------------------|
| Ground floor (100%) | 291.62 m <sup>2</sup> |
| Ground floor (50%)  | 2.73 m <sup>2</sup>   |
| First floor         | 141.48 m <sup>2</sup> |
| Basement            | 297.08 m <sup>2</sup> |
| <hr/>               |                       |
|                     | 435.83 m <sup>2</sup> |

| BUILT-UP AREA      |                       |
|--------------------|-----------------------|
| House              | 297.08 m <sup>2</sup> |
| Porch              | 91.45 m <sup>2</sup>  |
| Swimming pool area | 121.18 m <sup>2</sup> |
| <hr/>              |                       |
|                    | 513.71 m <sup>2</sup> |



Parking

Underground parking entrance

Main entrance

House

Swimming pool era

| INTERIOR AREAS |                       |
|----------------|-----------------------|
| Ground floor   | 237,60 m <sup>2</sup> |
| First floor    | 99,50m <sup>2</sup>   |
| Basement       | 234,66m <sup>2</sup>  |
| <hr/>          |                       |
| TOTAL          | 571,76m <sup>2</sup>  |





I. PLANS / GROUND FLOOR

| GROUND FLOOR              |                     |
|---------------------------|---------------------|
| 01 - Entrance hall        | 46.71m <sup>2</sup> |
| 02 - Living room / dining | 72.83m <sup>2</sup> |
| 03 - Kitchen              | 33.79m <sup>2</sup> |
| 04 - Stairs               | 6.50m <sup>2</sup>  |
| 05 - Secondary kitchen    | 18.30m <sup>2</sup> |
| 06 - Bedroom 01           | 21.28m <sup>2</sup> |
| 07 - Bathroom 01          | 6.25m <sup>2</sup>  |
| 08 - Toilet 01            | 3.81m <sup>2</sup>  |
| 09 - Bathroom 05          | 6.53m <sup>2</sup>  |
| 10 - Bedroom 02           | 16.58m <sup>2</sup> |
| 11 - Bathroom 02          | 5.01m <sup>2</sup>  |
| <hr/>                     |                     |
| 237,60 m <sup>2</sup>     |                     |

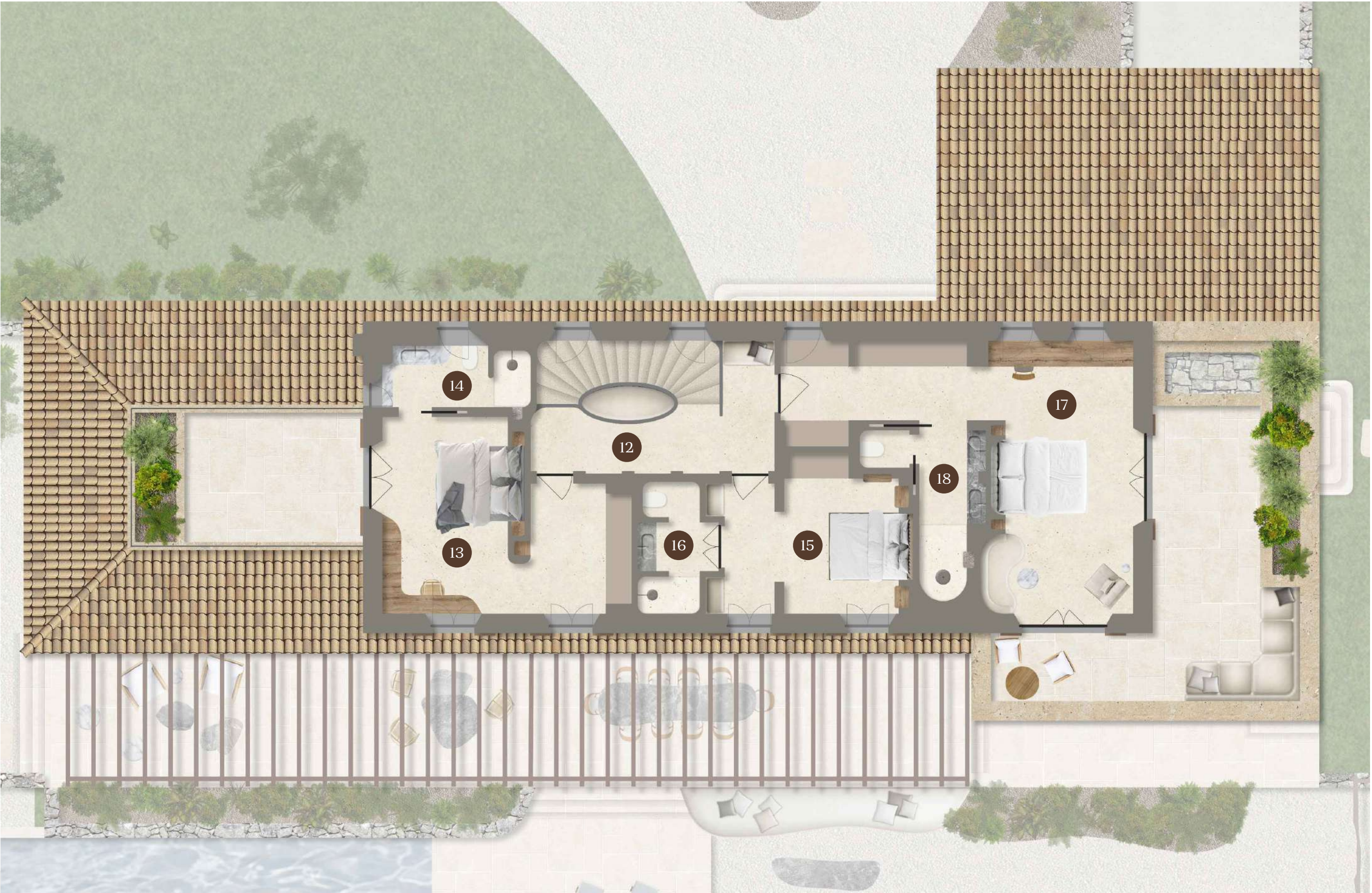






I. PLANS / FIRST FLOOR

| FIRST FLOOR          |                     |
|----------------------|---------------------|
| 12 - Hallway 02      | 10.62m <sup>2</sup> |
| 13 - Bedroom 03      | 22.92m <sup>2</sup> |
| 14 - Bathroom 03     | 5.13m <sup>2</sup>  |
| 15 - Bedroom 04      | 15.55m <sup>2</sup> |
| 16 - Bathroom 04     | 4.95m <sup>2</sup>  |
| 17 - Master bedroom  | 33.20m <sup>2</sup> |
| 18 - Master bathroom | 7.09m <sup>2</sup>  |
| <hr/>                |                     |
| 99,50m <sup>2</sup>  |                     |







I. PLANS / BASEMENT

BASEMENT

|                 |                      |
|-----------------|----------------------|
| 19 - Hallway 03 | 13.52m <sup>2</sup>  |
| 20 - Toilet 02  | 4.65m <sup>2</sup>   |
| 21 - Cinema     | 43.19m <sup>2</sup>  |
| 22 - Laundry    | 6.69m <sup>2</sup>   |
| 23 - Machinery  | 16.19m <sup>2</sup>  |
| 24 - Garage     | 150.35m <sup>2</sup> |

234,66m<sup>2</sup>





C A N A S E R R A





WELL-CONSIDERED DESIGN

As you can tell from the visuals, finca Ca Na Serra ticks all the boxes. It has the brains as well as the looks! This expansive 571.21 m² dwelling has been thoughtfully arranged so everything is within easy reach. With two full floors and a basement, this villa has all the space to indulge in your dreams, habits, and hobbies, both for you and your housemates. Its inspiring interior is a feast for your eyes. Step outside, however, and you won't know where to look first.











GROUND FLOOR - WHEN HOUSE AND  
GARDEN BECOME ONE

There is no such thing as too much light. Large glass windows wrap around the ground floor, making it feel even more spacious than it already is. The vast living and dining room, cosy kitchen, dreamy morning kitchen and two bedrooms with an ensuite bath offer 237 m² of living space. And that's not even counting the covered terrace that extends along the façade's entire width. The perfect place for a dip in the stylish pool. Think that's all? Think again! The beachy outdoor kitchen, intimate secret garden and embedded backyard seating area with a fire pit lend themselves to your every vibe. A great place for deep conversations in fine company or to unwind in complete tranquillity.







## FIRST FLOOR - THE PERFECT TRIFECTA

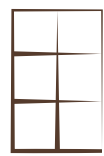
The same level of quality is apparent on the upper floor. The three bedrooms – each with an ensuite bathroom – are finished to the highest standards, with the highest quality materials, offering 100 m<sup>2</sup> of unrivalled beauty and well-appointed comfort. And then there's the eye-catching 360-degree view from the two terraces that will give you goosebumps even on the hottest summer day. Living the dream!











BASEMENT - YOUR OWN DRIVE-IN

When you think of a basement, do you think of space for four cars and a home cinema? The award-winning architects at Moredesign did. Besides space for your favourite four- or two-wheelers and the best blockbusters in your own home cinema with advanced acoustics, there is also room for a technical room, functional laundry room and additional toilet.

Man cave or she shed? Ca Na Serra is everyone's perfect hideaway!

C A N A S E R R A







## MOREDESIGN ARCHITECTS

Moredesign is an office based in Deia, Mallorca, offering services in the fields of architecture, interior design and landscaping. Founded in 2012 by Oro del Negro, and Manuel Villanueva, Moredesign fuses a contemporary design approach with a revision of traditional practices and construction methods.

“Either by coincidence or by fate, we often face projects on locations with a powerful background of tradition, culture and/or nature. Our approach is to learn from the past and to understand the natural elements of the location, but introducing our understanding of space, light and material.”

Manuel Villanueva (1977), Founding partner & Architecture director, has worked for major international architecture firms before founding Moredesign, such as Jean Nouvel, Herzog de Meuron and OMA.

Oro del Negro, (1977) Founding partner & Design director, has vast experience in Mallorquian vernacular construction and is the creative force behind groundbreaking international projects.

Despite being based and strongly attached to the Balears, (Mallorca-Ibiza-Formentera), Moredesign has also developed projects in Panarea, Sicily, Mykonos-Greece, Barcelona, Madrid, Brazil, Mexico, Republica Dominicana and Bahamas. Working in different cultures allows MORE to maintain a fresh approach to architecture.











## ROYAL ESTATES

“A developer who is like a friend and who has your best interests at heart.”  
That is how we like to describe our personalised service. The team at Royal Estates is made up of experienced property experts with specialist knowledge in the exclusive housing markets in Spain.

No residential requirement is beyond our means. As a future resident of this stunning finca Ca Na Serra, we will take care of each and every detail. We offer an exceptional service and will guide you through every step of the purchase of your new dream house at this idyllic location on the island of Mallorca.

What do you need to do? Just close your eyes and dream of how you will soon be living your best life in Mallorca...







CA-NA-SERRA.COM



