

PRIVATE SALE · MALLORCA



A self-sufficient Mediterranean estate.

Vineyard · Olive Grove · Independence · Heritage

GUIDE PRICE

€4,950,000

THE ESTATE

A world of its own.

More than a luxury residence: a productive private estate designed for year-round Mediterranean living.

56,899 m²

PRIVATE LAND

396 m²

LIVING AREA

c. 600 m²

BUILT AREA

5

BEDROOMS

5

BATHROOMS



Contemporary comfort. Mallorcan soul.

Built in 2021, the five-bedroom residence combines natural stone, timber beams and generous proportions with a strong connection to terraces and gardens. Double-height living spaces, an open kitchen and comfortable private rooms create a house intended to be lived in rather than simply displayed.



Wine. Olives. Land with purpose.

Approximately 5,000 vines and 1,500 olive trees form an important part of the estate. Wine and olive oil are produced and sold, giving the property a genuine productive dimension alongside its residential and lifestyle qualities.



5,000 VINES

Estate wine production and existing sales



1,500 OLIVE TREES

Estate olive-oil production and existing sales

INDEPENDENCE

Freedom, quietly engineered.

OWN WELL

Private water supply and automated irrigation.

SOLAR + BATTERY

Independent energy infrastructure for year-round living.

REMOTE APP CONTROL

Estate systems can be monitored and controlled remotely from anywhere in the world.

GREENHOUSE

Dedicated space for estate-grown produce.

PROFESSIONAL INFRASTRUCTURE

Agricultural outbuildings support the day-to-day operation of the property.

SEPARATE STAFF ACCESS

A dedicated personnel and service entrance allows discreet estate management.



Long days. Unhurried evenings.

The landscape is part of everyday life: mature trees, terraces, a heated pool and multiple places to dine, entertain or simply retreat. The seating area beneath the old trees is one of the estate's defining spaces.



Private rituals, built into the estate.

A heated pool, sauna, jacuzzi and outdoor shower create a private wellness environment. The atmospheric wine cellar and tasting area has capacity for approximately 1,000 bottles.



Five centuries of Mallorcan history.

A historic watchtower dating back approximately 500 years adds a remarkable layer of character to the property. It offers intriguing restoration and future-use potential — for example as a creative or private retreat — subject to the relevant permissions.



Designed to function discreetly.

The estate's operational infrastructure is an important part of its appeal: agricultural outbuildings, greenhouse, automated irrigation, private water, energy generation and storage, remote app control and separate staff/service access support the management of a substantial property.



LOCATION

Privacy without disconnection.

The estate lies in peaceful countryside between Porreres and Felanitx. Palma de Mallorca Airport is approximately 30 minutes away and central Palma approximately 40 minutes, combining rural privacy with convenient international access.



THE OPPORTUNITY

Five qualities. One exceptional estate.

PRIVACY

56,899 m² of private Mallorcan countryside

INDEPENDENCE

Own water, solar generation and battery storage

PRODUCTION

Wine, olive oil, greenhouse and agricultural infrastructure

LIFESTYLE

Five-bedroom residence, pool, wellness and wine cellar

HERITAGE

A historic watchtower with restoration potential



PRIVATE ENQUIRIES

Arrange a private viewing.

Full documentation available to qualified prospective purchasers.

Dr. Julia Becker

+49 171 7760665

julia.becker@dvag.de

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PRIVATE & CONFIDENTIAL · SUBJECT TO VERIFICATION AND CONTRACT