Binissalem – Mitte

Exceptional finca between natural stone and far-reaching views near Binissalem

Property ID: ES263745972



PURCHASE PRICE: 3.550.000 EUR • LIVING SPACE: ca. 332 m^2 • ROOMS: 5 • LAND AREA: 14206 m^2

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At a glance

Property ID	ES263745972
Living Space	ca. 332 m²
Rooms	5
Bedrooms	4
Bathrooms	4
Year of construction	2025
Type of parking	1 x Garage

Purchase Price	3.550.000 EUR
House	Finca
Condition of property	First occupancy
Equipment	Terrace, Swimming pool, Fireplace, Built-in kitchen

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Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	31.01.2036
Power Source	Air-to-water heat pump
Energy information	At the time of preparing the document, no energy certificate was available.

Energy efficiency class	B

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The property





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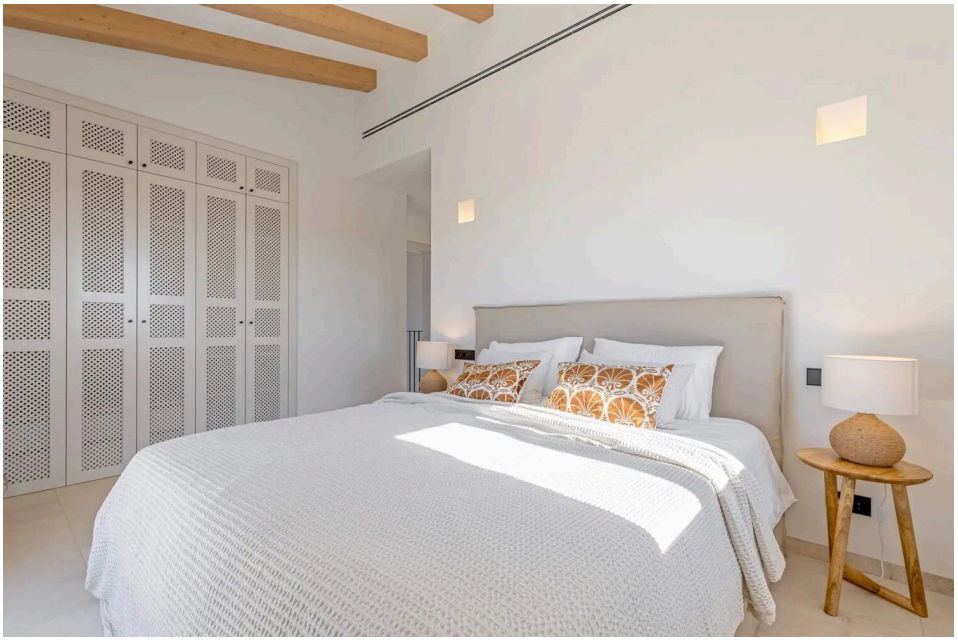
The property





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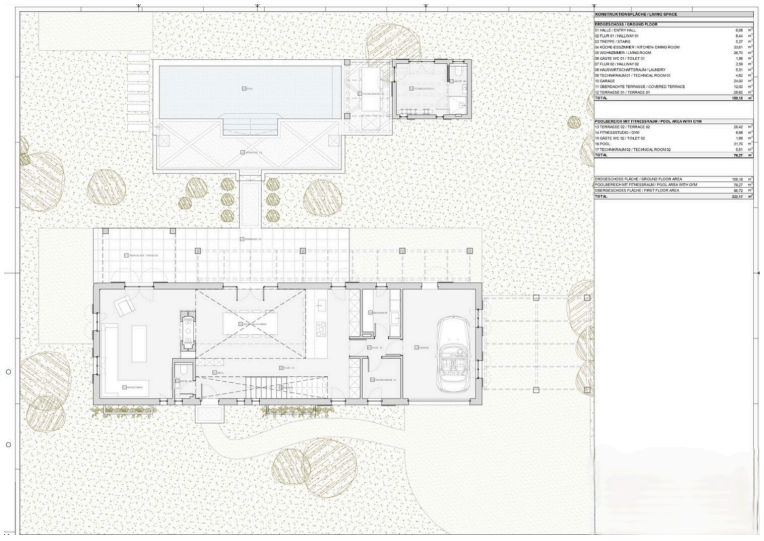
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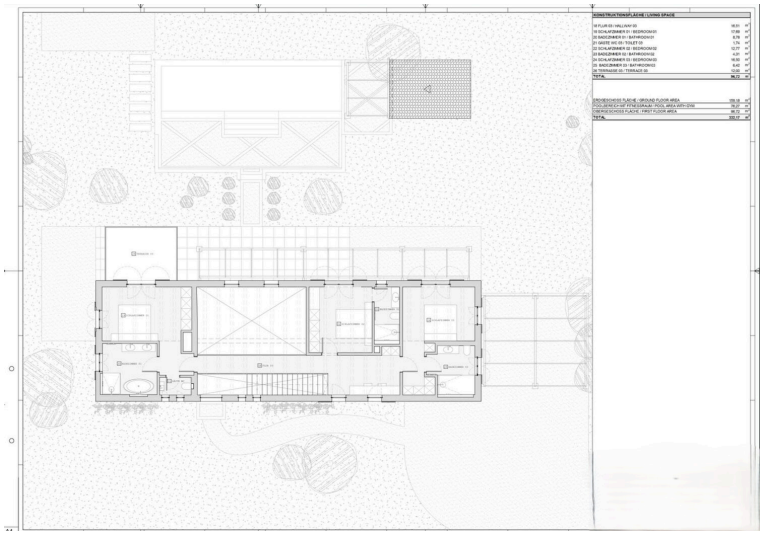
The property



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Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

Nestled in the gentle Mallorcan countryside and surrounded by its own vines, this exclusive finca embodies timeless elegance, privacy and the highest living comfort with unobstructed views as far as the majestic Tramuntana.

The architecture of the property itself is a successful combination of contemporary design and Mallorcan craftsmanship. Warm natural materials, traditional elements and a clear design language create a living experience of exceptional quality. High ceilings, exposed wooden beams and fine materials lend the rooms an unmistakable atmosphere full of warmth and character.

The heart of the finca is the spacious living area with an open floor plan and impressive gallery, which offers views of the impressive double-height ceiling. A striking natural stone wall extending over two floors with an integrated tunnel fireplace forms the architectural center of the house and stylishly connects the open-plan living, dining and kitchen areas.

The high-quality fittings meet the highest standards: custom-made built-in wardrobes with integrated lighting, an exclusive designer kitchen with high-quality Miele appliances and a stylishly integrated wine cellar under the stairs create an ambience for sophisticated living and enjoyment. Underfloor heating in combination with a modern air/water heat pump and an integrated air conditioning system ensure year-round comfort.

Large-format marble and porcelain stoneware tiles underline the elegant materiality of the house, while high-quality oak windows with insulating and heat-insulating glazing combine light, tranquillity and energy efficiency. In addition, a pre-installation for a photovoltaic system up to 10 kW is already planned. An alarm system, intercom and an automatic garage door guarantee comfort and security at the highest level.

The spacious plot presents itself as a Mediterranean oasis: natural stone walls frame the lovingly landscaped garden with automatic irrigation. For relaxing hours under the Mallorcan sun, the spacious terrace with a view over your own vines invites you to relax. The elegant saltwater pool of approx. 33 m² blends harmoniously into the landscape and offers fantastic views as far as the village church of Sencelles and the Tramuntana mountains.

A separate guest house offers additional privacy and a variety of uses - whether for family, friends or as a stylish retreat. The offer is complemented by a garage and additional outdoor parking spaces.

The property is also technically impressive with its future-oriented features: a fresh water tank with approx. 15,000 liters, a rainwater cistern with approx. 25,000 liters, its own well and a decalcification system underline the sustainable and self-sufficient orientation of the property.

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Details of amenities

- Salt water pool of approx. 33 m²
- Designer kitchen with MIELE appliances
- Wine cellar under the stairs
- Underfloor heating
- Air/water heat pump
- Air conditioning
- Marble and porcelain stoneware tiles
- Oak wood windows with insulating and thermal insulation glazing
- Terrace with views over the own vines
- Garden with automatic irrigation system
- Natural stone walls
- Guest house
- Alarm system
- Pre-installation for a photovoltaic system up to 10 KW
- Garage and outdoor parking spaces
- Fresh water tank approx. 15,000 l
- Cistern for rainwater approx. 25,000 l
- Well and decalcification system
- Unobstructed landscape view and own vines

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All about the location

Binissalem, in the heart of the Raiguer region of Mallorca, is known for its wine production and picturesque landscape. Surrounded by vineyards, the village offers narrow alleys, cobbled streets and the impressive Gothic church of Santa Maria de Robines is surrounded by manor houses from the 18th and 19th centuries. Some of these houses can be visited, including Can Gelabert de la Portella, where the writer Llorenç Moyà (1916-1981) lived, or Can Sabater, the residence of the writer Llorenç Villalonga (1897-1980), one of the most important representatives of Mallorcan fiction of the 20th century. In September, the Festa des Vermar (Grape Harvest Festival) is celebrated, accompanied by an extensive program of activities such as workshops, exhibitions, parades, public wine pressing and folk dances. Another date is the Fira de la Pedra (Festival of the Stone) in May. At this popular festival, you can watch stonemasons and sculptors at work, and sculptures, fountains and other structures are exhibited. Hikers and cyclists will find many trails and spectacular views in the nearby Serra de Tramuntana. Binissalem is ideal for families and offers a peaceful environment with all amenities. Palma is only 25 km away and the airport around 30 km, making it easy to get to. Whether you are looking for a vacation home or a permanent residence, Binissalem offers a unique quality of life and numerous leisure activities.

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Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.

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Contact partner

For further information, please contact your contact person:

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