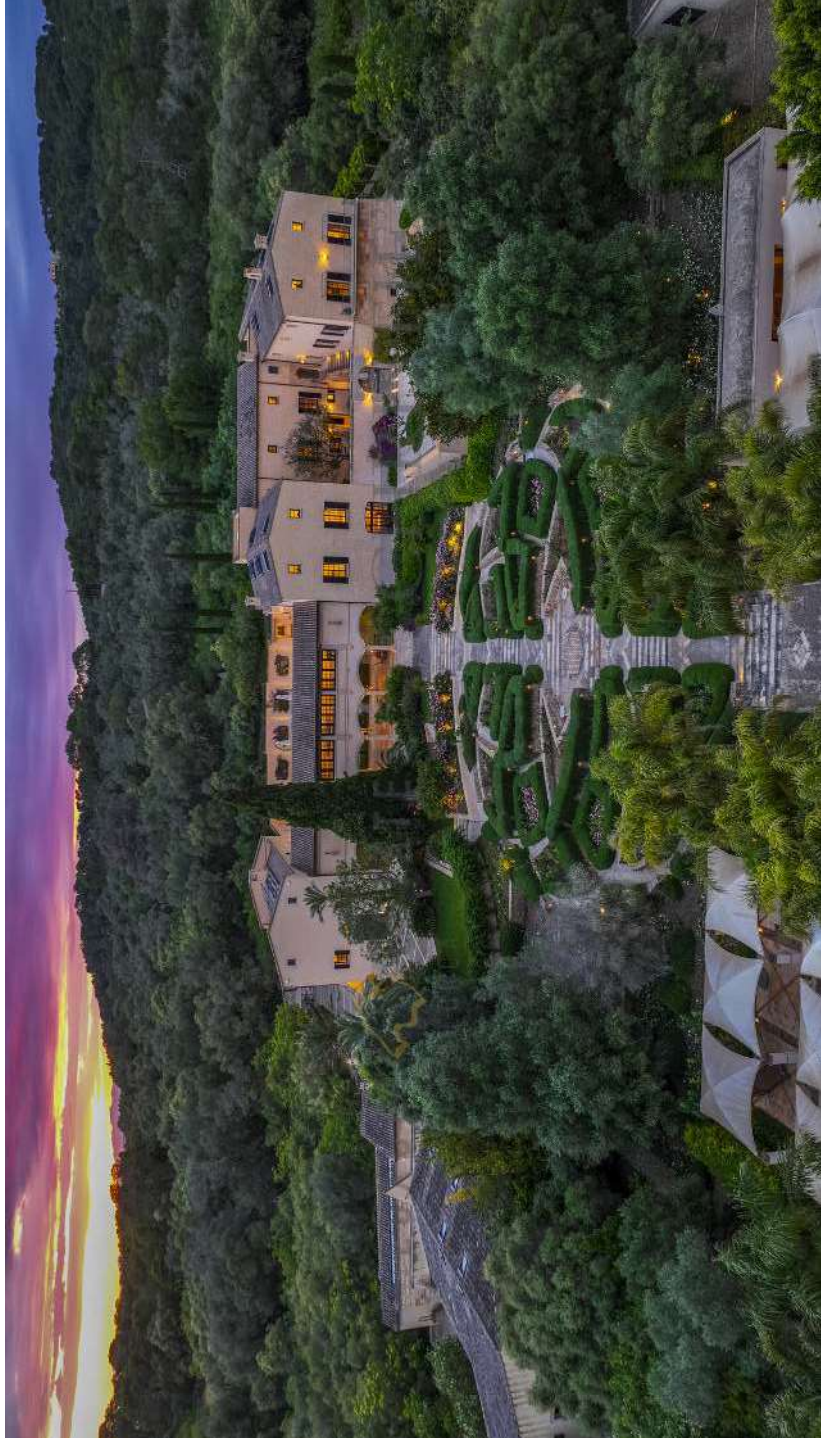


# Historic Vine Estate with Equestrian installations and modern Bodega



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## HISTORY

This historic estate is among the most exceptional rural properties in Mallorca, combining centuries-old tradition with a visionary, modern approach to its use. According to current research, its origins date back to Roman antiquity. The first written records appear in the 14th century—a period in which agriculture, particularly viticulture, played a central role in the economic development of the Balearic Islands. Even then, the estate served to supply the local population and was characterized by cereal cultivation as well as the growing of grapevines.

Over the centuries, the property remained an important agricultural operation, nestled within the gentle hills of a traditional region in eastern Mallorca. A decisive event in its history was the phylloxera plague in the 19th century, which destroyed nearly all of the island's vineyards. The historic vines of the estate were also lost, leaving only the remains of an old winery as a testament to its past.

A new era began when the estate was acquired by new owners who recognized the extraordinary potential of this unique location. The property encompasses an extensive natural landscape of approximately 600 hectares, featuring untouched forests of pine, olive, and carob trees. In 2004, a conscious decision was made to revive the centuries-old winemaking tradition. The first vines were replanted—a carefully considered combination of indigenous and international grape varieties.

With the construction of a modern winery, inaugurated in 2016, the estate evolved into one of the most innovative wine-producing properties in Spain. Its architecture and production technology combine the highest quality standards with deep respect for the historical identity of the site.



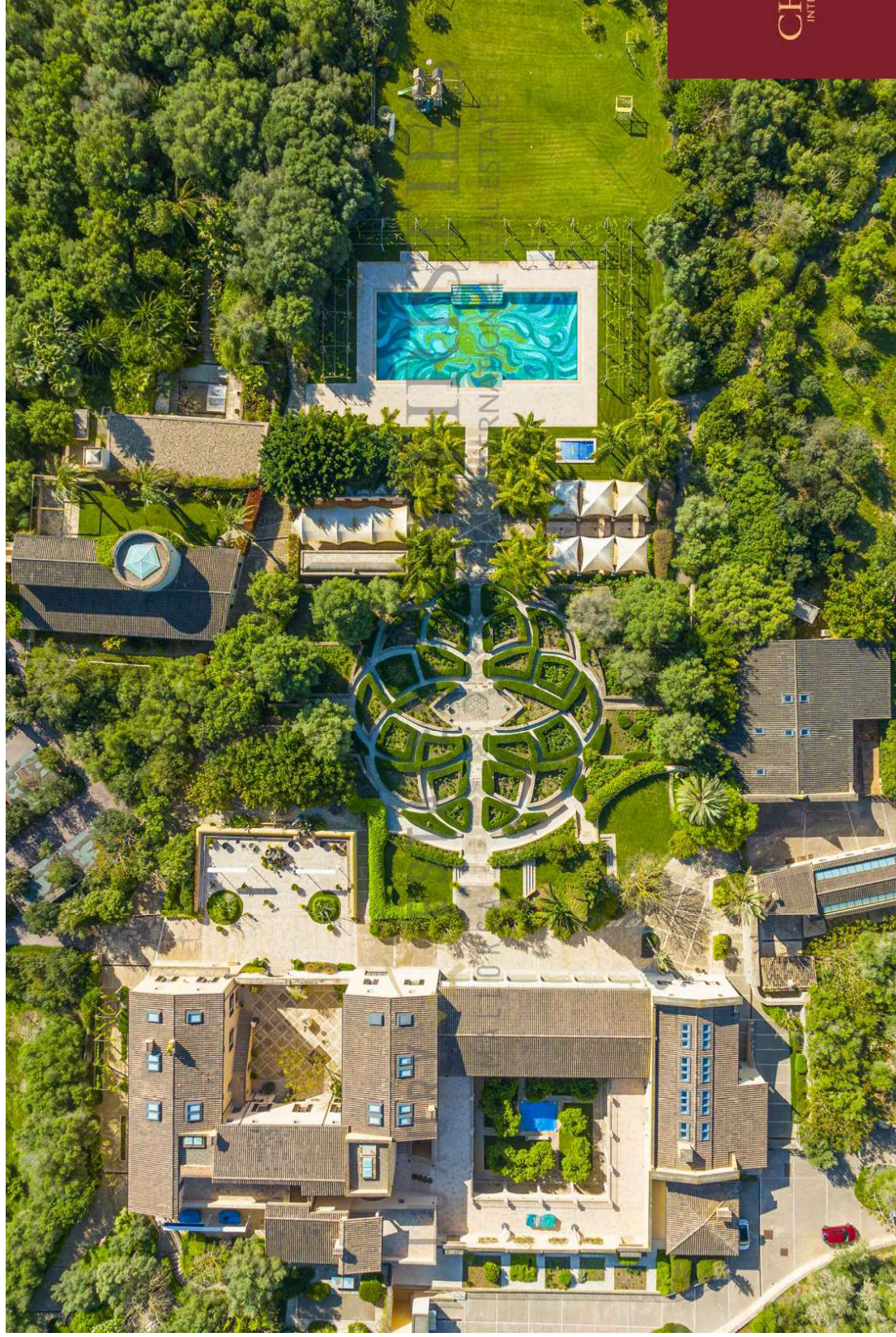
## Data overview

<b>Ref.</b>	LEF1001	<b>Equipment/Features</b>	outdoor kitchen, Home cinema, Gym, Bodega
<b>Location</b>	countryside	<b>Elevator</b>	Lift
<b>Balcony/Terrace</b>	Yes	<b>Bathroom</b>	shower and tub
<b>Wellness</b>	Sauna, steam bath, Massage room	<b>Tennis court</b>	Yes
<b>Gym</b>	Yes	<b>Plot size</b>	9.992.751 sqm
<b>Pool</b>	private pool, Heated, Indoorpool	<b>Constructed area</b>	9.753 sqm
<b>Fireplace</b>	open fireplace	<b>City</b>	Felanitx
<b>Furnished</b>	furnished	<b>Purchase price</b>	Upon request
<b>Kitchen</b>	built in kitchen, outdoor kitchen		

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## THE MAIN HOUSE



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## THE MAIN HOUSE

The main house, offering approximately 4,000 square meters of living space, forms the centerpiece of the estate. It is based on a historic Mallorcan *posseïó*, whose architectural development has been documented over several centuries. Surrounded by gardens, the building is organized around a large and tranquil central courtyard framed by palm trees.

The house features multiple terraces, three grand dining rooms, bespoke interior fittings, open fireplaces, and two lifts. In addition, three separate guest or staff apartments are integrated into the structure. A restored chapel on the grounds continues to be used for private ceremonies.

The basement houses a professional-grade catering kitchen, a wine cellar, a cold storage room, and modern technical facilities. A former wine cellar within the main house now serves as a gallery and a catering kitchen. Further amenities include a private cinema and a tennis court.

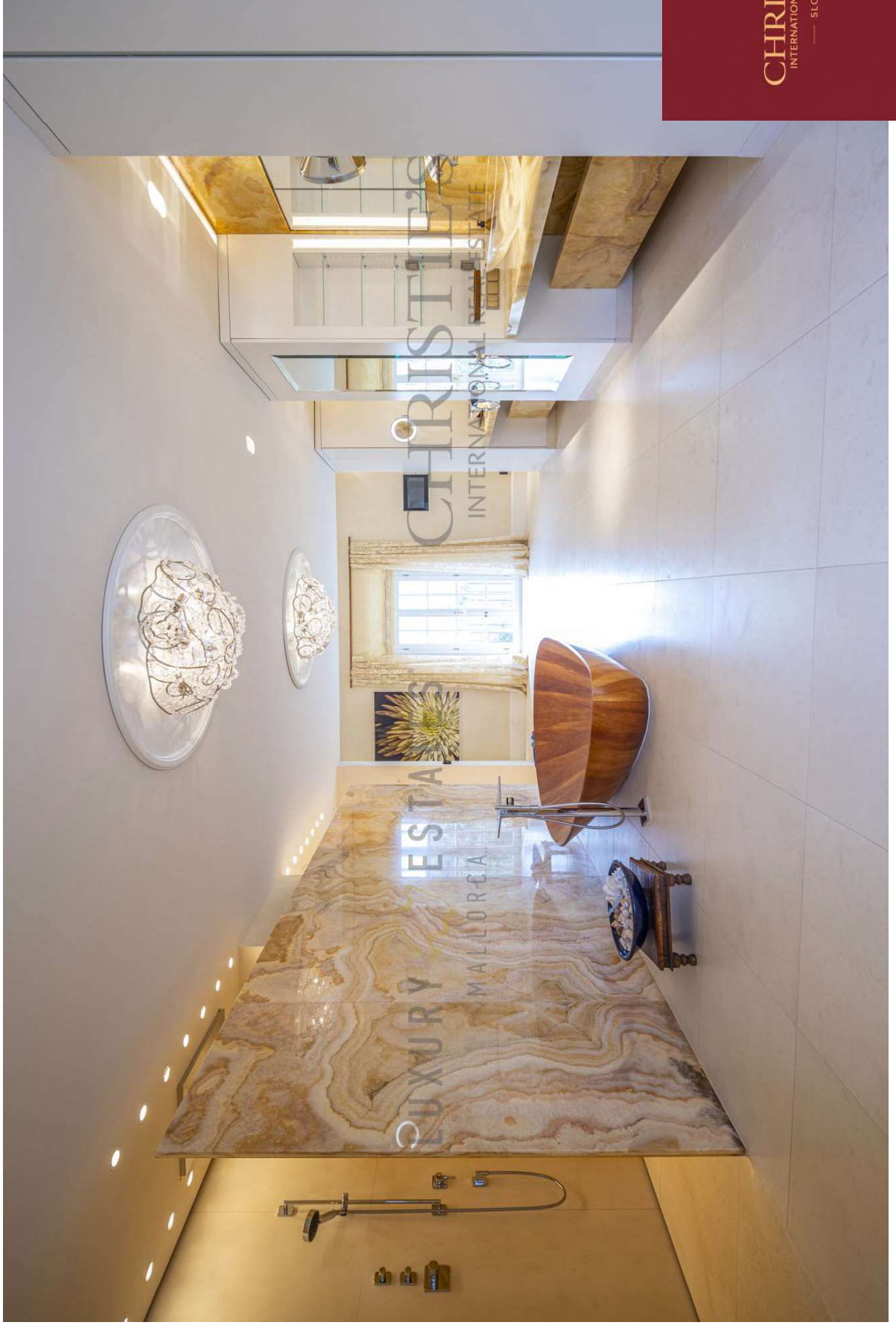
The estate's technical infrastructure comprises nine licensed wells, a water distribution and storage system, and a water purification plant. This is complemented by a photovoltaic system with a capacity of 100 kilowatt-hours, operating without battery storage and feeding surplus energy into the local grid.

The outdoor facilities extend across the entire estate and include, among other features, a 324-square-meter swimming pool adorned with Bisazza mosaics, changing areas, children's playgrounds, a bar, a barbecue area, massage rooms, and artistically landscaped gardens.



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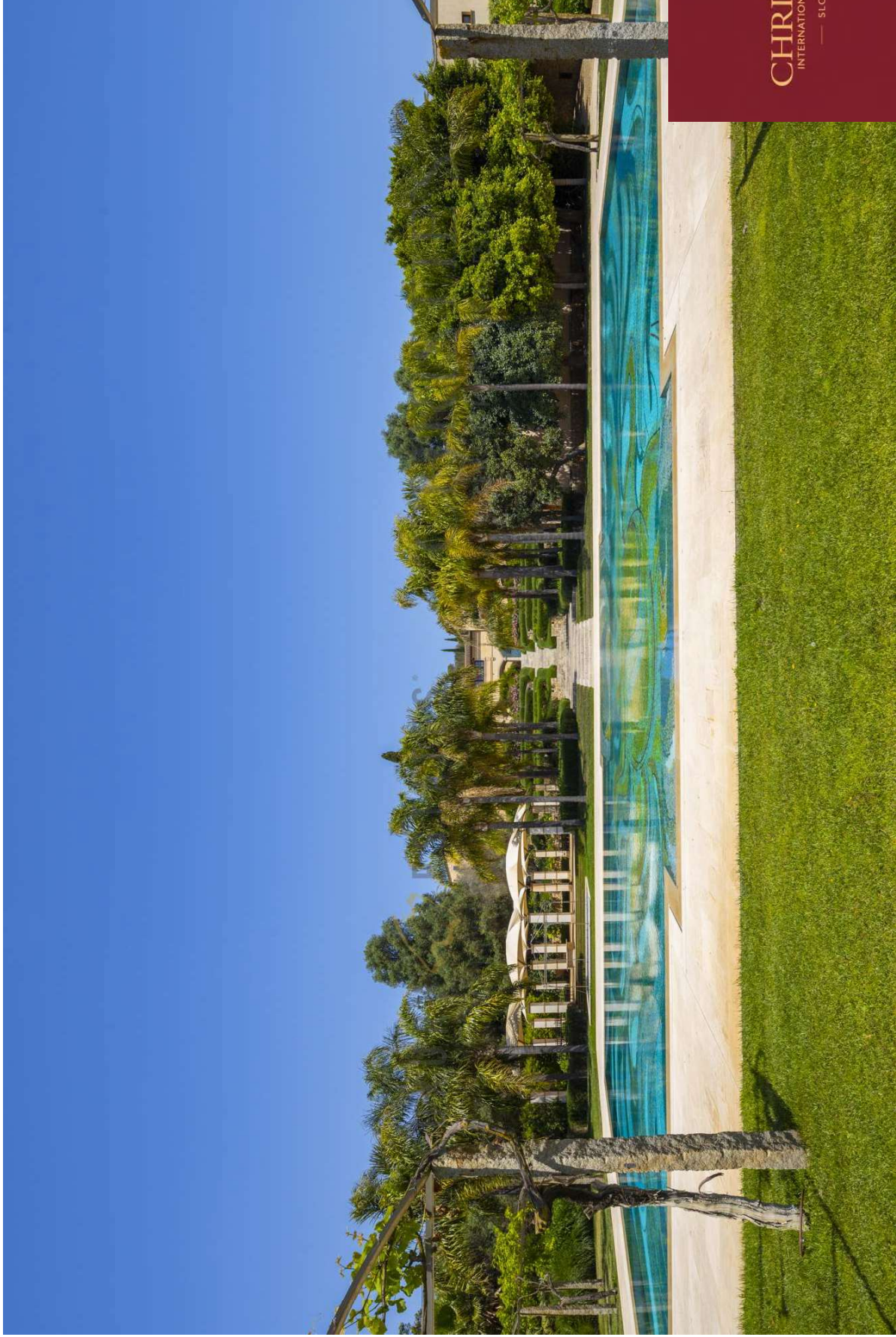
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## THE TOWER HOUSE



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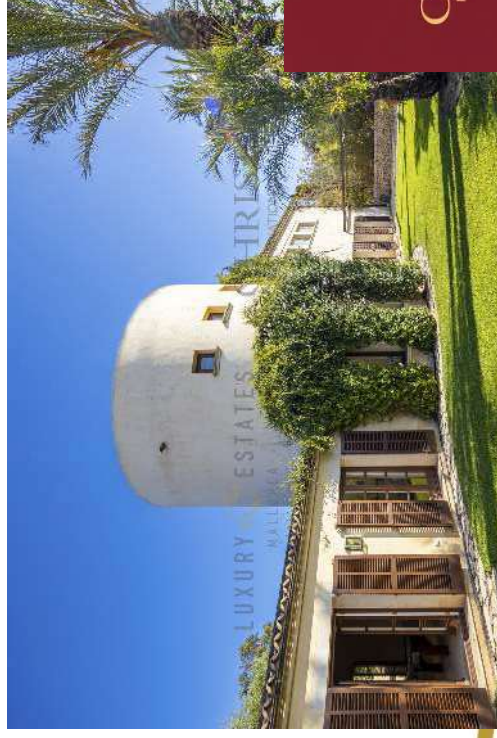
## THE TOWER HOUSE

### G1:

The Tower House is an independent building within the estate. It features two main bedrooms—with the potential to add a third—as well as a living area, a separate dining room, a kitchen, and an additional room that can be used as a yoga or fitness area. Due to its location and layout, it serves as a self-contained residential unit within the overall property.

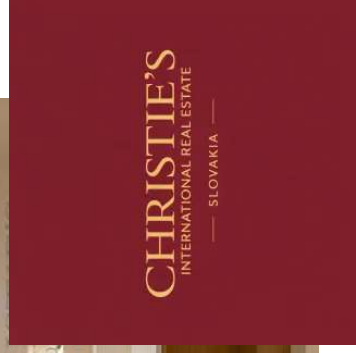
Its convenient proximity ensures short walking distances to the main house, the surrounding gardens, and the pool. Parking spaces are located directly in front of the building, providing easy and comfortable access. The estate's spa facilities are situated beneath the Tower House.

From the ground floor, there is direct access to a private, enclosed garden, offering a tranquil outdoor retreat. The interiors are bright, light-filled, and modern in design, creating an elegant and welcoming living environment.



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## THE ARABIC HOUSE



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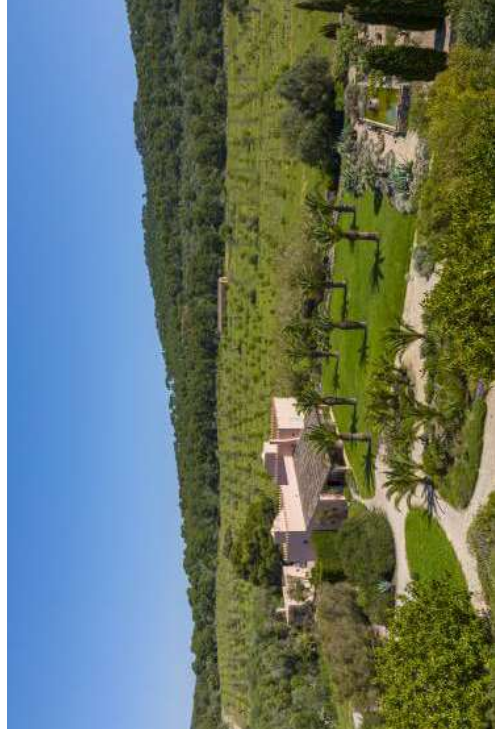
## THE ARABIC HOUSE

G2:

The Arabic House is a two-storey guest residence designed in an Arabian style. It includes a living room with a fireplace, a kitchen, a private cinema, and two bedrooms. Additional features comprise multiple terraces, two rooftop terraces, a summer kitchen, a barbecue area, a pool, and a private massage room. The structure allows for independent use within the estate.

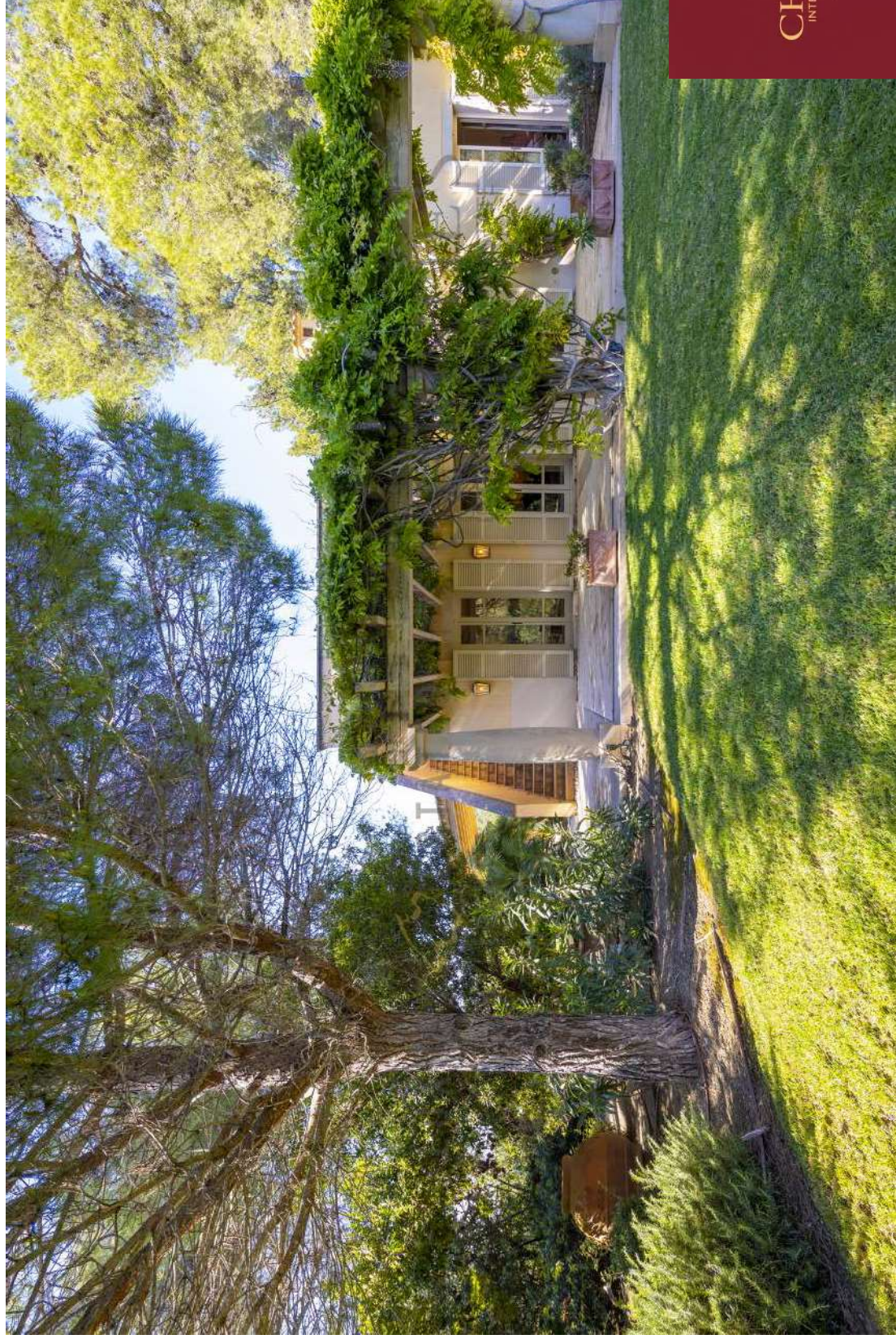
The house is located approximately three minutes by car from the main residence, nestled amidst plantations and fields and surrounded by lush greenery. A spacious garden with carefully arranged palm trees and an impressive fountain enhances the distinctive atmosphere of the property.

The residence is further complemented by a separate pool house featuring a large swimming pool and numerous sun loungers, providing ideal conditions for sunbathing and relaxation.





THE MALLORCAN HOUSE



## THE MALLORCAN HOUSE

G3:

The Mallorca House is designed in the traditional Mallorcan style and includes several terraces as well as its own private pool. Inside, it features a living room with a fireplace, an open-plan living and dining area, and two bedrooms. Designed as a self-contained unit, it is ideal for guest accommodation or long-term use within a family estate.

Offering maximum privacy, the residence serves as a peaceful retreat in the heart of nature. It is surrounded by vineyards and a holm oak forest, creating a serene and authentic Mediterranean setting. Conceived in a typically Mallorcan architectural style, the house harmoniously blends regional charm with comfort and exclusivity.





THE LODGE



## THE LODGE

### G4:

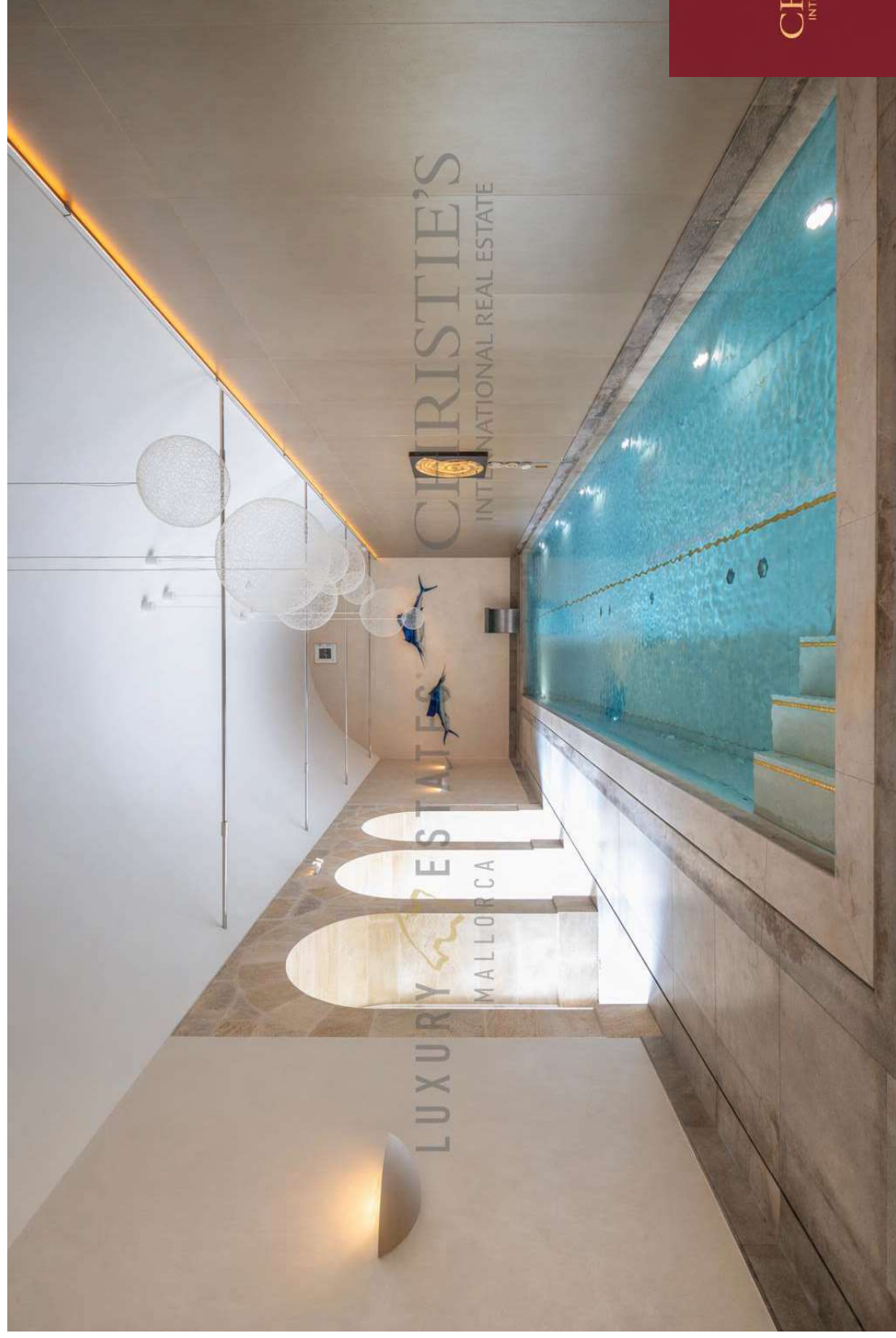
The Lodge is situated approximately 20 minutes by car from the main house in a secluded forested area within the estate. Hidden amidst the estate's 600-hectare holm oak forest, it guarantees absolute seclusion, privacy, and tranquility.

This single-storey residence offers two bedrooms, an open-plan living and kitchen area, and a private pool. Its location ensures complete privacy, making it particularly suitable for retreats, extended stays, or exclusive guest accommodation.

Designed in a rustic style, the lodge features natural stone and wooden elements that blend harmoniously with the surrounding landscape. A spacious covered terrace provides an ideal setting for relaxation while enjoying the serenity of the natural environment.



## THE SPA



## THE SPA

The private spa is fully integrated into the estate and includes an indoor pool, a sauna, and several steam baths. Additional amenities include massage rooms and relaxation areas.

Combined with the outdoor facilities, the large pool area, and the tranquil surroundings, it forms a self-contained wellness complex suitable for private use as well as for a retreat.



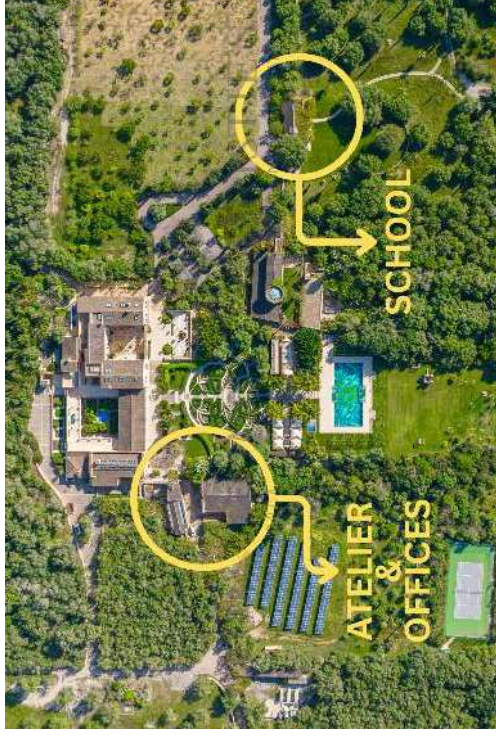
ATELIER, OFFICES AND SCHOOL



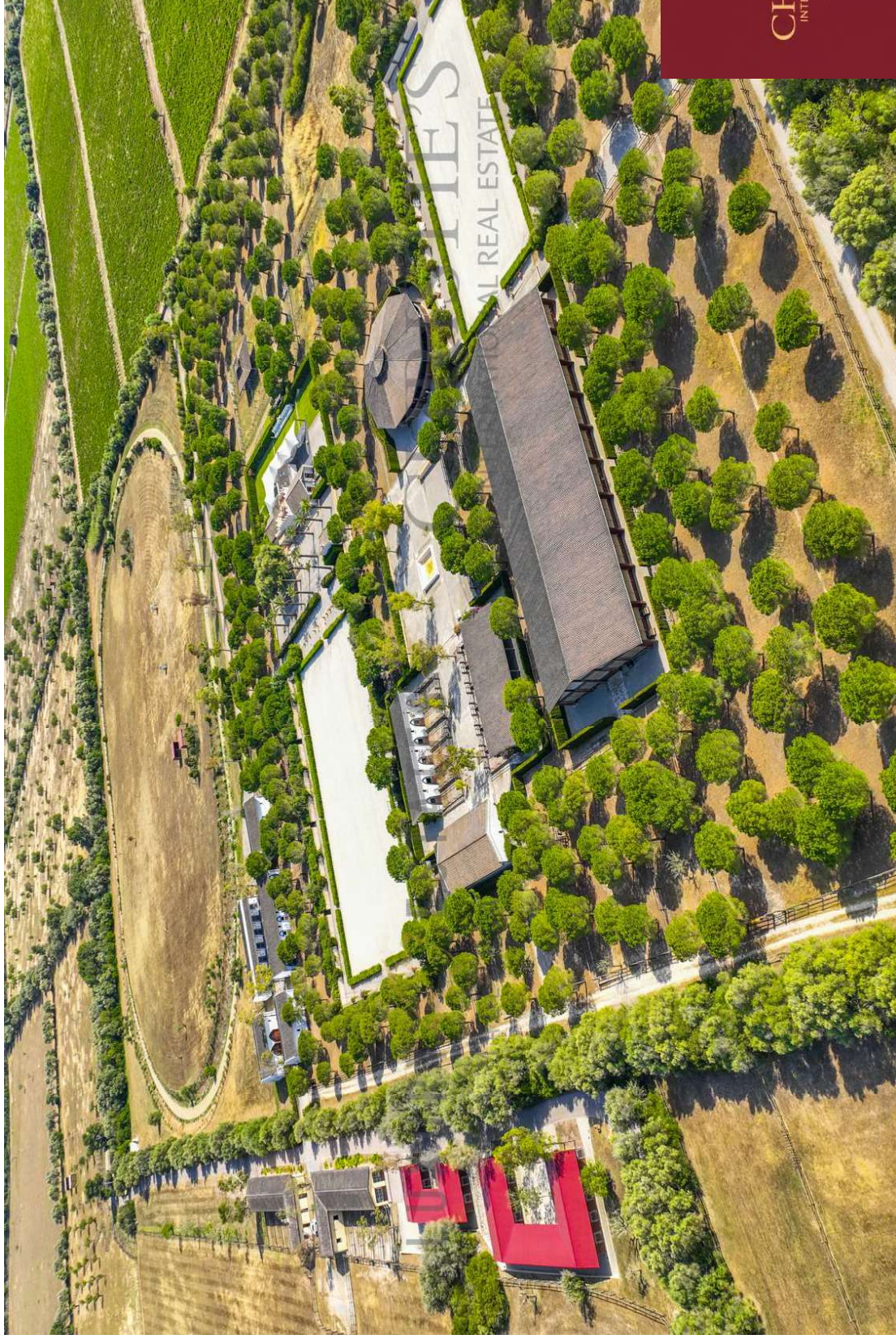
## ATELIER, OFFICES AND SCHOOL

The estate comprises several functional buildings, including an atelier formerly used as a pottery studio, a laundry facility, and office spaces that support operational activities and enable internal processes without reliance on external services.

These facilities are complemented by a separate school building with two classrooms, allowing private tuition to be conducted on-site. This feature is particularly attractive to international families seeking to reside on the estate long-term while integrating educational opportunities into their lifestyle.



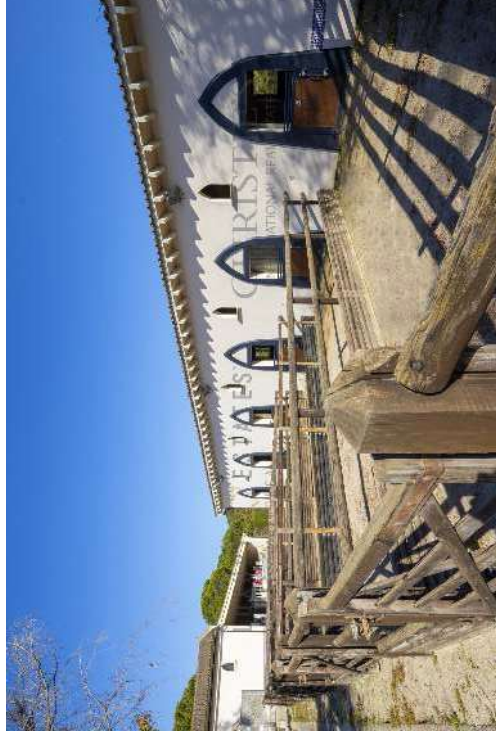
THE EQUESTRIAN FACILITIES



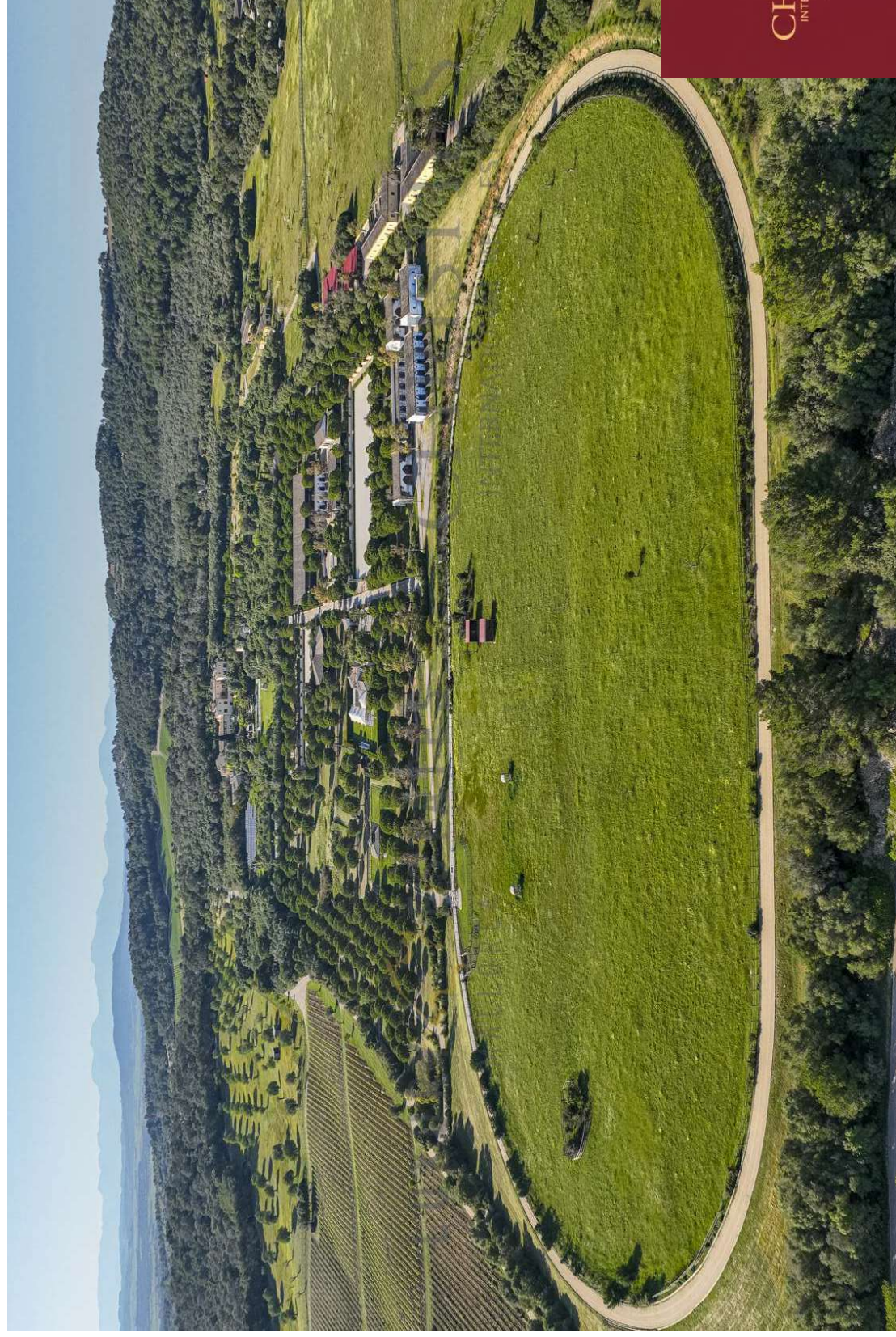
## THE EQUESTRIAN FACILITIES

The equestrian facilities are designed for professional operations and meet international and Olympic standards. They include a large outdoor dressage arena, a horse walker with adjustable speed, stables for up to 80 horses, and a 380-meter-long, 3-meter-wide race track for training and competitions.

Additional amenities include farrier facilities, tack rooms, washing areas, storage spaces, and offices for trainers. The complex is designed for professional riders and trainers and supports independent operations in international equestrian sports.



THE EQUESTRIAN FACILITIES



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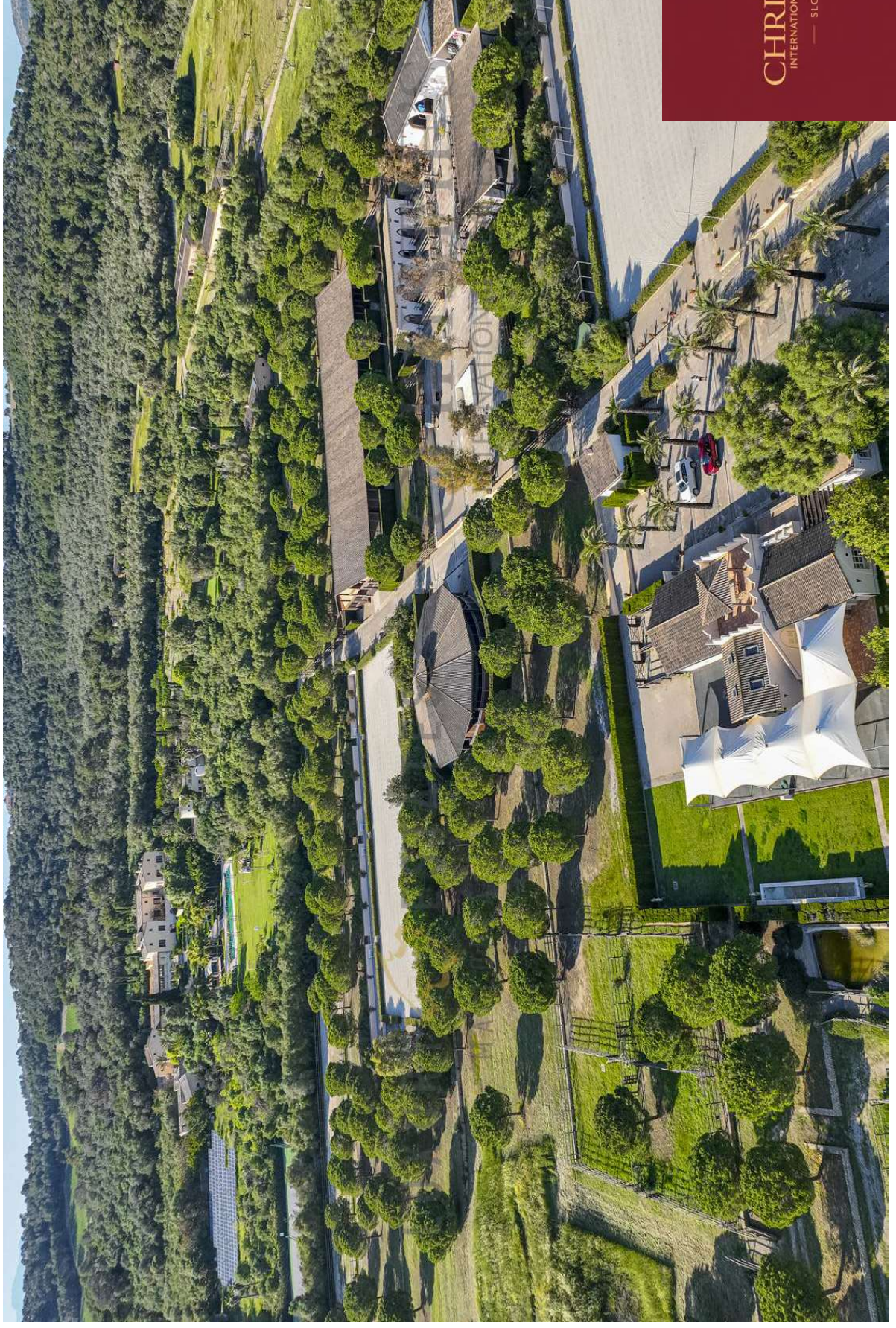
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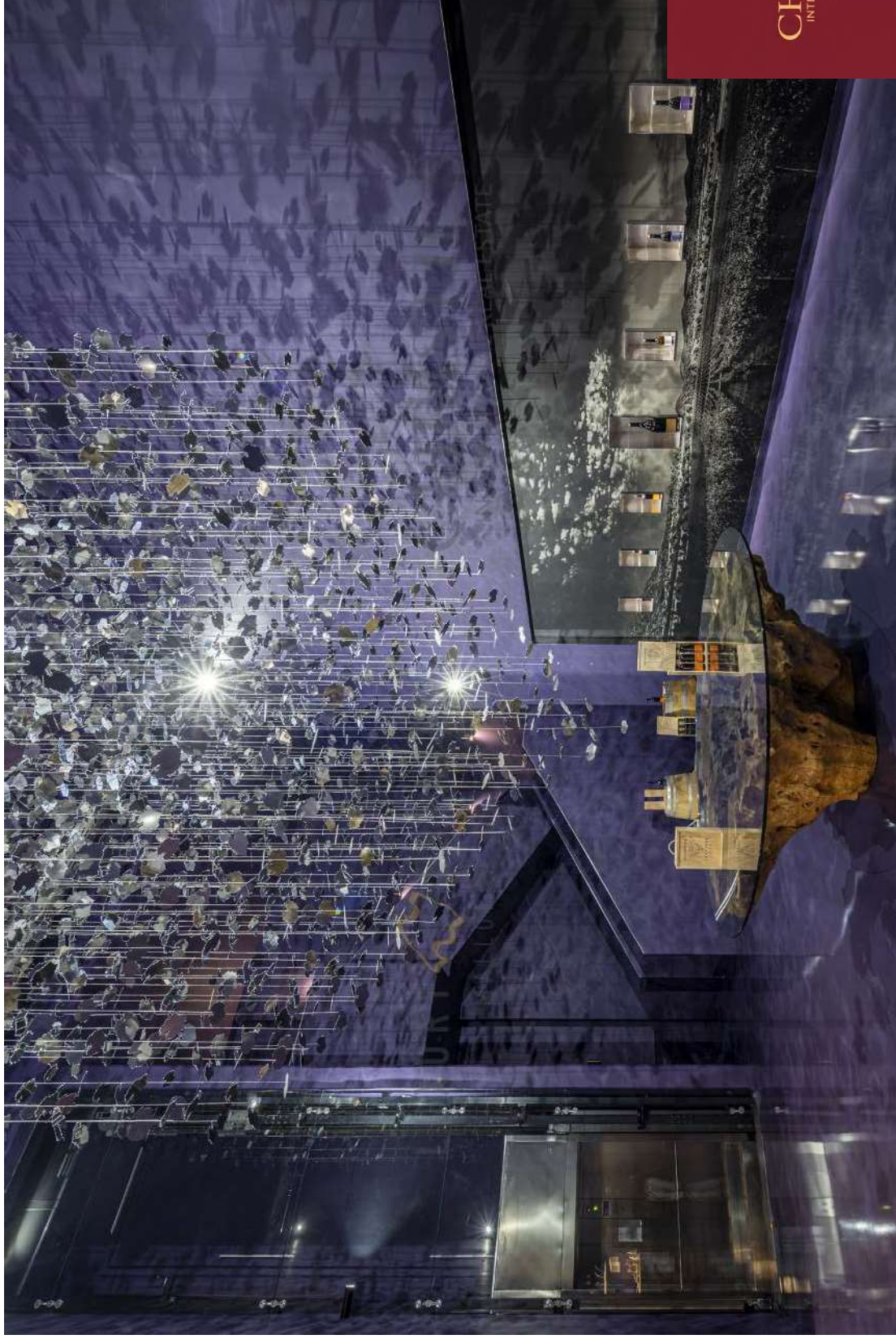
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BODEGA AND VINEYARDS



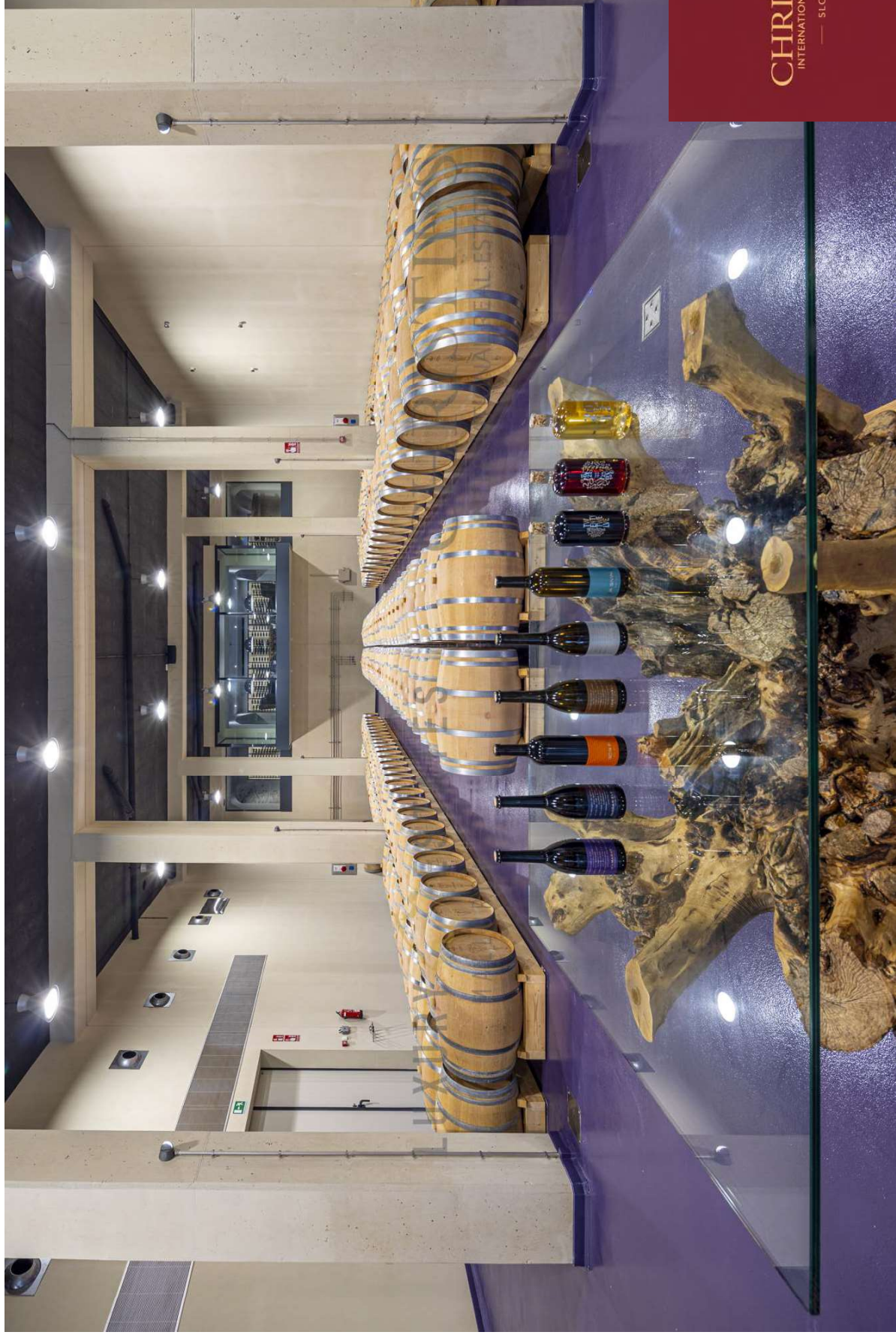
## BODEGA AND VINEYARDS

The bodega, located in a neighboring town rather than directly on the estate itself, was inaugurated in 2016 and extends over approximately 7,300 square meters across four levels. Based on a gravity-flow system, it is among the most technologically advanced facilities in Spain. Its planning and development took nearly a decade. Viticulture on the estate has a long tradition dating back to the 14th century.

Wine production is sourced from the estate's own vineyards, and the facility is regularly visited by international guests. Today, premium wines are produced there, with the overall concept based on organic cultivation.

In addition to vineyards, the agricultural land includes olive groves, almond orchards, and other Mediterranean crops, forming an integral part of the estate's economic operations. The combination of agriculture, natural reserves, and infrastructure creates a self-contained ecosystem with high biodiversity.





STORAGE AND STAFF



## STORAGE AND STAFF

The Staff House serves as a residence for employees and their families. It comprises a kitchen, two bedrooms, living areas, and a garden with an integrated pizza oven. In addition, the staff house complex provides storage and shelter facilities for equipment and machinery.

The building forms part of the estate's operational infrastructure and enables a permanent on-site staff presence, which is essential for the smooth and efficient operation of a property of this scale.



## THE PLOT

The estate's grounds are distinguished by their exceptional size and diversity. Spanning approximately 1,000 hectares, the property unfolds into a largely untouched, protected natural and cultural landscape that ensures absolute privacy.

Around 100 hectares are dedicated to vineyards, while approximately 600 hectares consist of forestland, including the largest concentration of holm oaks on the island. This unique combination of agricultural use and preserved nature highlights the ecological and cultural significance of the estate.

The property is well developed through an extensive network of internal roads and pathways, ensuring excellent accessibility throughout. Structured cultivation areas, carefully maintained vineyards, and untouched natural zones create a self-contained, nearly autonomous environment that is unparalleled in Mallorca.

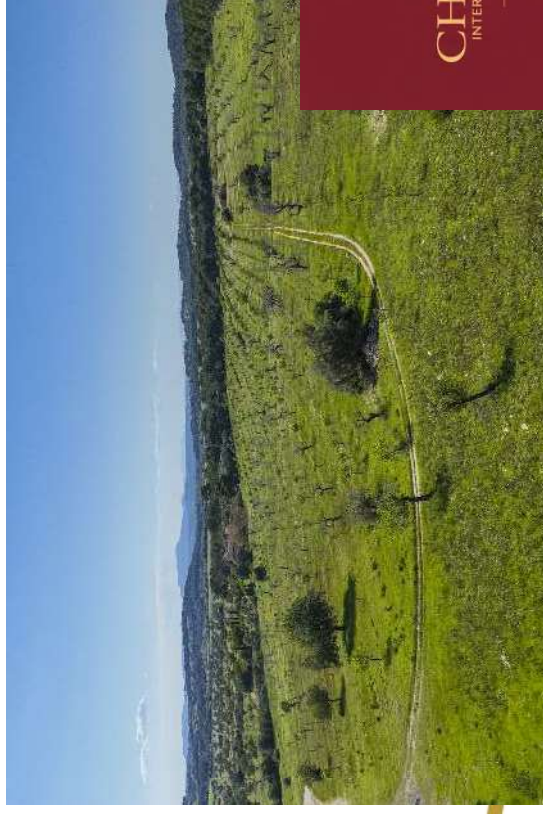


## Location

Felanitx, located in the south-east of Mallorca, offers shopping facilities for everyday needs as well as some local products such as wine and ceramics. The weekly market takes place every Sunday in Sa Placa. The village of Cas Concos is only a few kilometers away. The rural town of Campos is also just a few minutes' drive away. The nearest beaches are in Portocolom and Cala D'Or, but the small bay of Sa Nau also attracts numerous visitors in the warm summer months with its crystal-clear water.

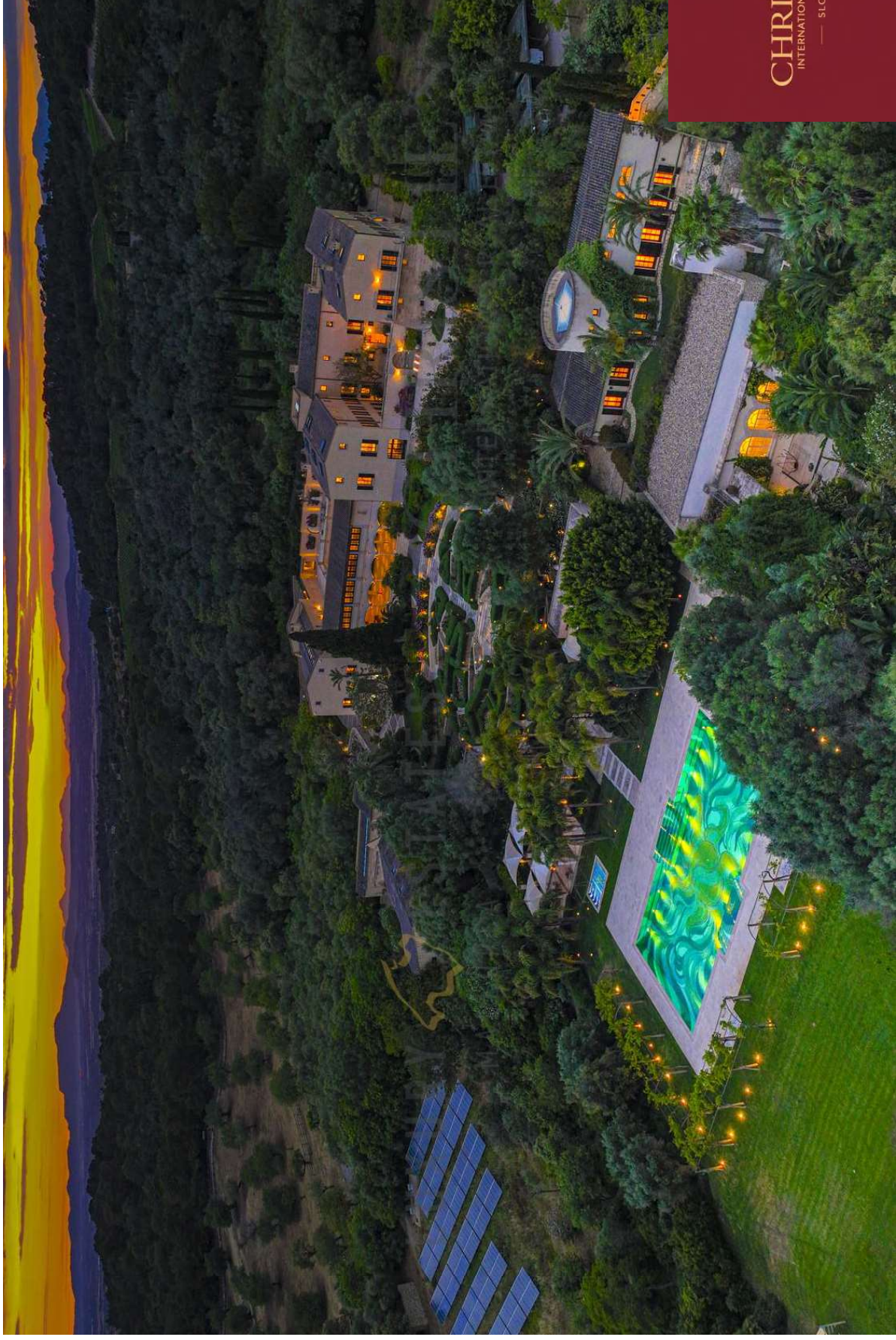
## Region

Felanitx is a rural town and municipality in the southeast of Mallorca. The town is located around 50 kilometers from the island's capital Palma and forms the center of one of the largest wine-growing regions on the island. It is not far from Felanitx to the sea. The coastal areas of Portocolom and Cala D'Or can be reached by car in 15-20 minutes.



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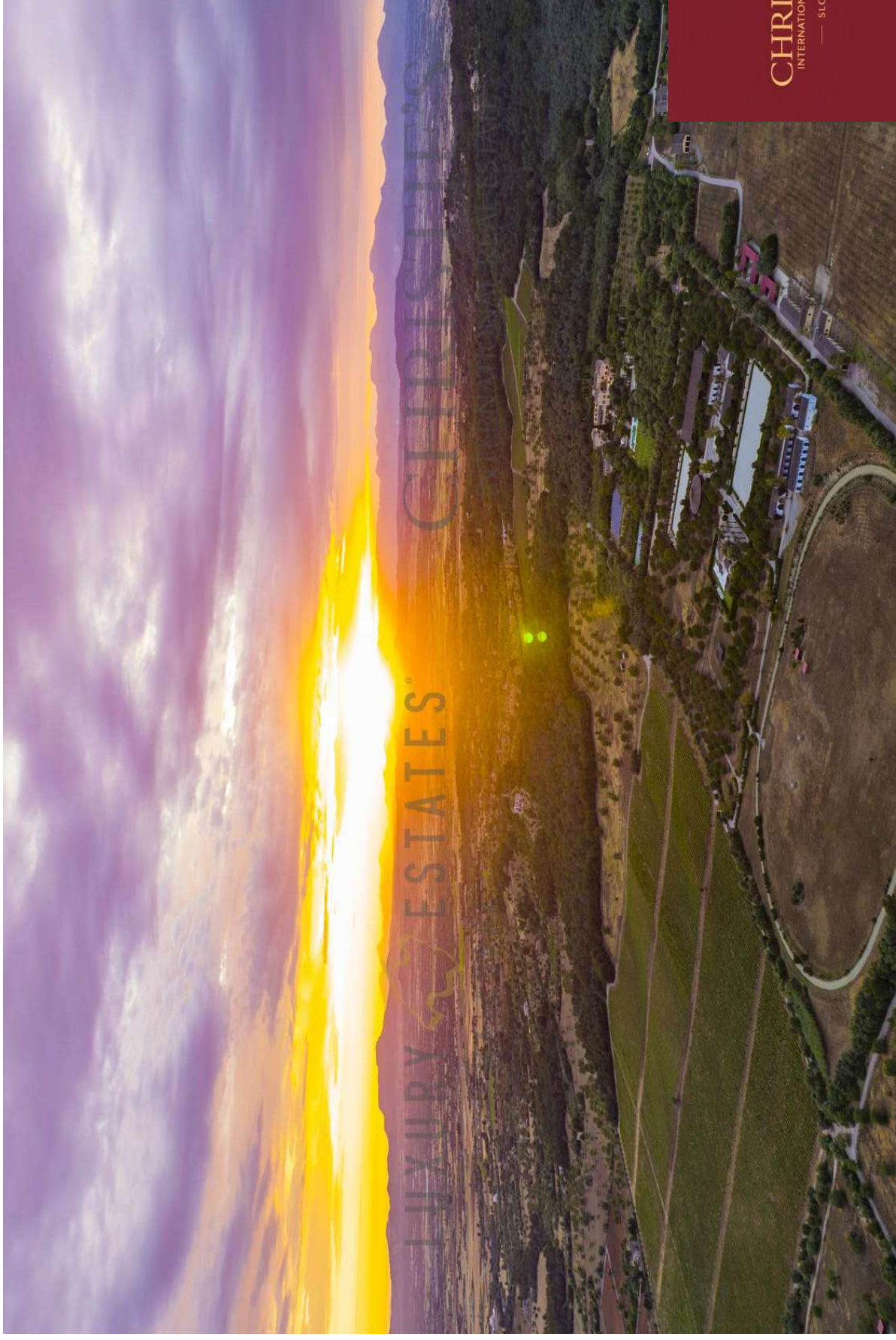
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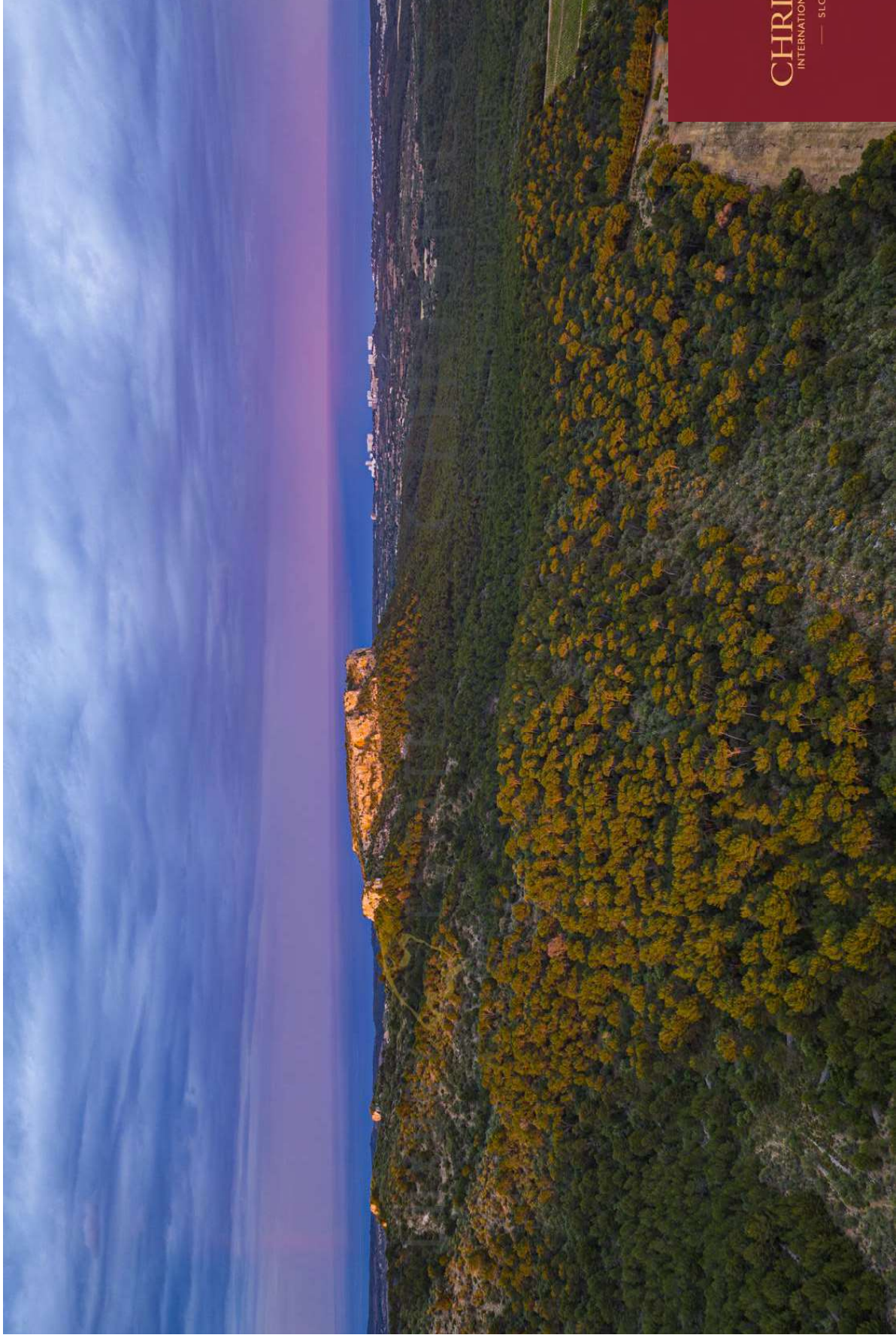
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