A Private Mediterranean Sanctuary Surrounded by Vineyards, Mountains & Endless Views

Property: KPS268R • 07143 Sencelles
2.300.000,00 €



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Data overview

PropNo	KPS268R
Heating type	Floor heating, Central heating system
Combustion	Oil, Electric
Glazing	Triple glazed
Suitable for seniors	Yes
Kitchen	Pantry, Fitted kitchen, Open kitchen
Type of parking space	Outdoor parking space
Swimming pool	Yes
Type swimming pool	Private pool
Orientation	South
Plot size	28.156,00 sqm
Constructed area	701,65 sqm
Living area	404,15 sqm
Bedrooms	5
Bathrooms	4
No. of terraces	2
Balcony/terrace area	205,60 sqm
Postcode	07143
Municipality	Sencelles
Region	Sencelles
Country	Spain
Purchase price	2.300.000,00 €
Kind of property	Country house
Year of construction	2010
Energy certificate	available
Energy efficiency class	C
CO2 emission class	B

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Description

This beautifully constructed country residence has been thoughtfully designed to combine comfort, energy efficiency, and modern living with the benefits of a rural lifestyle. Positioned on a generous 28,156 m^2 plot, the home enjoys a highly desirable north-south orientation, providing protection from prevailing winter weather while maximizing sunshine on the south-facing terrace and swimming pool area throughout the day.

Main Residence

The property is 100% legal and fully registered, including the basement of approximately 71m2 and a two-storey main house of 333m2. Accommodation comprises:

5 spacious double bedrooms
4 bathrooms, including 3 en-suite bathrooms
Guest cloakroom/WC on the ground floor
Dedicated study/home office
Large open-plan living and dining area
Spacious open-plan kitchen with direct access to the terrace
Separate pantry and laundry room

Construction & Energy Efficiency

Built to a high standard, the house features:

Double-glazed windows and sliding doors throughout
Double-brick construction with insulation for improved thermal performance
Energy Efficiency Certificate rating of B, reflecting low electricity consumption
Pre-installed ducting for future air-conditioning throughout the property
Ceiling fans fitted in all upstairs bedrooms
Heating & Infrastructure

The home has been designed for year-round comfort with:

Underfloor heating throughout the ground floor and all upstairs bathrooms
Diesel-fired heating system housed in a dedicated external plant room
External utility building containing plumbing systems, hot water installation, and diesel burner

Water & Utilities

The property benefits from excellent self-sufficiency and infrastructure:

Mains electricity supplied by Endesa, fully installed and legally registered
Private legal water well, approximately 180 metres deep
Two underground water storage tanks beneath the covered terrace
One tank dedicated to collecting rainwater for garden irrigation
Large three-stage septic tank system

Location

Despite its idyllic rural setting, the property enjoys exceptional accessibility. Located just minutes from Binissalem, Consell, Santa Eugènia, Santa Maria, and Sencelles, with excellent access to the motorway, Palma and the airport are reachable within approximately 15–20 minutes.

This is far more than a home — it is a lifestyle property offering privacy, beauty, sustainability, and an extraordinary connection to the Mallorcan landscape.

Furnishing description

Technology & Connectivity

Ideal for modern living and remote working:

CAT5 network cabling and coaxial connections installed from the study to every room in the house
Starlink internet installation already in place
Comprehensive network infrastructure suitable for high-speed internet, home offices, and media systems

Additional Accommodation

A separate 75 m^2 casita with its own independent driveway and entrance gate offers excellent potential for guest accommodation, staff quarters, rental use, or a studio. The building currently requires renovation.

Outdoor Living

The south-facing outdoor areas have been designed to take full advantage of Mallorca's climate:

Saltwater swimming pool measuring 9m x 5m
Extensive terraces and entertaining spaces
Productive vegetable garden with five raised beds and integrated irrigation system
Approximately 30 olive trees plus a variety of fruit trees

Land has not been treated with chemical fertilisers by the current owners, making it suitable for organic cultivation or the establishment of a vineyard

Other data

Lifestyle Opportunity

Combining modern comforts, excellent energy performance, extensive infrastructure, productive land, and complete legal documentation, this property offers a rare opportunity to enjoy sustainable country living while remaining connected to modern amenities. A very rare and exceptional find nowadays!

Images





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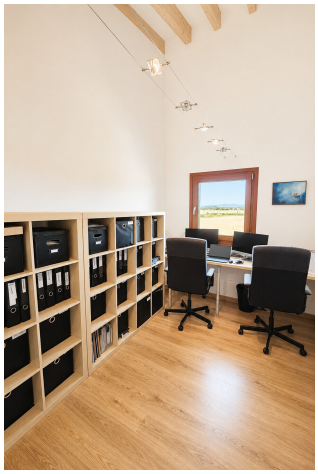



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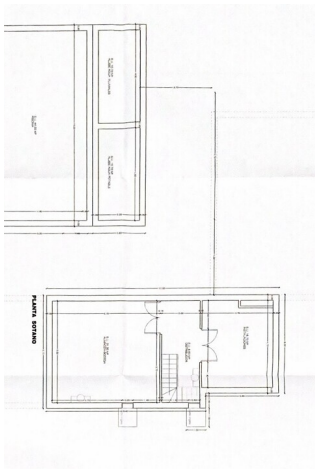
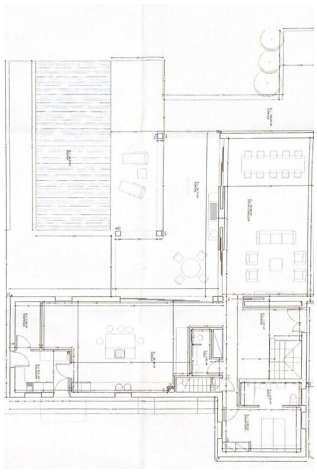
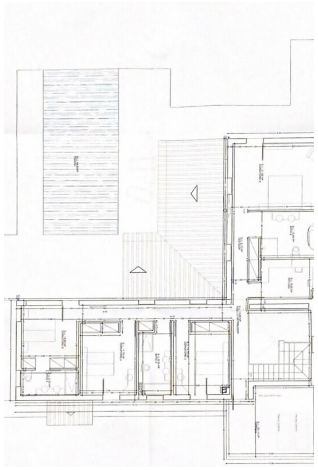


BASEMENT



GROUND FLOOR



FIRST FLOOR

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