

## Country Estate with Stables, Arena & Lifestyle Amenities in Llubi

Property: KPS278R • 07430 Llubi  
2.200.000,00 €



## Data overview

|                         |                                 |
|-------------------------|---------------------------------|
| PropNo                  | KPS278R                         |
| Heating type            | Electric heating, Solar heating |
| Air conditioning        | Cold/Warm                       |
| Glazing                 | Double glazed                   |
| Kitchen                 | Pantry, Fitted kitchen          |
| Type of parking space   | Carport, Outdoor parking space  |
| Swimming pool           | Yes                             |
| Type swimming pool      | Private pool                    |
| Plot size               | 17.800,00 sqm                   |
| Constructed area        | 520,00 sqm                      |
| Living area             | 314,00 sqm                      |
| Bedrooms                | 4                               |
| Bathrooms               | 4                               |
| No. of parking spaces   | 4                               |
| Postcode                | 07430                           |
| Municipality            | Llubi                           |
| Country                 | Spain                           |
| Purchase price          | 2.200.000,00 €                  |
| Kind of property        | Country house                   |
| Year of construction    | 1900                            |
| Energy certificate      | available                       |
| Energy efficiency class | E                               |

## Description

Set in the peaceful countryside of central Mallorca, this private 17,800 m<sup>2</sup> estate enjoys uninterrupted views of the Tramuntana mountains. A sandstone cliff and woodland at the rear provide complete privacy.

Located just minutes from Llubí, with excellent restaurants, a direct train to Palma, and only 15 minutes from Muro Beach, the property offers the perfect balance of tranquillity and convenience.

The main house features a spacious open-plan living area with a wood-burning fireplace, four double bedrooms, two full bathrooms, a guest WC, and a separate laundry room. Air conditioning and ceiling fans are installed throughout, while central heating via radiators ensures year-round comfort. Double-glazed windows with mosquito screens complete the home.

Outside, a 10 x 5 m saltwater swimming pool is surrounded by 160 m<sup>2</sup> of IPE timber decking, landscaped gardens, and a large covered terrace ideal for entertaining. The gardens benefit from a fully automated irrigation system.

Designed for equestrian living, the estate includes:

A 1,000 m<sup>2</sup> sand riding arena with an automatic watering system and LED floodlighting for evening riding

Fenced paddock

Two horse stalls and one hay barn

30 m<sup>2</sup> tack room

Horse wash-down area

Additional buildings include:

170 m<sup>2</sup> secure workshop/end shed, ideal for classic cars, machinery or storage

Separate 15 m<sup>2</sup> gym or treatment room

Separate 20 m<sup>2</sup> office

Two-car tiled-roof garage

A rare opportunity to own a fully equipped country and equestrian estate that combines privacy, sustainability, and exceptional lifestyle facilities in one of Mallorca's most peaceful locations.

## Furnishing description

The property is exceptionally well equipped with:

Private borehole

70,000-litre water storage with an advanced filtration system

2,000-litre diesel (gasoil) tank

Integrated solar panel system working alongside Endesa mains electricity, providing highly efficient energy use and the potential for off-grid living.

Security is comprehensive, with the entire property fully fenced and featuring an electric entrance gate, video intercom, CCTV security cameras, and a modern alarm system with remote access.

## Images













## Your contact person:

Mobile:

Email: [philia@kaldiproperties.com](mailto:philia@kaldiproperties.com)

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