



## EXCEPTIONAL COUNTRY ESTATE: TWO VILLAS AND FOUR HOMES - ETV - LLUBI



**12**  
Bedrooms



**9**  
Bathrooms



**2.072 m<sup>2</sup>**  
Built



**185.000 m<sup>2</sup>**  
Total



**8.500.000€**  
Price

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## Description

An exceptional 185,000 m<sup>2</sup> country estate in Llubí featuring two villas, four dwellings, two industrial units, a tourism licence and great development potential:~~Situated in a prime location in Llubí, in the heart of Mallorca, this extraordinary country estate offers complete privacy, stunning views of the Serra de Tramuntana and enormous potential for residential, tourist, equestrian or wellness use.~~The property comprises approximately 185,000 m<sup>2</sup> of land, 2,072 m<sup>2</sup> of built area and two separate entrances, comprising two villas and four dwellings, extensive agricultural facilities and vast areas of cultivated land with almond and fig trees – traditional Mallorcan species.~~It stands out for its authentic traditional Mallorcan architecture, with natural stone façades, stone arches, exposed wooden beams, large windows, a fireplace and solid wood interior joinery, combining rustic charm with all modern comforts, including air conditioning with a heat pump, CCTV throughout the estate and two independent, high-capacity solar energy systems, 64 solar panels and new batteries that provide a high level of energy self-sufficiency, reinforcing the property's sustainable character.~~One of the main residences, measuring approximately 300 m<sup>2</sup>, is spread over two floors and comprises three bedrooms, two bathrooms, a dressing room, a living-dining room, a fitted kitchen with an island, a utility room, a plant room, a porch and a private swimming pool.~The second property stands out for its traditional charm and how well it blends into its surroundings. It features an open-plan kitchen, one bedroom, a bathroom and lovely garden areas that create a unique and cosy atmosphere.~The third property, renovated in 2024, features a living-dining room and a brand-new, fully equipped kitchen with an island, two bedrooms, a bathroom and an incredible private terrace. It has air conditioning and parquet flooring. Meanwhile, the fourth property comprises a bedroom, kitchen, living-dining room and bathroom, offering a range of accommodation options for family, guests or tourist rental.~In the highest part of the estate stands another of the main residences, with a floor area of 360 metres, clad in natural Mallorcan stone. It stands out for its exposed wooden beams, its spacious rooms and its seamless integration with the surroundings. Spread over two floors, it offers a comfortable and functional layout. On the ground floor, there is a beautiful entrance hall, a bright living-dining room, a fully equipped wooden kitchen, a double bedroom and a bathroom. Upstairs is the master bedroom with a full en-suite bathroom and a dressing room opening onto a stunning balcony terrace, from which you can enjoy spectacular views of the Mallorcan countryside and the Serra de Tramuntana.~The property is completed by a large basement, an additional space with an approved planning application for residential use.~As an added bonus, the property includes an approved planning application for a 166 m<sup>2</sup> villa with a swimming pool; the site currently comprises a two-storey house to be rebuilt in accordance with the plans. This offers a range of possibilities: a guest house, accommodation for family members, a self-contained studio or an extension to the residential project.~~The estate also features two spacious agricultural buildings – one measuring 292 m<sup>2</sup> plus terraces and another measuring 198 m<sup>2</sup> plus terraces – as well as two on-site wells and a waterproofed irrigation reservoir, ensuring a year-round water supply. There are outdoor stables, a REGA licence for approximately 60 animals and an ETV licence for 6 tourist beds.~~Situated just a few minutes from Sineu, with all amenities nearby, around 30 minutes from Palma and the airport, and just 20–25 minutes from the beaches of Alcúdia, Playa de Muro and Can Picafort.~~A unique property in Mallorca, ideal for developing projects such as agrotourism, rural tourism, an equestrian centre, wellness retreats, co-living.~

## Details

- ✓ Ref: 00068
- ✓ Air conditioner
- ✓ Built in wardrobes
- ✓ Garden
- ✓ Heating
- ✓ Energy certification:
- ✓ Built in wardrobes
- ✓ Garden
- ✓ Heating
- ✓ Light