



Exclusive contemporary Mediterranean-style villa close to the sea

Price

4.450.000 €

Year of construction
2025

Plot Area
47.000 m²

Built área
475m²

Bedrooms
4

Bathrooms
4

Location
Sa Rapita



Description: Finca Sa Vinyoleta is a stunning contemporary Mallorcan-style estate, completed in June 2025, set on an expansive 47,000 m² plot. The finca beautifully blends traditional architecture with modern design, using carefully selected natural materials and exceptional craftsmanship throughout. The result is a home that feels both luxurious and connected to nature, with bright interior patios and large glass surfaces creating a seamless indoor-outdoor lifestyle.

The property features a spacious open-plan living and dining area with a fireplace, a fully equipped designer kitchen with high-end appliances, four en-suite bedrooms, and a laundry area with separate service access. The basement, accessible directly from outside, includes a versatile multipurpose room ideal as a cinema, games room or storage area, as well as a technical room and a water deposit supplying both the house and gardens. Water is provided by a private well, ensuring both independence and sustainability.

The entire project was designed to offer maximum comfort all year round and has achieved an Energy Class "A" rating thanks to outstanding insulation and premium-quality materials. The structure combines concrete slabs, insulated blocks and traditional "Piedra Marger" stone walls, together with wooden beam ceilings that perfectly balance aesthetics and efficiency. The house is equipped with KNX and Airzone smart-home systems controlling lighting, underfloor heating and ducted air conditioning. The oak kitchen, designed with a central island and hidden doors, integrates seamlessly with the living space and is enhanced by adaptable linear lighting for different atmospheres.

Outside, the property captures the authentic Mediterranean lifestyle, with a vast grain field that stays green from September through the spring harvest. The house sits at the heart of the estate, surrounded by landscaped gardens filled with olive trees, palm trees, bougainvillea and aromatic plants. The size of the land also offers the possibility of equestrian facilities and even a private polo training field.

The main entrance is approached via a charming path alongside the barley field, leading to an elegant entrance courtyard with an olive tree, fountain and pergola with space for three vehicles. The layout has been carefully designed to create openness, perspective and a natural connection between indoor and outdoor spaces. The home is distributed over a single floor, with two perpendicular wings connected by a corridor that forms two bright and private interior patios. Facing the main wing is a spacious south-facing terrace with pergola, visually connected to the garden and swimming pool.

One particularly valuable feature of the property is a project that has already been submitted for an additional annex building, allowing for an extension of the built area for various possible uses depending on the future owner's preferences and needs.

This is an especially attractive opportunity for nature lovers and equestrian enthusiasts alike. The additional space could also be adapted as a resting and care area for horses. The estate's large size and excellent location, close to renowned polo fields, further enhance the exclusivity of this unique property.



















Location: The estate is located in the southeast of Mallorca, just a 10-minute drive from the centre of Campos and the harbours of S'Estanyol and Sa Ràpita—where the famous Es Trenc beach begins. Within a few minutes' drive are also charming and authentic towns such as Ses Salines, Santanyí, and the coastal area of Colònia de Sant Jordi, all offering excellent dining, leisure options, and essential services. For golf enthusiasts, the courses of Val d'Or and Son Antem are less than 20 km away.



Property Specifications

— Status	New build
— Year of construction	2025
— Plot size	47.000m ²
— Built area	475m ²
— Bedrooms	4
— Bathrooms	4
— Guest toilet	1
— Terraces	
— Pergola for 3 cars	
— Swimming pool	

— Central heating
— Central heating
— Ducted air conditioning
— Heat pump
— Mains electricity
— Mains electricity
— Private well
— South-facing orientation
— Panoramic views



Airport: 30–35 min



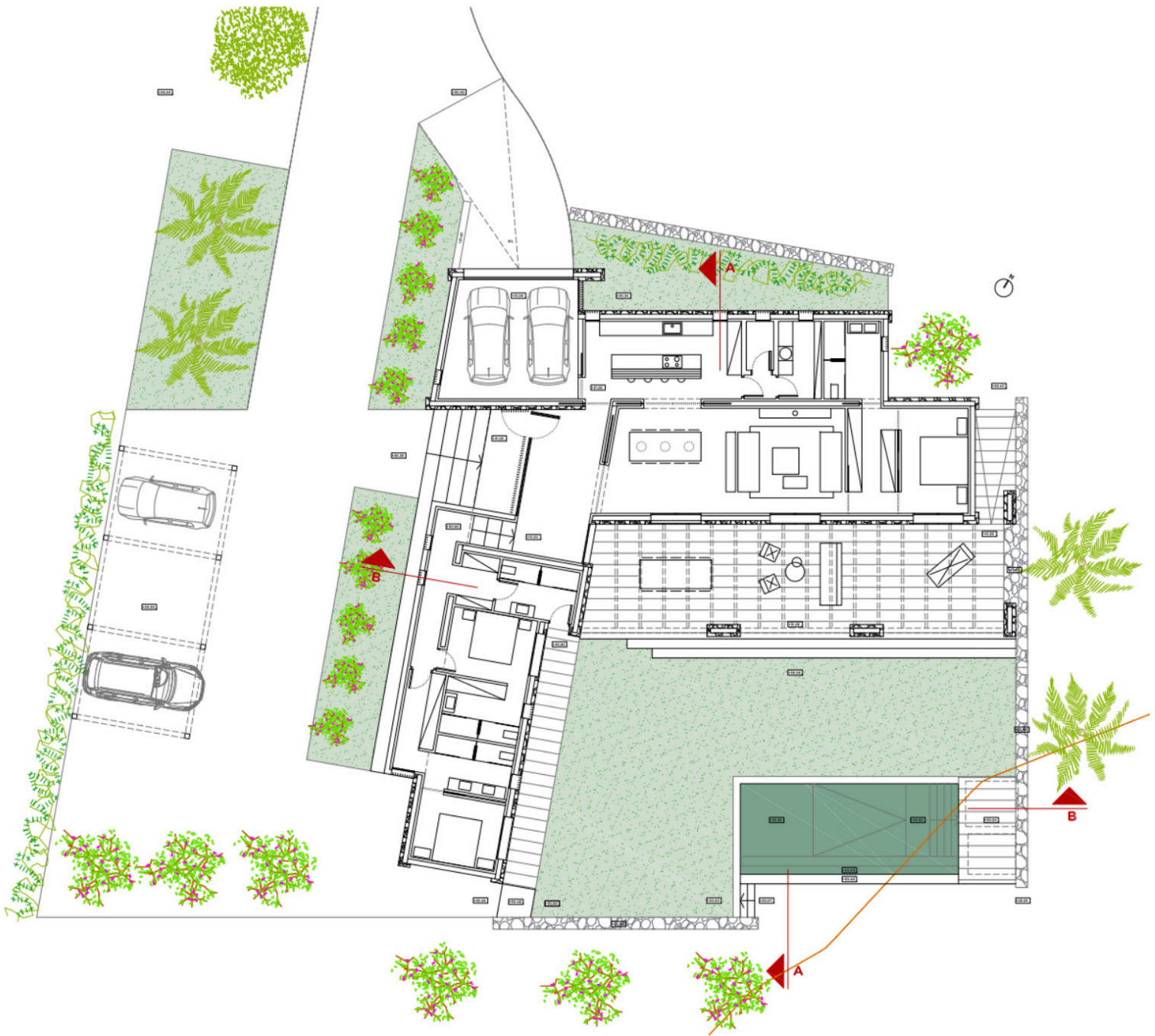
Golf (Golf Son Antem): 15–20 min

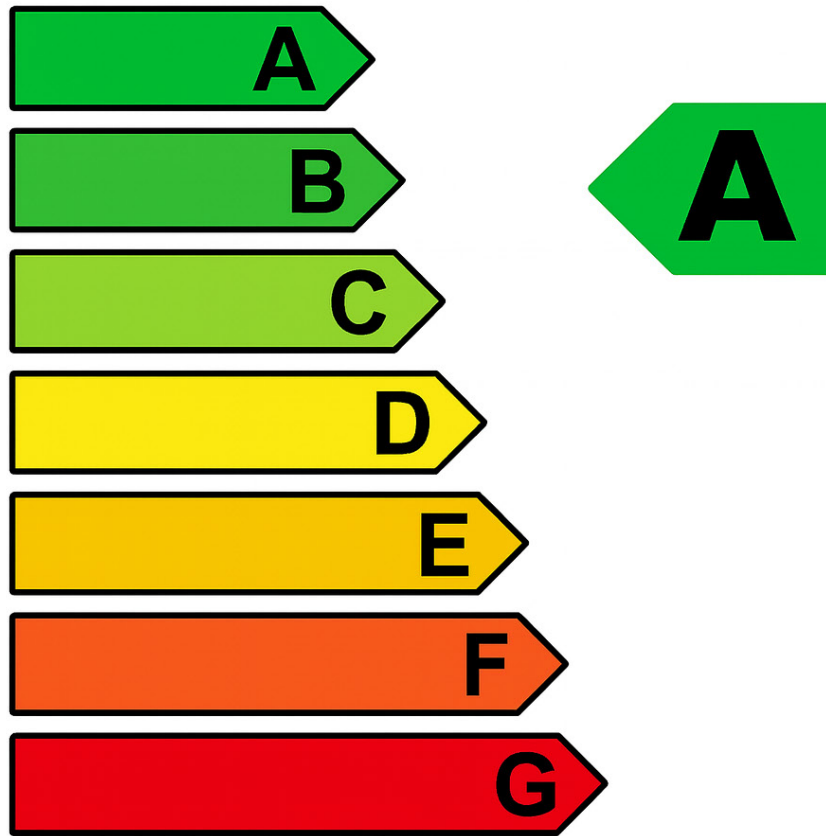


Beaches: 5–10 min



Town: 3 km





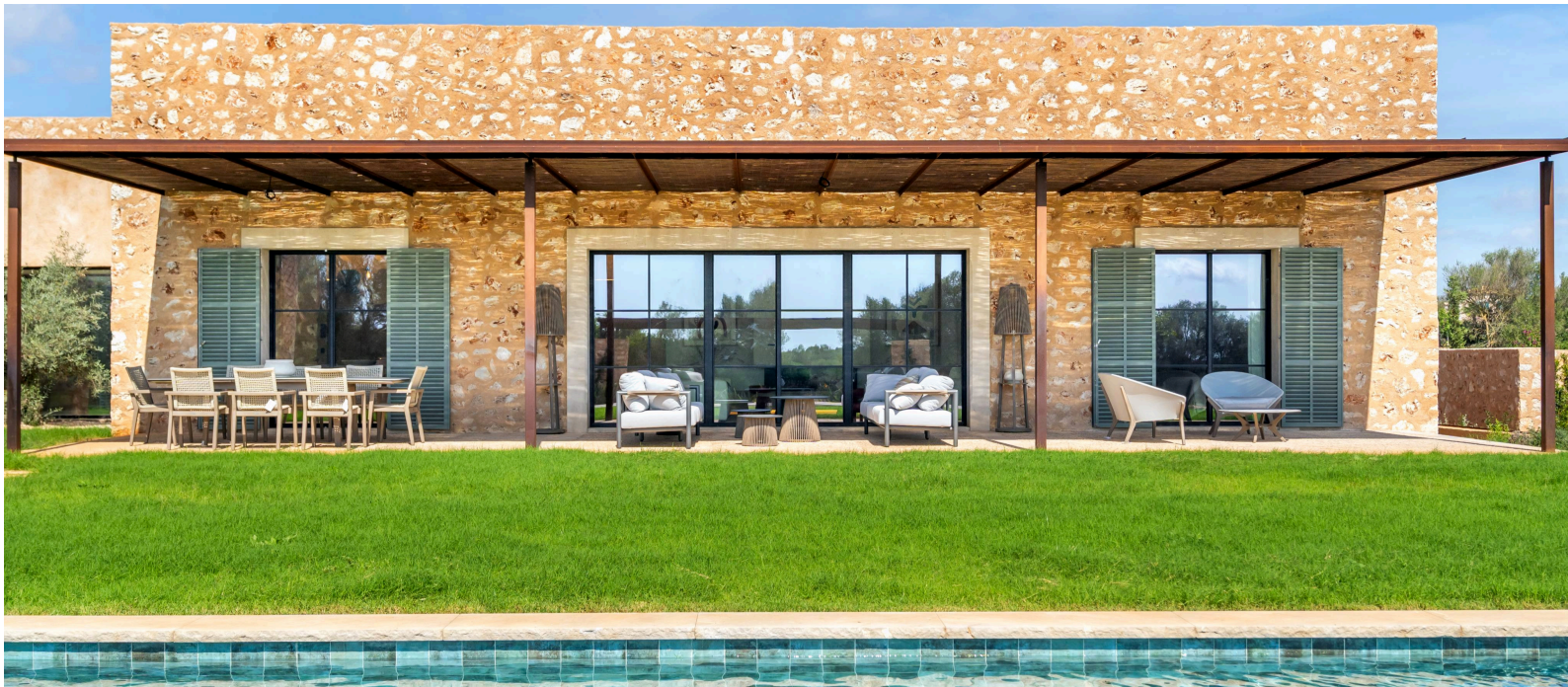
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