

Exclusive Agrotourism Estate with License

Llucmajor, Mallorca — A fully licensed, operational agrotourism property with an approved solar park on 37 hectares of private Mallorcan countryside.

PURCHASE PRICE: 4,500,000 €

BUILT 1931 · RENOVATED 2000



At a glance

Key Highlights



Historical Heritage

Built in 1931, masterfully renovated in 2000 — traditional charm meets modern luxury comfort.



37 Hectares of Land

Over 370,000 m² of private, sprawling grounds — absolute privacy and untouched nature.



Agrotourism License

Fully registered and operational — ready for immediate use as a licensed agrotourism business.



Approved Solar Park

Already officially approved — for sustainable energy independence and additional income through grid feed-in.



10 Bedrooms

All en suite with private bathrooms — 11 bathrooms in total for the highest guest requirements.



Additional House

Includes another building for conversion — significant expansion potential for additional development concepts.

The Estate in Detail

Buildings & Areas

- Built area: **1,350 m²**
- Living area: **789 m²**
- 10 bedrooms, all en suite
- 11 bathrooms total
- 4 garages + 6 parking spaces total
- Pool, terrace, garden

Land & Location

- 37 hectares (over 91 acres)
- Over 370,000 m² of private land
- Panoramic view of the landscape
- Absolute privacy and tranquility
- Near Son Antem & Maioris Golf
- 18 min. to Palma airport



Features & Highlights

Agrotourism License

Fully registered, operational, and immediately ready to use. The license allows for legal rental operations with a tourist rental permit – an extremely rare and valuable asset in Mallorca.

Approved Solar Park

All regulatory permits have already been granted. Enables complete energy self-sufficiency for the estate as well as income through feed-in to the public grid.

Additional House for Renovation

An additional building is included in the purchase price and offers significant development potential – whether as a guest house, spa, staff accommodation, or a separate event space.

Pool, Garden & Terrace

Spacious outdoor areas featuring a pool, meticulously maintained gardens, and expansive terraces offering panoramic views over the unspoiled Mallorcan landscape.



Investment Potential

Diverse Revenue Streams at a Glance

Existing Revenue Streams

- **Agrotourism Rental** — 10 en-suite rooms, immediately operational
- **Event Location** — Weddings, corporate retreats, group travel
- **Bed & Breakfast** — Farm-to-table concept possible

New Revenue Streams

- **Solar Park** — Electricity sales & self-sufficiency
- **Renovation Property** — Additional rooms, spa, or restaurant
- **Wine & Olive Oil Production** — Own production on 37 hectares
- **Wellness Retreats** — Yoga, cooking classes, artist residencies

10**En-suite Rooms**

Immediately rentable

37**Hectares of Land**

Private & undeveloped

4**Golf Courses**

In the vicinity

1931**Year Built**

Renovated 2000

Development Potential

One Finca — Endless Possibilities



Boutique Agrotourism

Operate 10 en-suite rooms as an exclusive boutique hotel — featuring a farm-to-table restaurant, yoga retreats, and wedding events on a historic estate.



Sustainable Energy

The approved solar park makes the estate energy-independent and generates additional passive income through grid feed-in — a strong sustainability argument.



Agriculture & Production

On 37 hectares, the estate offers opportunities for viticulture, olive oil production, and organic farming — ideal for an authentic agrotourism experience and direct marketing.

History & Character

Tradition Meets Modern Luxury

Originally built in 1931, this exceptional estate was masterfully renovated in 2000 with the utmost care. The result: a seamless blend of authentic Mallorcan character—thick stonewalls, traditional vaulted ceilings, historic floors—and contemporary comfort at the highest level. Every corner of the property tells a story of decades of history, while state-of-the-art amenities ensure absolute well-being.

1931

Original construction with typical Mallorcan architecture

2000

Masterful renovation with modern comfort

Today

Fully operational agritourism estate — ready to go



Price Overview

Investment & Scope of Services

Purchase Price

4,500,000 €

Price per m²: **5,703 €/m²**

An exceptional price-performance ratio for a turnkey property with a rare agrotourism license on Mallorca.

Included in the Purchase Price

- ✓ Fully registered agrotourism license (operational)
- ✓ Approved solar park
- ✓ Additional house for renovation
- ✓ 37 hectares of private land (370,000 m²)
- ✓ 10 bedrooms, all en suite
- ✓ 11 bathrooms
- ✓ Pool, garden, terrace
- ✓ 4 garages, 6 parking spaces



















Kontakt

Balearic Projects

Avenida Jaime III 3, planta2 puerta 2

07012 Palma de Mallorca

Spanisch / Englisch

Elena Aguilar

+34 638 03 08 01

Deutsch / Englisch

Sarah Heller

+49 176 63861524

Wir freuen uns darauf, Ihnen diese außergewöhnliche Immobilie persönlich zu präsentieren und alle Ihre Fragen zu beantworten.