



PRIME LOCATION & CONNECTIVITY

Nestled on the serene outskirts of Sant Joan, Finca Son Baró offers the perfect balance of rural tranquility and effortless accessibility. While the estate feels like a private world of its own, the very best of Mallorca is just a short drive away...!

- **Local Villages:** Reach the authentic heart of Sant Joan in just 5 minutes, with the charming villages of Maria de la Salut and Petra only 7 minutes away.
- **Coastal Escape:** The pristine turquoise waters and white sands of Playa de Muro and Son Serra de Marina are accessible within 25 minutes.
- **Island Connections:** Palma's vibrant city center and the international airport are a comfortable 45-minute drive from your front gate.

A peaceful country retreat with the entire island within reach.

Spec Sheet

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Listing price € 1.895.000,-

LAYOUT & DIMENSIONS

- **Plot Size:** 14,400 m²
- **Total Built Area:** 562 m²
- **Living Area:** 265 m²
- **Terraces:** 261 m² (including a 38 m² porche)
- **Swimming Pool:** 34 m²

INTERIOR FEATURES

- **Three (/four) Spacious Bedrooms:**
 - **Master Suite:** Featuring a walk-in closet and a private en-suite bathroom
 - **Two Guest Suites:** Each equipped with its own en-suite bathroom
 - **Optional extra bedroom:** The secondary lounge area could be transformed into an extra bedroom
- **Elegant Living Spaces:**
 - Grand living room featuring a traditional fireplace
 - Luxe open-plan kitchen with a central island and Bosch appliances
 - Secondary cozy lounge area with an additional fireplace
- **Additional Spaces:**
 - Seperate guest toilet
 - **Utility / laundry room / gallery /**
 - Spacious garage and dedicated technical room

LUXURY FINISHES

- **Climate Control:** Underfloor heating throughout the entire residence and integrated air conditioning in all bedrooms
- **Flooring (general):** Large-format natural stone tiles flowing seamlessly from the interior to the exterior terraces
- **Flooring (bedrooms):** The bedrooms feature wooden floors for a warm look and feel
- **Architectural Details:** Traditional wooden beam ceilings and premium hardwood (Iroko) window frames with high-performance double glazing
- **Custom Storage:** Handcrafted built-in wardrobes in all bedrooms
- **Bathrooms:** Finished with local natural stone, concealed designer taps, and bespoke cabinetry

MEDITERRANEAN OUTDOOR LIVING

- Expansive swimming pool surrounded by generous sun terraces
- Large covered veranda designed for long, al fresco dinners
- Landscaped entrance with a private electric gate
- Total seclusion and privacy
- Ample space for a private olive grove or a lush Mediterranean garden

SELF-SUFFICIENCY (Off-grid luxury)

Experience total independence without compromising on comfort. Finca Son Baró is engineered for high-end, off-grid living:

- **Solar Energy:** Advanced photovoltaic panel system with high-capacity battery storage
- **Backup Power:** Professional-grade emergency generator
- **Water Supply:** Private licensed well with a large underground cistern.
- **Connectivity:** High-speed Starlink satellite internet

No reliance on external utility connections – the ultimate choice for those seeking freedom, sustainability, and absolute peace of mind.

DISCLAIMER

The information in this brochure is for guidance purposes only. While we strive for maximum accuracy, no rights can be derived from its contents. All details—including prices, dimensions, floor plans, artist impressions, and availability—are subject to change, errors, and approval by the seller and relevant authorities.

Should you require them, full technical documentation—including site plans, floor plans, sections, and facades—can be requested directly from the developer.





*"A Private Sanctuary of
Light and Space"*







































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