



SON BARRO

Sant Joan · Mallorca

A Signature Residence by Domus Gusto

Your own valley. Your own rhythm.

There is a moment, somewhere along the long private driveway to Son Barro, when the outside world begins to disappear.

No neighbouring houses. No overlooking terraces. No distractions.

Just the landscape, the silence and, hidden within its own private valley, Son Barro.

A contemporary Mediterranean residence created around one simple idea: to make the most of living in Mallorca.

Construction is underway, with completion scheduled for **April 2027**.

Designed around life

Son Barro is entirely arranged on **one level**.

Not simply for convenience, but because it allows the house to live differently. Bedrooms, kitchen, dining, living spaces, courtyards, terraces and pool all become part of one continuous environment.

Doors open and life moves outside.

Morning coffee in the first sun. Breakfast on the terrace. Bare feet on warm stone. An afternoon disappearing between the shade and the pool.

And later, friends arriving for dinner.

The kitchen becomes part of the evening. Wine is opened, food is prepared and conversations move naturally between inside and outside.

At the heart of the main living space, a large open fireplace forms an architectural centrepiece — adding atmosphere and character without interrupting the openness of the house.

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Elsewhere, a second fireplace is integrated into the **cosy cinema lounge**: a more intimate place for films, a glass of wine or simply retreating at the end of the day.

Two spaces. Two different atmospheres. One home.

Mediterranean, without the clichés

Son Barro takes its inspiration from Mallorca without trying to recreate the past.

High ceilings, natural stone, warm timber, mineral textures and soft Mediterranean tones are combined with contemporary architecture and bespoke interior elements.

The result is calm and timeless, but never predictable.

For the interiors, Domus Gusto is collaborating with Dutch interior architect Roy de Scheemaker, bringing more than 35 years of international design experience to the project. The design plans themselves bring together Domus Gusto and Studio Roy de Scheemaker in the development of the residence.

Every element is considered as part of the whole — from the cabinetry and material palette to the way light enters a room and the relationship between inside and outside.

Three suites. Three private retreats.

Son Barro offers three bedrooms, each with its own en-suite bathroom, including a generous master suite. A separate guest toilet serves the main living areas.

Each bedroom has been conceived as its own retreat: private, serene and connected to the landscape.

The floorplan places these private spaces around the central living environment, while kitchen, dining, living, outside dining and pool naturally connect with one another.

Outside is where Mallorca happens

At Son Barro, the exterior is not something added to the house.

It is part of the house.

A large private swimming pool sits at the centre of a series of terraces, covered outdoor spaces and more intimate corners within the landscape.

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Some are made for doing absolutely nothing.

Others for long lunches that were never supposed to last until dinner.

And because Son Barro sits secluded within its own valley, without immediate neighbours, evenings can become evenings.

Music. Dinner. Friends. Another bottle opened.

No need to look at the clock.

Freedom, by design

Privacy at Son Barro goes beyond not having neighbours.

The residence has been conceived for independent off-grid living, using solar energy and its own private water source.

Inside, underfloor heating and air conditioning throughout the entire residence provide year-round comfort.

It is a different interpretation of luxury.

Not more for the sake of more.

But the freedom to live surrounded by nature, in complete privacy, while having everything you need.

A separate building adds another possibility: garage, atelier, creative studio or private workspace.

Its purpose can follow the person who lives here.

Still becoming yours

Son Barro already has its identity.

But its story isn't completely finished.

Construction is progressing towards **completion in April 2027**, and at this stage selected finishes, details and personal preferences can still be discussed with Domus Gusto and the design team, subject to technical feasibility and construction progress.

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That makes this a particularly interesting moment to become its owner.

Not when everything has already been decided.

But while there is still an opportunity to leave something of yourself behind.

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Authentic locations. Strong architecture. Exceptional design. Mediterranean living.

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