
DOMUS
GUSTO
Finca Sineu
Sineu, Mallorca



PRIME LOCATION & CONNECTIVITY

Nestled in the heart of Mallorca's picturesque countryside, this exclusive finca in Sineu offers the perfect harmony of rural tranquility and effortless accessibility. While the estate serves as a private sanctuary, the very best of the island remains remarkably close at hand.

- **Local Heritage:** Reach the historic heart of Sineu in just under 10 minutes, where traditional markets and fine dining await.
- **Coastal Escape:** The turquoise waters and white sands of Playa de Muro and the bay of Alcúdia are just 25 minutes away from your front gate.
- **Island Connections:** Acces to Palma's vibrant city center and the international airport is a comfortable 35 to 40-minute drive, keeping you connected to the island and the world.

A peaceful country retreat with the entire island within reach.

Spec Sheet

8 4 4

Listing price € 1.795.000,-

LAYOUT & DIMENSIONS

- Plot Size: 15,416 m^2
- Total Built Area: 488 m^2
- Living Area: 248 m^2
- Terraces: 240 m² (of which 31 m² covered)
- Swimming Pool: 45 m²

INTERIOR FEATURES

- Four Spacious Bedrooms:
  - Master Suite: Featuring a big closet and a private en-suite bathroom
  - Double bedroom: Equipped with its own en-suite bathroom.
  - Two Guest Suites: Located on the ground floor, sharing a bathroom.
- Elegant Living Spaces:
  - Spacious living room featuring a traditional fireplace
  - Kitchen with luxury built-in appliances (Bosch)
  - A sprawling lower level (basement) designed for ultimate leisure,
- Additional Spaces:
  - Utility / laundry room
  - Spacious garage with room for two cars

LUXURY FINISHES

- Climate Control: Energy-efficient underfloor heating throughout the entire residence and integrated air conditioning in all bedrooms
- Modern Flooring: Seamless concrete cast floors (microcement) flow elegantly from the interior to the expansive exterior terraces, creating unity.
- Architectural Details: Traditional exposed wooden beam ceilings, treated with natural oil, and a signature Santanyi stone wall along the living room staircase.
- Gourmet Kitchen: A custom-designed kitchen with wooden fronts and hard stone countertops, fully equipped with premium appliances, including a large fridge-freezer an a open wood firegrill
- Bathrooms: Finished with local natural stone tiling, concealed designer taps, and bespoke cabinetry

MEDITERRANEAN OUTDOOR LIVING

- A stunning invinity pool with integrated lighting and a sleek hard stone edge.
- Expansive concrete-cast terraces and a traditional wrought iron porch.
- Beyond the main terraces, a distinctive sunken outdoor space becomes a destination of its own within the garden and surrounding landscape.
- The grounds feature lush planting around the terraces and a manicured lawn by the pool, leaving ample space to design your own olive grove or Mediterranean garden.

SELF-SUFFICIENCY (Off-grid luxury)

Experience total independence without compromising on comfort. This finca is engineered for high-end, off-grid living:

- Solar Energy: Advanced pv-panel system with high-capacity battery storage in the garage
- Backup Power: Professional-grade emergency generator ensures continuous power supply
- 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.

Technical Documentation
For a comprehensive understanding of the exceptional crafts-manship and structural design of this estate, the complete architectural dossier is available upon request.


Cap de Formentor
Punta Beca
Badia de Pollença
Cap del Pinar
Cap de Menorca
Pollença
Punta Cala Rotja
Alcúdia
Escorca
Badia de Alcúdia
Cap de Ferrutx
Serra de Tramuntana
Campanet
Sóller
Mancor de la Vall
Búger
Sa Pobla
Selva
Deià
Muro
Lloseta
Inca
Punta Galera
Valldemossa
Alaró
Capdepera
Punta de Capdepera
Bunyola
Llubí
Santa Margalida
Banyalbufar
Binissalem
Artà
Esporles
Sta Maria del Camí
Consell
Costitx
Maria de la Salut
Estellencs
Sencelles
Sineu
Son Servera
Marratxí
Puigpunyent
Sta Eugènia
Lloret de Vistalegre
Petra
St Llorenç des Cardassar
Serres de Llevant
Sa Dragonera
PALMA
Andratx
Calvià
Montuïri
Vilafranca de Bonany
Manacor
Punta Amer
Algaida
Cap de la Mola
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Llucmajor
Felanitx
Cap Cala Figuera
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Santanyí
Ses Salines
Cap de ses Salines























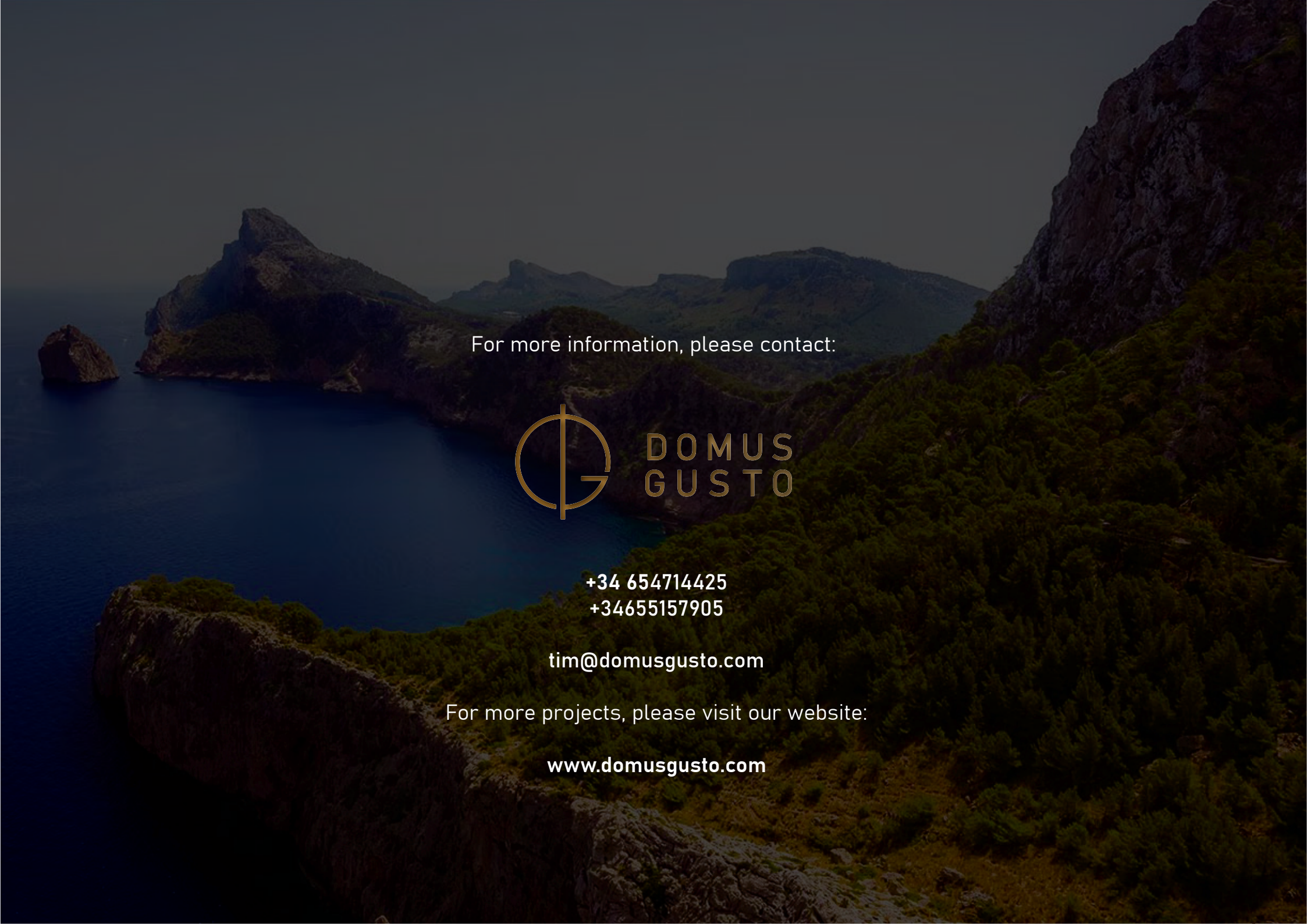









Wine & Dine



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