

PRIVATE SALE

## DESIGNER MALLORQUIN TOWNHOUSE



### **Heritage architecture, contemporary luxury, fully rebuilt & restored.**

In the heart of the peaceful village of Biniali, this exceptional Mallorcan townhouse is a rare architectural statement: a home where authentic heritage craftsmanship has been restored with deep respect, while every comfort of contemporary high-end living has been engineered to the highest standard.

Originally built around 1900, the property has undergone a complete structural renovation (2025), combining timeless Mallorcan character with refined modern design and premium technical systems. Natural stone, restored Marès arches, handcrafted ceramic elements and original doors have been preserved and reintroduced throughout the home, creating an atmosphere that is both warm and architectural.

A true “Mallorca meets modernity” masterpiece.

With approx. 290 m<sup>2</sup> of living space, the home offers generous volumes, high ceilings, a refined open-plan layout, and a beautifully private patio designed for Mediterranean living.

## A HOME RESTORED WITH ARCHITECTURAL PRECISION



From the moment you enter through the traditional Mallorquin batiport (double wooden entry doors), you are welcomed by authentic stone flooring and a sense of rare craftsmanship. Original stone walls and arches have been carefully restored and conserved, while the clean lines of the renovation bring elegance and clarity to every space.

The living and social areas are spacious and luminous, highlighted by high ceilings and an original molded ceiling that has been meticulously renovated, a statement feature that anchors the home's historic soul.

A bespoke, made-to-order metal staircase with pure architectural lines connects the levels, perfectly balancing traditional materiality with contemporary design.

## SIGNATURE DESIGN KITCHEN WITH DOUBLE HEIGHT CEILING



The heart of the home is a spectacular 8-meter-long designer kitchen, featuring a striking double-height ceiling that opens onto a mezzanine creating an impressive feeling of volume, light and architectural drama.

The kitchen is fully equipped with premium appliances and elegant details, including :

- Smeg appliances
- Haier double drawer dishwashers
- Silent-close drawers
- Drinking water filtration system

This space was designed not only to cook, but to host, offering the perfect balance between sophistication and practicality

## THREE EN-SUITE BEDROOMS



The property offers three bedrooms, all with their own en-suite bathrooms, each executed with premium finishes and refined design choices. The highlight is the breathtaking 42 m<sup>2</sup> master suite, accessed through an impressive 4-meter arched glass door. Designed as a private sanctuary, it features an open-concept bathroom concept with a sculptural UK designer wooden bathtub, bespoke lighting, and an exceptional 7-meter built-in dressing room.

Throughout the bathrooms, comfort and quality are ensured with :

- Instant hot water system (taps and showers)
- Italian designer showers and taps
- Silent-close toilets
- Guest toilet on the ground floor

**PRIVATE MEDITERRANEAN PATIO MADE FOR ENTERTAINING,  
WITH THE OPTION TO CREATE A POOL**



Outside, the home opens to a charming private patio designed for the true Mallorca lifestyle.

The patio includes :

- Covered porch area
- Restored 100+ year old traditional stone oven
- Built-in barbecue
- Outdoor shower
- Rainwater drainage system

This outdoor space offers an ideal setting for entertaining guests, enjoying long summer evenings, or simply relaxing in complete privacy.

It is possible to create a pool upon license that should be available within 6 months.

## **FULL TECHNICAL RENOVATION, COMFORT ENGINEERED TO MODERN STANDARDS**



This property is not a cosmetic renovation : it is a full structural and technical rebuild executed with precision and high-end materials.

Key technical highlights include :

- Underfloor heating throughout the whole house (heat pump powered)
- Fan-coil integrated air conditioning
- Individual heating zones across both floors (tactile screens) WIFI remote system
- Thermal double-glazed windows in natural Iroko wood
- Decalcification system
- Dedicated machinery / laundry / storage room
- High-speed internet
- Roof fully reinforced, insulated and renovated
- All wooden beams replaced across the entire house
- Concrete-built structure for long-term stability

Every system has been designed for efficiency, silence and comfort.

## **MATERIALS & DETAILS : WHERE LUXURY IS FELT**



The renovation reflects an uncompromising attention to detail and authenticity :

- Mallorcan stone used throughout
- Handmade ceramic tiles in selected areas
- Restored original main doors reused across the house
- Preserved original arches in Marès stone
- Clean architectural lines and minimalistic design language
- A rare blend of heritage atmosphere and contemporary elegance

### **IMPORTANT NOTE**

The façade finishing will be completed by the owners at their cost after the signing of the Arras agreement, ensuring the buyer receives a fully finished exterior in line with the property's architectural standard.

### **SUMMARY**



A rare opportunity to acquire a truly unique home in Mallorca : a property that offers the soul of tradition, the comfort of modern engineering, and the aesthetics of a designer residence.

This is a home created for those who value authenticity, craftsmanship, architectural integrity and discreet luxury

## KEY FACTS

- Approx. 290 m<sup>2</sup> living area
- 3 bedrooms, all en-suite
- 3 bathrooms + 1 guest toilet
- Private patio with porch
- Restored stone oven + built-in BBQ
- Underfloor heating in both floors + heat pump system
- Fan-coil air conditioning
- High-speed internet
- Fully renovated roof + new wooden beams throughout
- Premium appliances and fittings
- Located in Biniali, Mallorca

