



# Predio Son Serra

CAN PICAFORT - PALMA DE MALLORCA



# Index

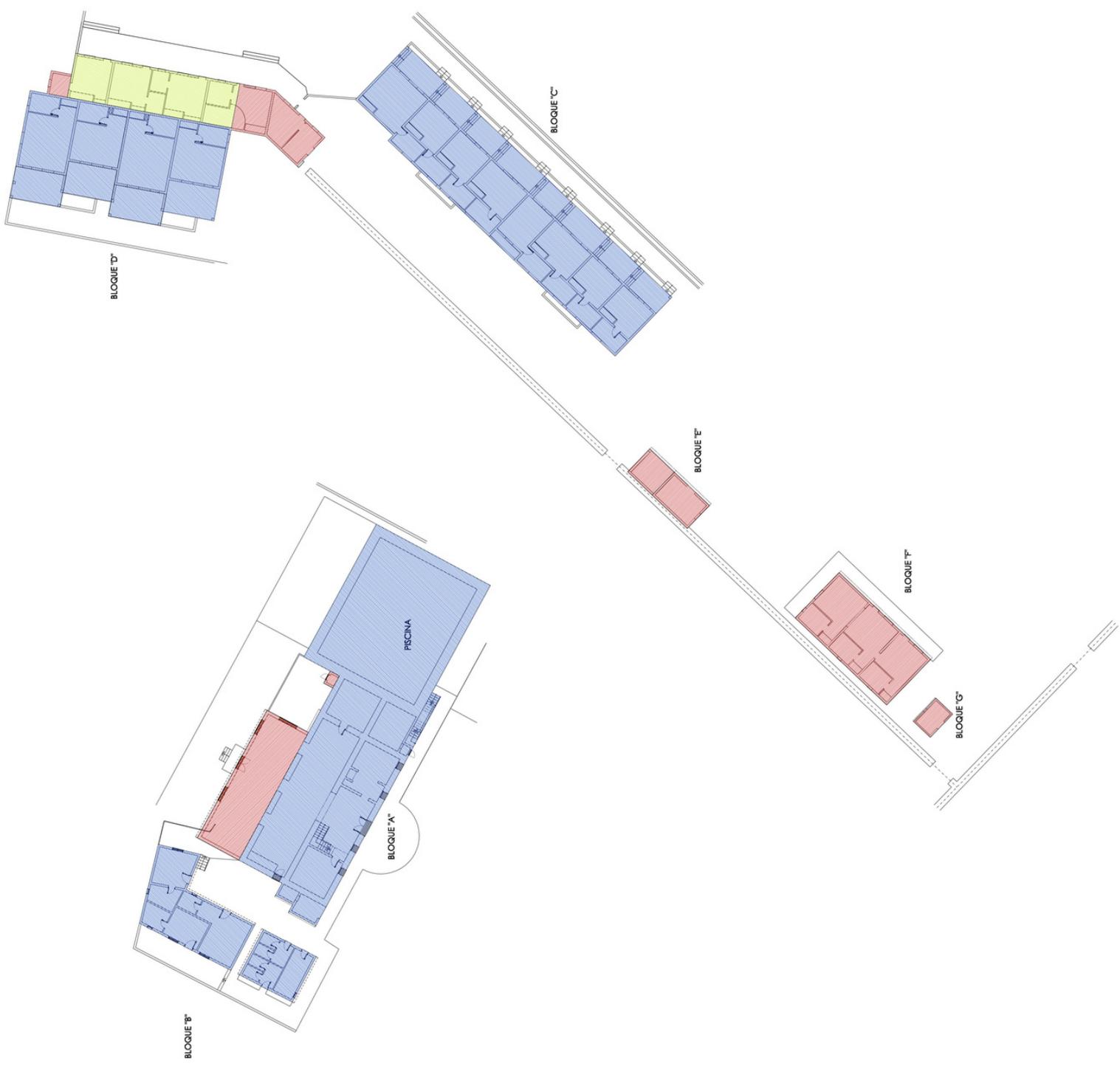
---

Basic information	2
Blueprints	3
Photos	6
Story	17
Location	19
Connections	20
Table with distances	21
The main house	22
Blocks of rooms (bungalows)	24
Pool / Garden / Laundry / Warehouses / Horse Stable	25
Archaeological finds	26
Energy consumption	27
Taxes	27

# Basic information

Municipality	Muro
Rooms	21
Bathrooms	22
Swimming pool	14 * 14 m
Horse stables	71 m2 + 91 m2
Parking	4078 m2
Price	4.900.000€
Built area	1450 m2
Land	63.000 m2
Distance Airport	61 km
Distance Muro's beach	5 km
Hotel and Restaurant License	Yes

# Blueprints



BLOQUE	USO	AREA CONSTRUIDA	AREA TOTAL	AREA SUPLENIDA
BLOQUE A	P. RES.	21.90	21.90	20.90
BLOQUE B	P. RES.	81.90	81.90	76.70
BLOQUE C	P. RES.	117.00	117.00	114.50
BLOQUE D	P. RES.	21.50	21.50	21.50
BLOQUE E	P. RES.	42.50	42.50	42.50
BLOQUE F	P. RES.	11.50	11.50	11.50
BLOQUE G	P. RES.	83.00	83.00	83.00
BLOQUE H	P. RES.	27.50	27.50	27.50
SUPERFICIE TOTAL		422.80	422.80	397.10

NOTA: \* Área construida de 100%  
Superficie de 100% de uso

**ESTUDIO DE OCUPACION EXISTENTE EN PROYECTO 04.01.93**

- CAMBIO DE USO  
Sup= 1.119,45 m<sup>2</sup>
- AMPLIACION  
Sup=246,92 m<sup>2</sup>

PLANTA GENERAL  
Historial edificaciones

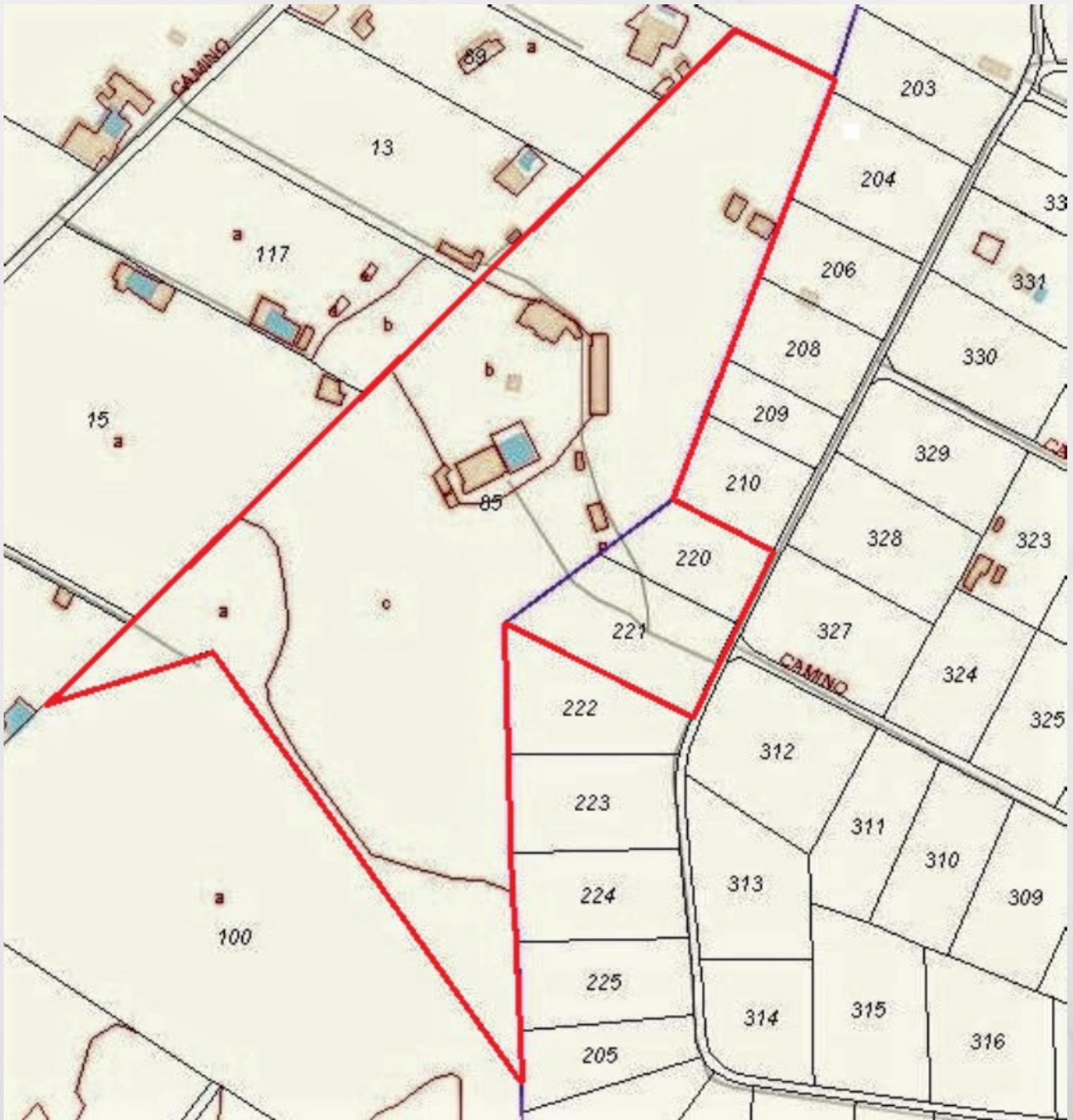
escala 1:200  
hoja 1 / 01

Documentos gráficos y recibo

LEVANTAMIENTO DE PLANOS  
EN EDIFICACIONES AISLADAS.  
empadronamiento

Parcela 85 poligono 11:  
MUNICIPIO

empadronamiento  
fecha junio 2013  
promotor



# Photos





















# Story

From 1977 to the present, the property has been used as a hotel, with licenses for 30 tourist beds and a restaurant. Since 2020, in accordance with current local urban planning legislation, it is not possible to obtain new hotel licenses in Mallorca.

Type of property: the farm is officially listed as "Historic Farm", it consists of three pieces of land. The main buildings are located on the larger plot of land. The other two spaces are independent (with the option of being exploited independently). One of the 4000m<sup>2</sup> plots is currently used as parking.

The main extension houses a central building dating from the end of the 18th century, a garden, 4 blocks with 24 rooms, a laundry room, stables and a warehouse. The rest of the farm is much older, counting among its remains with valuable prehistoric testimonies in the form of talayots and other structures. According to the current urban regulations of the island, it is not possible to undertake the construction of any other structure.

Towards the end of the 18th century, the current main building of the estate was built. For a long period, the Predio Son Serra farm was managed by nuns who used it as a school for domestic tasks such as weaving, sewing or cooking. The resident nuns inhabited the enclosure in a self-sufficient way and supported by the population in the form of donations.

# Finca Predio son Serra



Since 1978 the farm has been used as a Majorcan cuisine restaurant dedicated mainly to group trips as well as a private home.

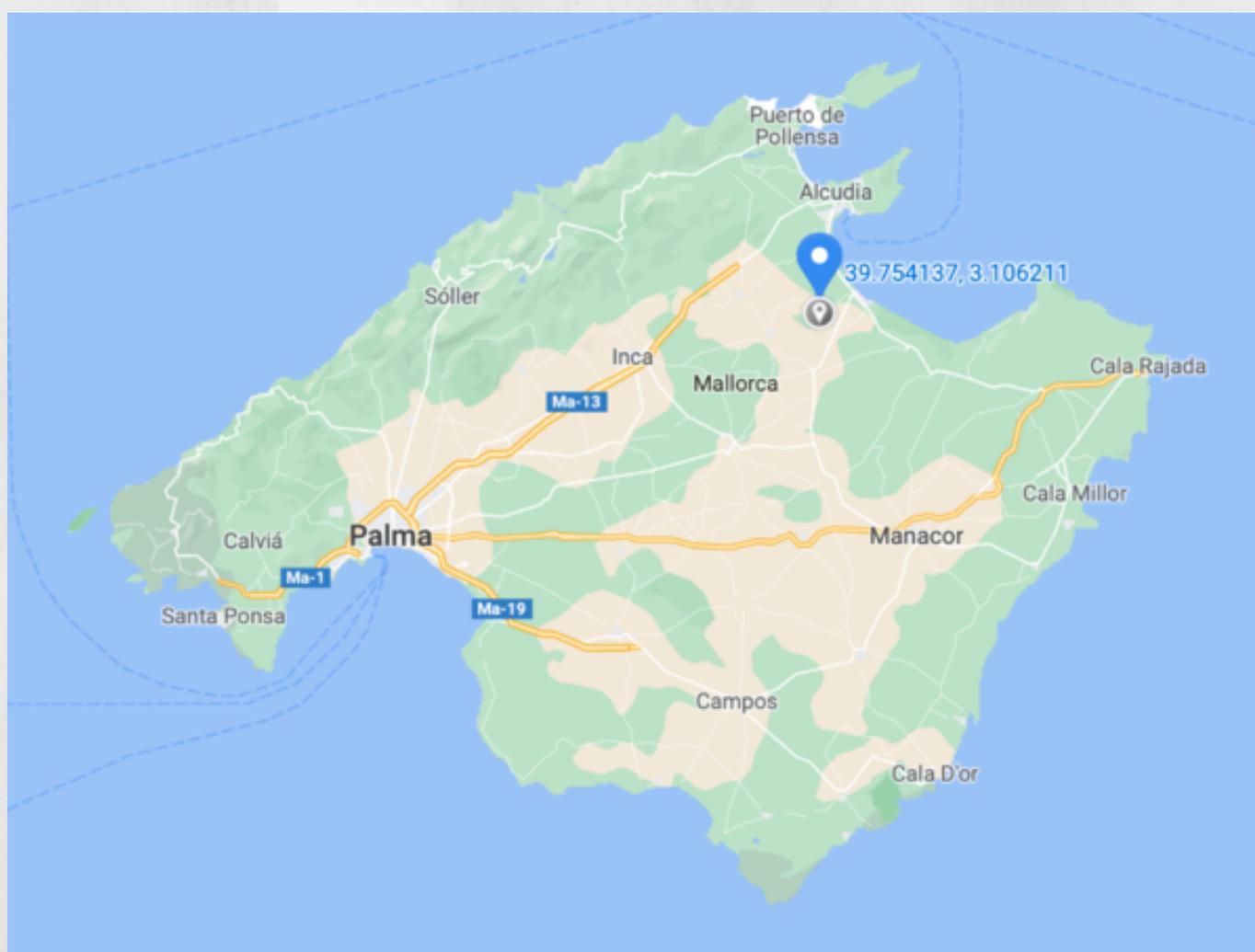
The first major renovations were carried out in 1984. The 13x13m square swimming pool and the series of bungalows for guests, the current villas, were built on the original pavement.

In 2008 the manor house and rooms were fitted with central heating and air conditioning as part of extensive modernization renovations. In 2010, a total reform of the rooms and the redesign of the bathrooms were carried out. In 2013 the reception and the bar were refurbished. The electrical system was completely renewed in 2014. And in 2015 the roofs of all the buildings were changed and renovated.

Between 2018 and 2020, the plumbing system is completely renovated, including the installation of solar panels for hot water in all buildings. In the year 2000, it was installed in a diesel tank boiler to supply the possible lack of solar energy.

# Location

Ideal and strategic location in the north of the island of Mallorca. The property occupies a large space of 63,000 square meters equipped with a 50,000m<sup>2</sup> garden with sixty palm trees, as well as fruit trees and other crops. One of its strengths is the presence of one of the longest and most paradisiacal beaches on the island, Playa de Muro, 8 km away.



# Connections

Given its distance from the nearest urban center Can Picafort, the property achieves proximity to all kinds of services and, at the same time, the isolation that gives it its appreciated tranquility. This population, of almost 8,000 inhabitants, has all kinds of services in addition to public transport that connects it with the rest of the island. Specifically, it has connections with the airport and main ports of the island. The main point of tourist interest could be located in the north, specifically in Playa de Muro, located 8 km away, and its surroundings, an area of famous tourist concentration for many years. Hotels, shopping malls, restaurants, sports clubs and other leisure options are available to visitors throughout the year.



# Table with distances

Palma Airport	65 km
Ferry Port of Menorca	16 km
Can Picafort Beach	5 km
Sa Pobla train station	11 km
Port of Alcudia	15 km
Lluc Monastery	38 km
Bus station in Muro	7 km
Pollença's port	23 km
Alcanada Golf Club	17 km
Natural Park of s'Albufera de Mallorca	8 km
Freeway	12 km
Muro's train station	10 km

# The main house

It is made up of two floors, two entrances, the main one in the form of a single arcade, two living rooms, a kitchen, a laundry room, an interior and exterior storage room, a terrace at the entrance and a rear terrace, as well as a bathroom. The orientation of the building is south west. The water supply of the entire farm is carried out through well water.



## First floor 265 m2

The main house of 350m2 dates from the end of the 17th century.

- Two lounges and a reception with a bar. Old 85m2 room with fireplace and old chest and another 75m2 room that currently serves as a restaurant dining room, equipped with a set of tables and chairs.
- Kitchen: 25m2. Complete equipment typical of an industrial kitchen.
- Warehouse: Performs the storage functions of the hotel's own food products.
- It also has a cellar.
- Guest toilets: female and male in total 25m2

# Second floor 85 m<sup>2</sup>

It is used as:

- Private personal office
- And private home. It has 4 spaces: living room 25m<sup>2</sup>, bedroom 15m<sup>2</sup>, bathroom 15m<sup>2</sup>, office 25m<sup>2</sup> and terrace 25m<sup>2</sup>).



# Blocks of rooms (bungalow)

The set of rooms is distributed in four blocks for a total of 20. Of these there are: 11 doubles, 5 triples and 4 family rooms.

Room equipment: All rooms include heating and air conditioning and individual bathroom and large wardrobe. Internet connection. All rooms have a private terrace with a complete set of table and chairs, each having an independent direct exit to the garden.

Built in the years 1984 - 1992.

The last block was built in 1999.

Modifications-reforms have been made in the years 2012 - 2019.



## **SWIMMING POOL**

225 M2

---

Outdoor. 225 m2. Equipped with purifier. 1.5m deep. Built in 1984. Reformed in 2022

## **GARDEN**

It consists of sixty large palm trees as well as fruit trees and various crops.

---

## **LAUNDRY**

It is a room of 35m2 with shelves, washer, dryer and iron.

---

## **WAREHOUSES**

One of 36m2 and another of 15m2. Contains refrigerators, freezers shelves.

---

## **BLOCK OF HORSES**

Two buildings of 71m2 and 91m2, can accommodate up to 10 horses total. It has a storage room animal feed and other room for rigging horse riding. Built in 1982.

# Archaeological Finds

The Predio Son Serra estate houses the remains of a remarkable prehistoric site. It is a village from the Talaiotic period with two talayotes in an excellent state of conservation. Remains of other constructions of more complex identification but that correspond to old houses are also preserved.

The existence of these deposits has been known on the farm for a long time. In 2015 an archaeological research project began. An outstanding team of archaeologists made the first detailed plan of the set of remains preserved on the estate. At the same time, the first archaeological surveys and prospecting began. The successive excavations have resulted in obtaining data on the human occupation of the site, data that date from the Talaiotic period (ca. 1000-550 ANE) to the Roman period with some minor occupation in the medieval period. Among the materials found are fragments of amphorae and crockery from Magna Grecia, the Italian Peninsula, the coast of the Iberian Peninsula, North Africa and especially the island of Ibiza. Ceramics made in local workshops have also been found.

Archaeologists have highlighted the fact of the excellent conservation of these remains. The restoration of the walls of two talayotes has begun. In the case of the Son Serra estate, these buildings have the peculiarity of having a square floor plan, a characteristic that, although not unique, is not the most common, since those with a circular floor plan predominate.

# Energy consumption

Average CONSUMPTION of the property in 2021 with hotel operation for 6 months and personal housing throughout the year.

- Electricity - 32,000 kWh in 2021 with hotel operation for 6 months and personal housing all year
- Diesel – 2400 l in 2021 with hotel operation for 6 months

---

## Taxes

Mandatory taxes affected by the property include:

- Goods and Real Estate Tax 1430 euro per year
- Garbage (hotel activity) 1800 euro per year



[WWW.SPAININVEST.COM](http://WWW.SPAININVEST.COM)