



Property type : Commercial

Swimming pool : No

House area : 1500 m²

Location : Artà

Plot area : 540000 m²

Bedrooms : 19

Bathrooms : 19

✓ Utility room

Unique large estate in Artá with agrotourism project and two licensed newly built villas. Exceptional opportunity in Mallorca: approx. 543 hectares of land in Artá. In one of the most impressive natural settings in Mallorca, an extraordinary large agricultural estate located in the municipality of Artá is for sale. With a total area of around 543 hectares, this property is among the largest currently available plots on Mallorca and offers a rare combination of vastness, privacy, agricultural use, sea views, hunting grounds, and tourism development potential. The property is located in the coastal area of Artá, in the Colá²nia de Sant Pere region, between the Llevant Peninsula Natural Park and the Bay of Alcá²dia. The location combines absolute tranquility and closeness to nature with excellent accessibility to nearby towns, beaches, and infrastructure. The estate is particularly suitable for buyers, investors, or operators who wish to develop a large-scale, unique project in Mallorca – whether as an exclusive agrotourism concept, private large residence, agricultural operation, hunting and nature estate, or as a long-term investment in one of the rarest properties on the island.

KEY DATA

- Total area: approx. 543 hectares
- Land area: approx. 5,400,000 m²
- Built area existing: approx. 1,600 m²
- Location: Artá / Colá²nia de Sant Pere, northeast coast of Mallorca
- Sea view: available
- Own water supply: abundantly available
- Use: agricultural operation, livestock farming, hunting grounds, planned agrotourism project
- Registry: registered in the Insular Agricultural Register of Mallorca
- Agricultural business: Explotaci³n Agrícola S Ametlerar S.L.
- Hunting grounds: available
- Access: several very good access roads
- Total price for all three fincas: 7,800,000 EUR

NATURAL ESTATE OF EXTRAORDINARY SIZE AND RARITY

This property covers around 543 hectares and is therefore one of the rarest land opportunities in Mallorca. The terrain extends over mountains, valleys, agricultural areas, orchards, natural zones, and vast landscapes with impressive views. A complete tour or Jeep drive through the property takes around one hour and clearly demonstrates the extraordinary scale of this estate. From higher areas, impressive views open up toward the sea and surrounding landscape. The finca has abundant own water resources. In addition, agreements exist with the Ayuntamiento de Artá, including matters related to a water well and pipeline infrastructure. In return, regular payments and the free water supply for the agrotourism project and the finca apartments are foreseen.

EXISTING AGRICULTURAL BUSINESS WITH ADDITIONAL POTENTIAL

The finca is registered in the Registro Insular Agrario de Mallorca as an agricultural operation. It is currently used for agriculture and livestock farming and has existing structures for this use. The estate also includes several buildings traditionally used for agriculture and livestock. In addition, there is a hunting ground, further expanding the property's usage potential. Agricultural use may be linked to subsidy opportunities. This means the finca offers not only landscape and tourism value but also a solid basis for continued agricultural operation.

AGROTOURISM PROJECT WITH DECLARED PUBLIC INTEREST

For the largest of the three fincas, an ambitious project has been submitted to convert existing buildings into an exclusive agrotourism operation. The responsible Comisi³n Insular de Ordenaci³n del Territorio y Urbanismo declared the general public interest of the activity on February 27, 2025. According to available information, only the municipal building permit from the Ayuntamiento de Artá is still pending. The planned agrotourism project foresees the renovation and conversion of existing buildings. The future operation will combine high-quality tourist accommodation with extensive communal and service areas. Planned areas:

- 19 accommodation units
- Reception area
- Offices
- Heated pool
- Toilets and changing rooms
- Fitness area
- Sauna
- Turkish bath
- Technical rooms
- Circulation and connection areas
- Elegant restaurant

This project provides the foundation for an exceptional tourism concept in one of the most natural and peaceful regions of Mallorca. The combination of size, landscape, sea views, water availability, and existing building structures makes this development particularly attractive.

FINCA 1 – MAIN FINCA WITH AGROTOURISM PROJECT

The main finca is registered in the land registry as Finca Registral 222 and covers, according to registry data, 4,965,496 m². Cadastral data corresponds to parcel 4 of Polígon 2 in Artá with an area of 4,989,357 m². On this finca are located the historic buildings of the estate as well as several additional structures previously used for agricultural and livestock purposes. The renovation project for conversion into an agrotourism operation has been developed precisely for these existing buildings. The project is intended to be fully implemented on this finca. In addition, there are further agreements and uses for this finca, including a rental contract for an area with installed mobile phone antennas and a contract for agricultural-livestock management. Purchase price Finca 1: 6,000,000 EUR

FINCA 2 – BUILDING PLOT WITH APPROVED SINGLE-FAMILY VILLA

The second finca is registered as Finca Registral 17.399 and covers 251,324 m². Cadastral reference corresponds to parcel 19 of Polígon 2 in Artá with 250,163 m². This finca is located closer towards Can Picafort and already has an approved municipal building permit for a new single-family villa. The planned villa has a total built area of approx. 179 m², consisting of approx. 138 m² living space on the ground floor, approx. 11.37 m² covered porches, approx. 30 m² outbuildings, 3 bedrooms, 3 en-suite bathrooms, living and dining area, kitchen, and distribution and utility rooms according to the project. The building permit was granted on October 30, 2023. The structural works are already completed. In October 2025, an extension of the building permit was requested from the Ayuntamiento de Artá, so the validity is expected to run until October 2026. Purchase price Finca 2: 1,000,000 EUR

FINCA 3 – BUILDING PLOT WITH APPROVED SINGLE-FAMILY VILLA AND POOL

The third finca is registered as Finca Registral 17.400 and covers 205,667 m². Cadastral reference corresponds to parcel 20 of Polígon 2 in Artá with 203,129 m². This finca is located closer towards Artá and also has an approved municipal building permit for a new single-family villa. The planned villa has a total built area of approx. 239 m², consisting of approx. 183 m² living space on the ground floor, approx. 16.25 m² covered porches, approx. 39.98 m² outbuildings, 4 bedrooms, 4 en-suite bathrooms, reception area, living and dining area, kitchen, distribution area, garage, laundry room, technical room, guest toilet, pool, and terraces. The building permit was granted on November 3, 2023 by the Ayuntamiento de Artá. The structural works are also already completed. In October 2025, an extension of the building permit was also requested, so the validity is expected to run until October 2026. Purchase price Finca 3: 1,250,000 EUR

TOTAL PRICE OF ALL THREE FINCAS: 7,800,000 EUR

LOCATION BETWEEN NATURE PARK, SEA AND COAST

The finca is located in a privileged area in northeast Mallorca, between the mountains of the Parc Natural de la Península de Llevant and the Bay of Alcá²dia. Colá²nia de Sant Pere is a charming coastal village in the municipality of Artá. It is known for its relaxed atmosphere, its marina, seaside restaurants, and proximity to some of the most unspoiled landscapes in Mallorca. The extensive sandy area of Sa Canova is only a few minutes away and is considered a particularly beautiful natural beach. Water sports enthusiasts also find attractive opportunities in the area. The Capdepera golf club can be reached in about 20 minutes by car. Palma is approximately 70 km away and offers excellent connections to the capital, the international airport, and the island's entire infrastructure.

CONCLUSION

This large estate in Artá is an exceptional opportunity for buyers seeking a project of true scale and rarity in Mallorca. With around 543 hectares of land, existing agricultural use, its own water supply, sea views, hunting grounds, existing buildings, an advanced agrotourism project, and two approved newly built villas, this property combines numerous features that are hardly found in this form anymore on Mallorca. Whether as an exclusive agrotourism resort, private nature estate, agricultural business, family property, or long-term investment – this estate offers a unique foundation for a project with character, substance, and future potential.