

Magnificent XVI century Estate: A Living Legacy of Rural Nobility



general:

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|---------------------------|-------------------|----------------------|-----------------|
| object number external: | KPP07773 | as from: | 22.07.2025 |
| usage: | habitation | marketing method: | purchase |
| property: | House | construction year: | 1600 |
| place: | 07194 Puigpunyent | living space: | 2.868,00 m² |
| Floor space: | 2.868,00 m² | Total size of site: | 1.100.000,00 m² |
| Total space: | 2.868,00 m² | Number of Rooms: | 40,0 |
| Number of bedrooms: | 10,0 | Number of bathrooms: | 5,0 |
| number of parking spaces: | 4,0 | Condition: | groomed |

prices:

energy certificate:

| | | | |
|------------|----------|-------------------------|-------|
| beaconing: | electric | primary energy sources: | Strom |
|------------|----------|-------------------------|-------|

contact person:

| | | | |
|----------|--------------------------|--------|-------------------------|
| company: | KENSINGTON Palma | name: | KENSINGTON Palma |
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Infrastructure:

Description:

Magnificent XVI century Estate: A Living Legacy of Rural Nobility

The possessions of Mallorca are historic rural estates that reflect the island's agrarian past and social structure.

Originating in the XIII century and formalised by the XVI, these large landholdings combined residential, agricultural, and sometimes defensive functions, serving as self-sufficient economic units for centuries.

Each possessió typically included a noble manor (casal), surrounded by various buildings for storage, animal care, and housing for workers. At the heart was a clastra—a central courtyard that organized access to the estate's different

parts. Key features often included a water cistern, a chapel, and an olive press.

The estates were owned by Senyors—members of the landowning nobility—who controlled the land and its output. The daily management was entrusted to the "amo", a trusted overseer who lived on-site. Alongside them lived a small community of agricultural workers, including farmers and shepherds, each with defined roles.

These estates produced essential goods such as wheat, oil, fruits, and vegetables, and many also raised livestock.

Their structure offers a window into the class dynamics, labor systems, and architectural styles of pre-modern Mallorca.

Over the centuries, possessions evolved, adapted to new uses, and were often modernised. Today, many still dominate the rural landscape. Some have been restored as museums, foundations, or agrotourism accommodations; others continue to function as agricultural estates, now on a smaller and often family-run scale. Many are officially listed and protected due to their cultural and historical value.

One notable example is this Estate, a fine illustration of the nobility and grandeur of the Mallorcan possessió, distinguished by the emblem of the Order of Malta a symbol of honor and historic prestige. Originally belonging to the Curia of Barcelona as a reward for their efforts in the conquest of the island, it later passed into the hands of a noble family.

The estate encompasses an impressive 1,100,000 m² of land and features a total constructed area of 2.868m², reflecting its former self-sufficiency and architectural significance.

The current houses of the estate are the result of a consolidation carried out in the 17th century, spaces and architectural elements of which the following should be highlighted:

- The main façades: robust and austere, leading to the entrance through a magnificent semicircular arch crowned by a baroque coat of arms. A large corner stone shows the date 1698.
- The vestibule with a beautiful groin vault with the family keystone (16th century).
- The 17th century chapel and the Sacristy in the background.
- The main courtyard (clastra) of a great amplitude, paved with monumental and original cobblestone. In the middle is the collar of the cistern crowned by the cross of the Order of Malta.
- The sundial (dating from 1878).
- The grand oil press (Tafona). All its original elements are preserved intact (dating from 1699), with historical documentation of its productive profitability. In 1945, 2170 olive trees counted towards its production. In 1952 it is known to produce 1.000L of oil.
- The old stable (17th century) with a very old cobblestone and a barrel vault.
- The hunting lodge with its own chimney.
- The landscape, chosen for its agricultural potential and defensive position, offers complete privacy and emersion to the UNESCO heritage landscape that is Sierra Tramuntana.

Located just 20 minutes from Palma, the property benefits from excellent access, yet stands out above all for its absolute privacy—making it a true retreat in the Mallorcan countryside.

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Location:

Puigpunyent, a village in the Serra de Tramuntana on Mallorca, is located around 15 kilometers from Palma and offers a peaceful, natural environment with pine forests and olive groves. The village is characterized by traditional architecture, charming cafés and a lively weekly market. It is well connected to Palma and the airport, providing easy access to city amenities and international connections. Leisure options include hiking, cycling, winery visits and golf. Puigpunyent is ideal for those who want to enjoy authentic Mallorca without sacrificing modern comforts.

Other information:

A possessió is a large rural and agricultural estate, typically found in Mallorca and other parts of the Balearic Islands, which includes a group of buildings known as the cases de possessió. These estates originated after the Christian conquest of the 13th century, when lands formerly held by Islamic communities were redistributed to Catalan nobles. Possessions served as vital production centers and often preserve traditional elements such as wine cellars, olive oil mills, and other ethnological features.

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