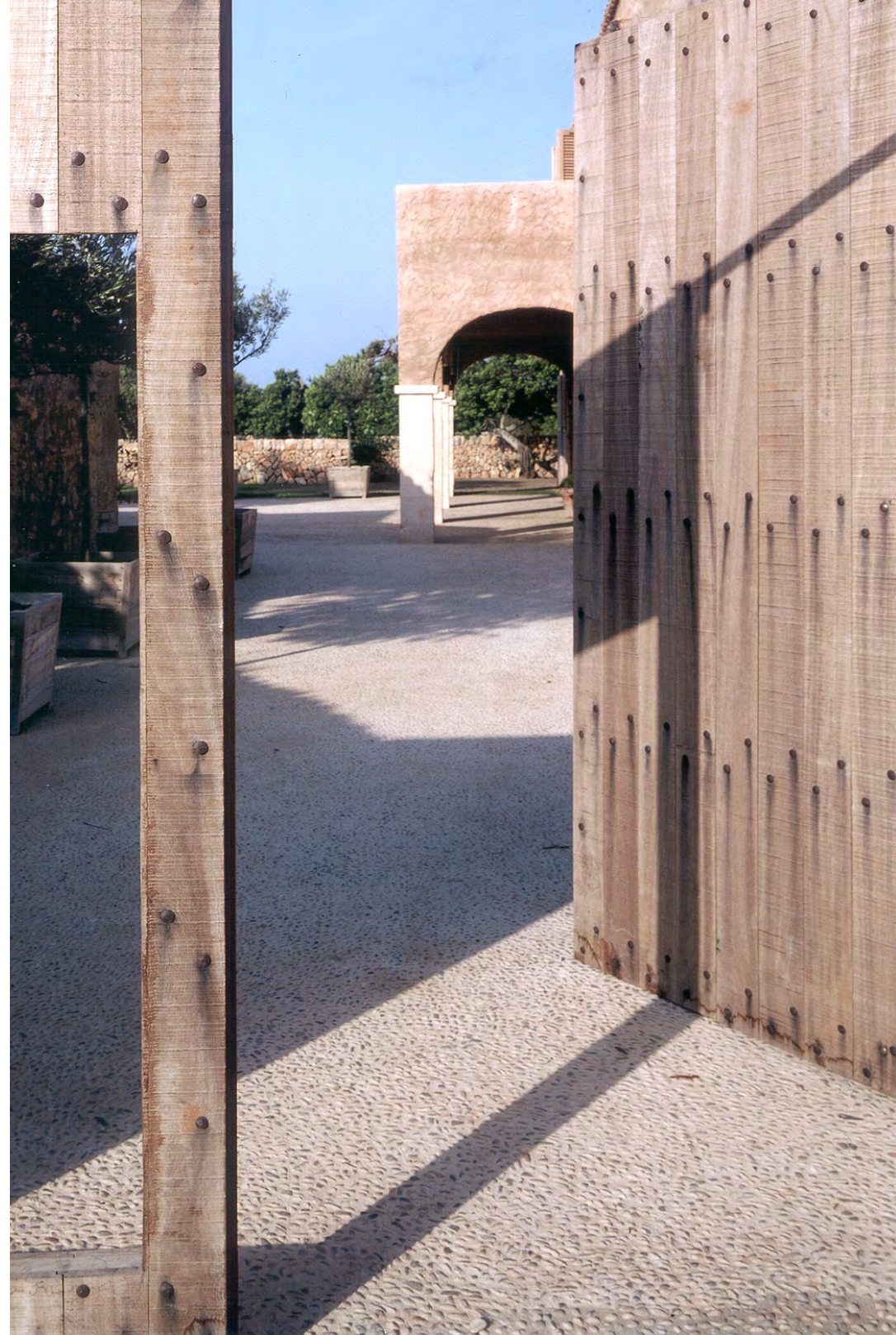




“Son Quel Mateu”

M Residence
Vincent Van Duysen





Calmness and tranquility characterise this 18th century country house, a classic Mallorcan finca. The interior has been modernised with respect for the Mediterranean architecture.

In his design, Vincent Van Duysen placed the emphasis on comfort in harmony with the surroundings and as such, nature is integral to this property. No loud luxury, but the finest materials set this finca apart from others, with teak, sandblasted French oak, Italian marble, hand-set river pebbles and handcrafted ceramics found throughout.

The property consists of five buildings, the main house with an adjoining guest house, a pool house with sauna, the office/gym with its large terrace overlooking the pool, a traditional windmill tower, and Casa Maria as another separate fully-equipped house with an outdoor barbecue. There are in total six large air conditioned bedrooms and six bathrooms, all with underfloor heating.



Bedrooms

6



Bathrooms

6



Constructed area

1.233 sqm.



Plot size

30.974 sqm.

Site Plan

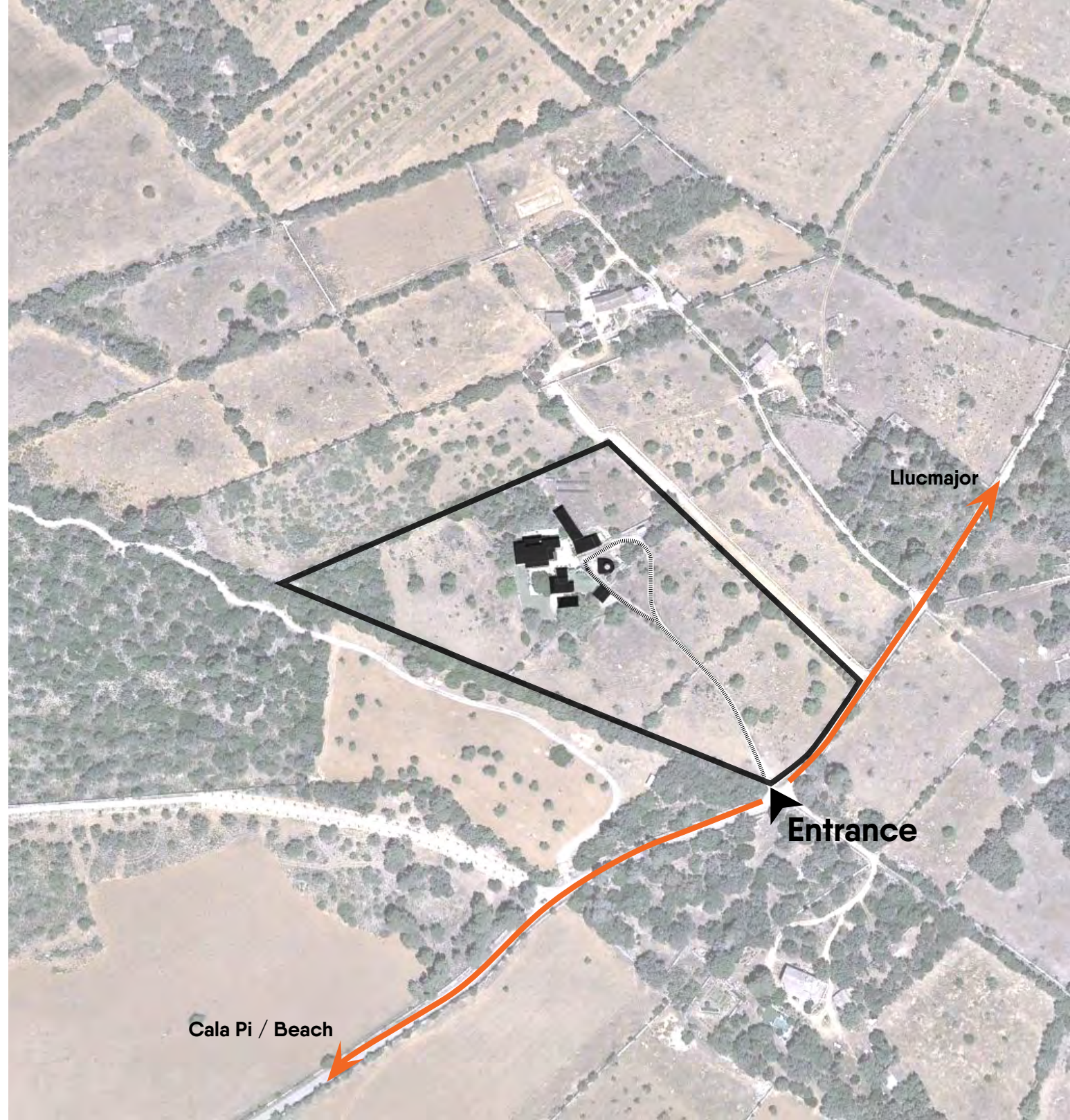
30.974 sqm.

Plot with old trees

1.233 sqm.

built-up area, of which:

- **677 sqm.** living space
- **236 sqm.** Terraces and verandas with outdoor kitchen, outdoor barbecue and >200 year old stone oven)
- **320 sqm.** of windmill, swimming pool, sauna, 2 garages and farm buildings





- 1. Main building (2 floors)+ Guest house (2 floors)
- 2. Pool House
- 3. Swimming Pool
- 4. Sauna & Bathhouse
- 5. Casa Maria - guest/staff residence
- 6. Garages, Functional - and Storage rooms
- 7. Mill

From all sides of the very large natural plot, the windmill can be seen as a distinctive feature of the finca.

Casa Maria, the separate guest house or staff residence, has a further two double bedrooms with king-size beds, a bathroom, separate toilet and a fully equipped kitchen. Casa Maria, the garages and storage rooms are easily accessible.

Solar power, a modern backup generator and efficient heat and water installations from 2023 ensure this property is entirely self-sufficient with minimal environmental impact (overall energy efficiency rating: A).

Energy Consumption (kWh/m²)



Energy Consumption (kgCO₂/m²)





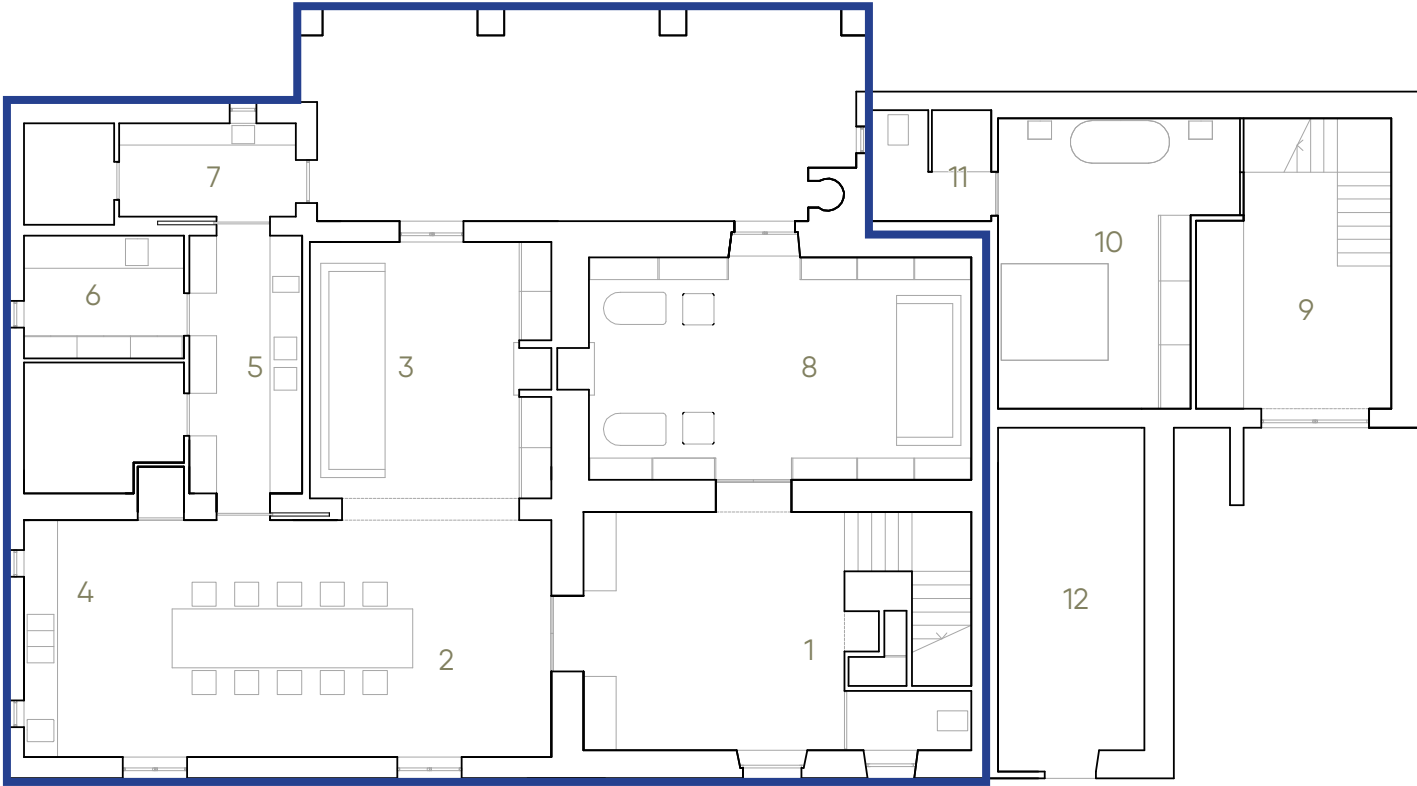
“The Mediterranean architecture is solid, a synthesis of stone and air”.

The respect for local architecture is evident: the classic flooring of hand-set river pebbles in a concrete bed runs from the inner courtyard through the entire ground floor of the main house and to the rear exterior. This slightly blurs the distinction between outdoors and indoors to create a unique harmony with the natural surroundings. This is complemented by wooden floors of untreated teak in the library and throughout the second floor.

The white ceramic lamps by artist/designer Jos Devriendt were made especially for the finca, as were plates, bowls and vases. In the dining room there is a large rustic elm table with maple chairs by Christian Liaigre. The custom-made furniture commissioned by van Duysen is simple and timeless.

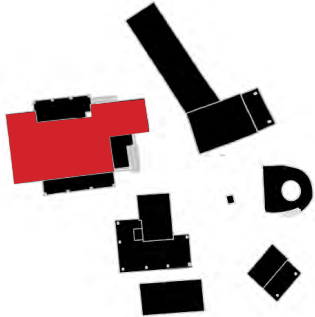
“For me it’s not about perfection, but about the soul of things, spiritual comfort“.

Ground Floor Plan



- 1. Main entrance
- 2. Dining room
- 3. Living room
- 4. Open kitchen
- 5. Kitchen
- 6. Laundry room
- 7. Back entrance
- 8. Library

- 9. Guest house foyer
- 10. Guest house bedroom & Bathroom
- 11. Guest house toilet & Shower
- 12. Bodega





Vincent van Duysen furnished the finca with the help of his own designers and with his own designs:

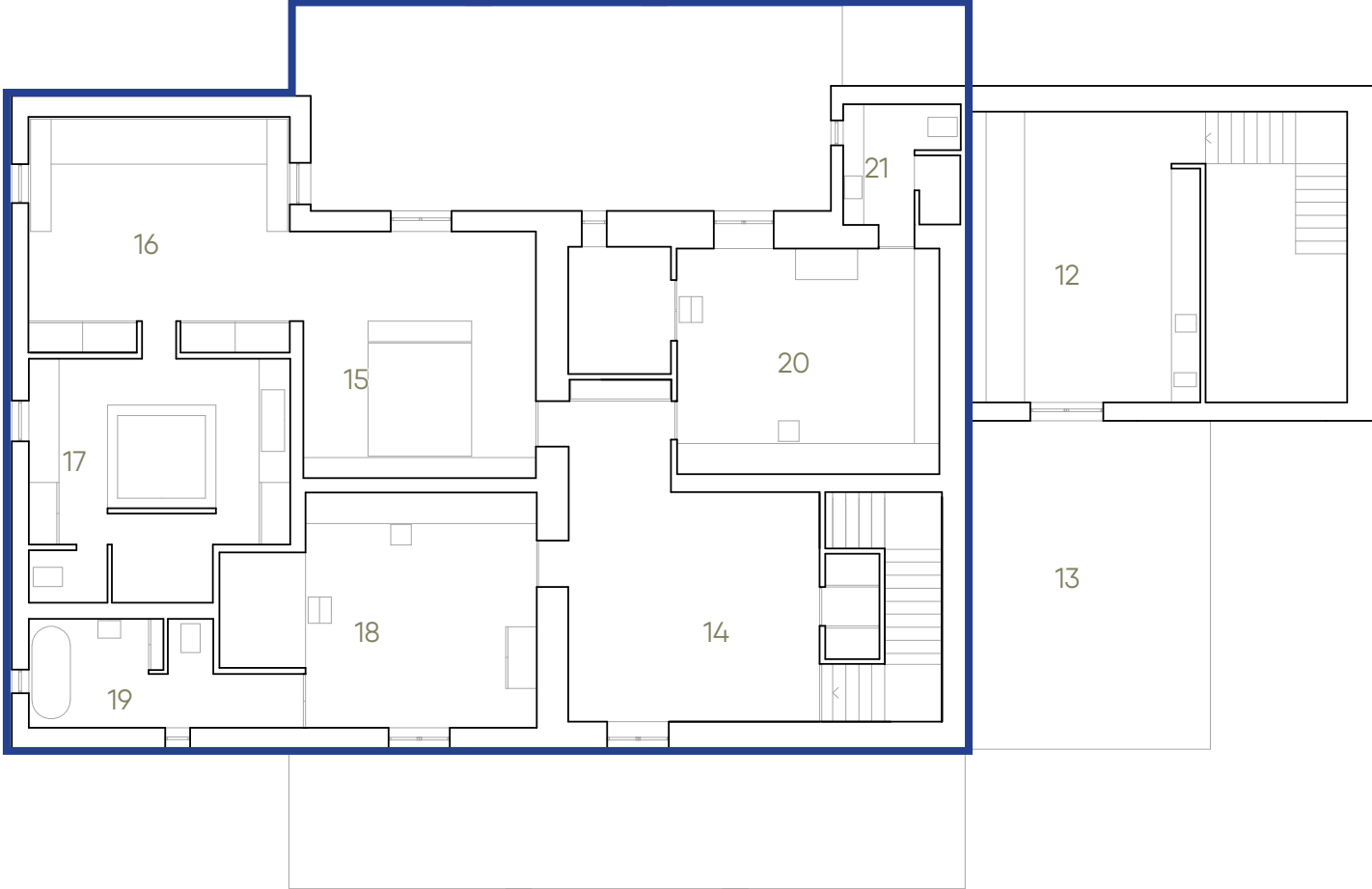
- Chairs by Christian Liaigre
- Liaigre “Nagato Stool” in all living areas
- Handmade lamps and tableware by Jos Devriendt
- Kitchens by Smeg, fittings by Dornbracht
- Sandblasted French oak for all cupboards, drawers, wall panelling and panels.
- White Italian marble for the bathroom
- All windows and doors are cedar wood
- The floors in the bedrooms and library are made of untreated teak planks.
- The traditional Mallorcan floors running from the inside to the outside are made of river pebbles that were set by hand.

The interior has been refurbished in 2023 with respect for the original design, which included new top of the range Miele appliances and high speed WiFi being installed throughout.

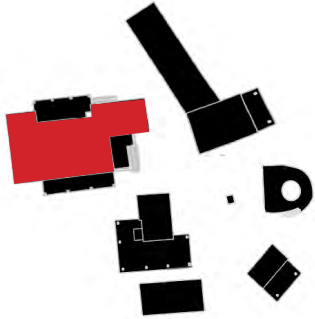




First Floor Plan



- 12. Guest house kitchen
- 13. Guest house terrace
- 14. Foyer
- 15. Master bedroom
- 16. Dressing room
- 17. Bathroom
- 18. Bedroom
- 19. Bathroom
- 20. Bedroom
- 21. Bathroom





The master bedroom and two further bedrooms are on the first floor of the house.

The Master Bedroom has a sleeping area, a dressing room and a large bathroom with a marble bath, shower area and separate toilet. The additional two bedrooms each have an alcove with a king size bed and an en suite bathroom.

All rooms have access to terraces with teak floors.

There is air conditioning in all bedrooms and under-floor heating in all living areas.





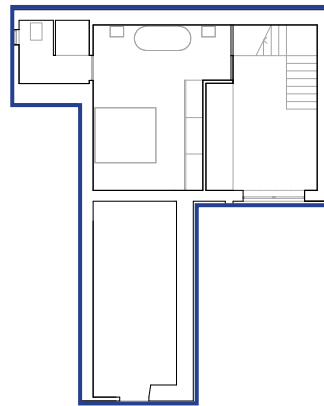




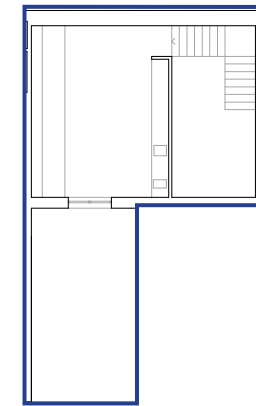
Guest House

The guest house is a separate part of the main house and can sleep up to 4 guests. The old stone staircase leads from the courtyard to a terrace with a view of the mill. The ground floor with lounge, bedroom and large shower room, toilet and free-standing bath has direct access from the courtyard. The interior staircase (left) leads from the lounge to the studio floor, which has access to the terrace.

The two staircases illustrate the architectural concept, the traditional Mallorcan construction on the outside and the purist design of the interior.



Ground Floor Plan



First Floor Plan





The quiet, private courtyard is separated from the outside area by original 3m high stone walls and an equally high wooden gate. Around the courtyard are the main residential building, the guest house and the pool house with the large veranda to the swimming pool.





The pool (6x12m) is located in the immediate vicinity of the sauna house. The old trees and the large veranda with outdoor kitchen are the ideal prerequisite for the Mediterranean life, which mainly takes place outside.

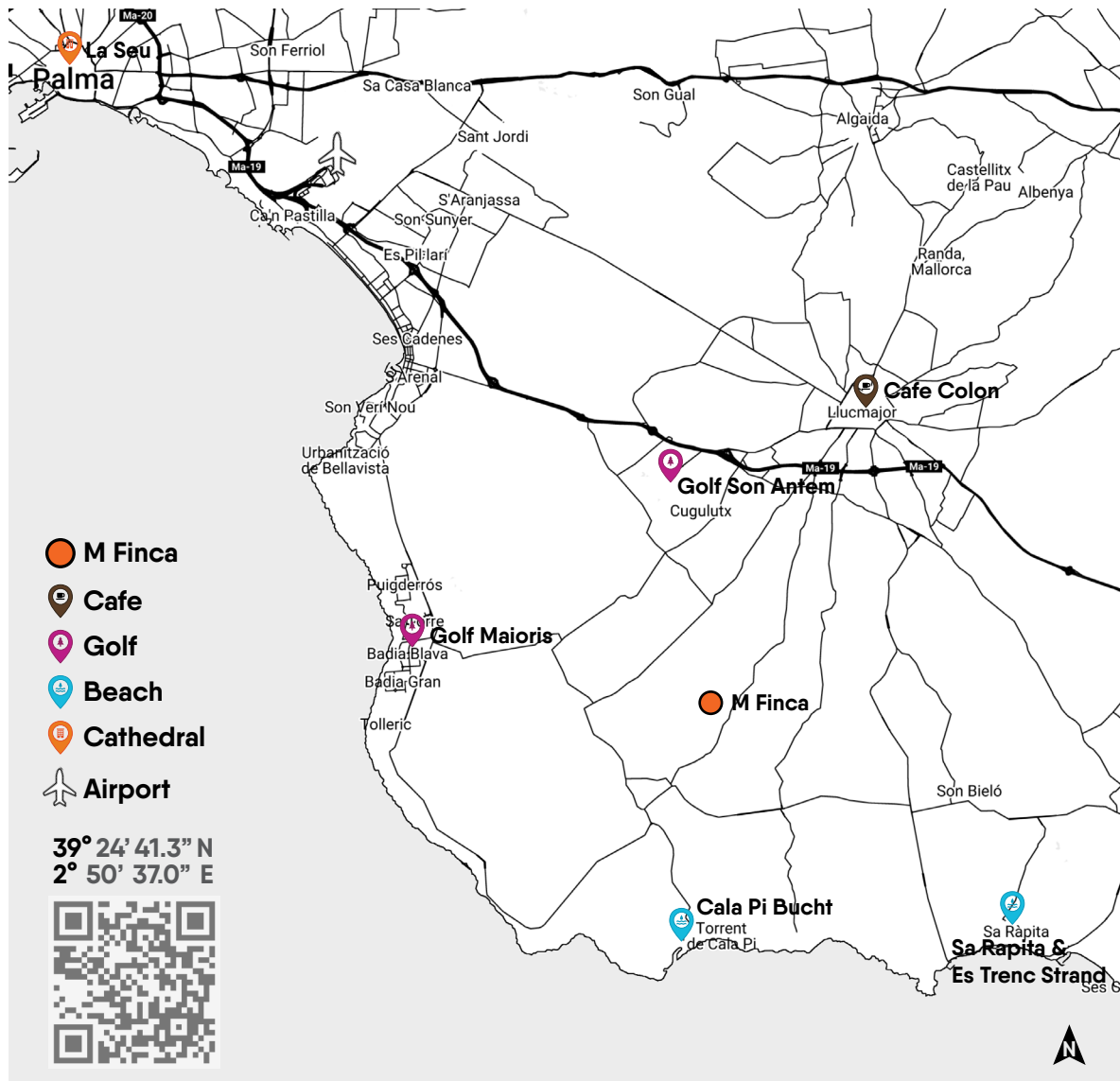


Location

M Finca is located in the heart of the quiet south of Mallorca, the Marinas de Lluçmajor, characterised by large estates, nature reserves and bird sanctuaries. To Palma approx. 30km, 23km to the airport and 10km to Lluçmajor, a tranquil little town at the foot of the Puig de Randa. In front of the Town Hall, on the market square, there is a fruit and vegetable market three times a week. The square is surrounded by restaurants and the classic Café Colon.

The sea is very close and the thermal winds cool the summer heat. 4km to Cala Pi, 15km to Sa Rapita and 20km to Es Trenc, one of the most beautiful beaches in the world and the last large natural beach on Mallorca.

For golf enthusiasts, there are two well-known golf clubs in the vicinity: Maioris (19 km) and Son Antem (13 km).





📍 Café Colón, Lluçmajor, 15 min



📍 Golf Majoris, Cala Blava, 20 min



📍 Sa Rapita & Es Trenc Strand, 20 min



📍 La Seu, Palma, 30 min



📍 Golf Son Antem, Lluçmajor, 15 min



📍 Cala Pi Bucht, 10 min





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