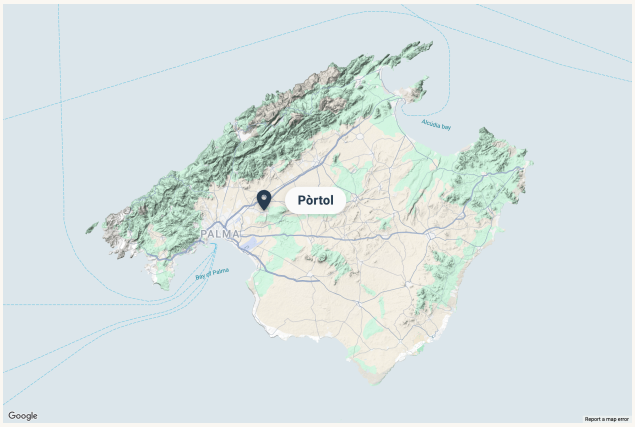
COUNTRY HOUSE — PORTOL

a Mallorcan finca rooted in land and light

CLAUDIA ZIVKO Agency

PORTOL

Mallorca



Portol sits at the quiet centre of Marratxi, on the northern fringe of Palma. The village is residential without being suburban, grounded in a landscape of low hills, almond groves and dry-stone walls with wide views of the Tramuntana range.

Palma is a fifteen-minute drive, the airport twenty. Santa Maria del Cami, Consell and Binissalem sit nearby along a route lined with wineries and weekend markets.

Built in traditional Mallorcan style, the house incorporates piedra de Marés stone in some of its elements, exposed wooden beams and a wood stove. It covers 275 m² across two floors on a generous plot of over 6 800 m².

FEATURES

Plot: 6 800 m²

Constructed area: 275 m²

Bedrooms: 4

Bathrooms: 2

Terrace: 70 m²

Style: Traditional Mallorcan finca

Garden: Private — fruit trees, pergola

Garage: Closed, 1 car + storage

Legal status: Cedula + urban planning cert.

Price: 995 000 €

EXTERIOR

The house is warm under the Mallorcan sun, with stone walls, exposed beams and traditional proportions that speak of an architecture rooted in the island's building traditions.

The generous plot stretches to over 6 800 m², with fruit trees and multiple outdoor areas reached from a private driveway.

LIVING ROOM

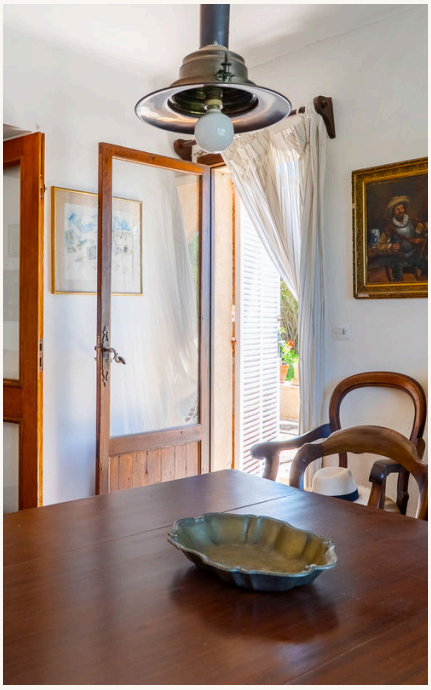
Exposed wooden beams, high ceilings and a wood-burning stove anchor a living room that breathes with Mediterranean warmth. The stone flooring and lime-toned walls keep the space cool through summer months.

Several interconnected sitting areas allow the ground floor to feel generous without losing intimacy.

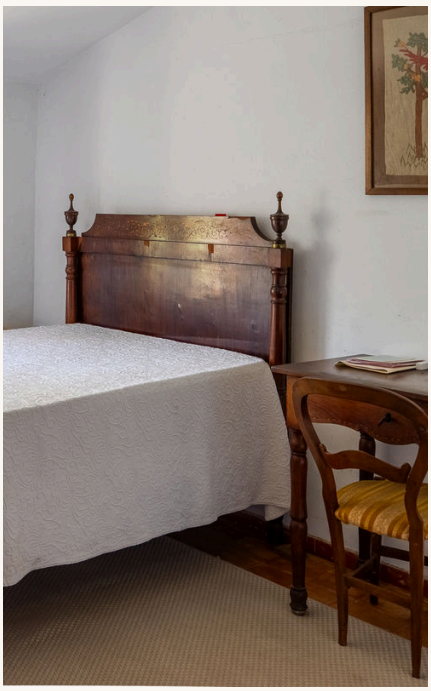
KITCHEN & DINING

The kitchen occupies its own generous room, with natural light from the garden side and traditional tiling and wooden cabinetry that maintain the rustic character of the house.

An adjacent room, connected to the living area, serves as a dining space and opens directly to the exterior, bridging indoor and outdoor life.



BEDROOMS



The first floor is organised around two bedrooms, a large bathroom and a generous dressing area. Each room benefits from natural light and the cross-ventilation that the traditional layout provides.

Two additional rooms on the ground floor can serve as bedrooms or office space. A private terrace extends from the upper level, offering views toward the mountains.

TERRACE

A 70 m² terrace wraps the south-west corner of the house, offering panoramic views of the Tramuntana range and, on clear days, the sea beyond.

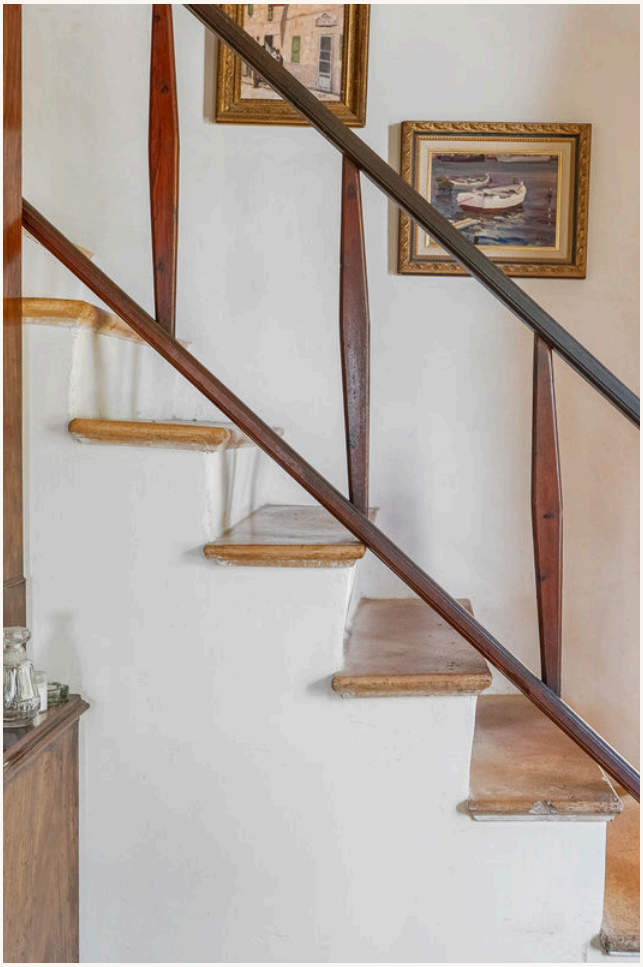
Sheltered by the eaves, it is the natural centre of outdoor life, made for long lunches, evening light and the quiet hours of the afternoon.

GARDEN

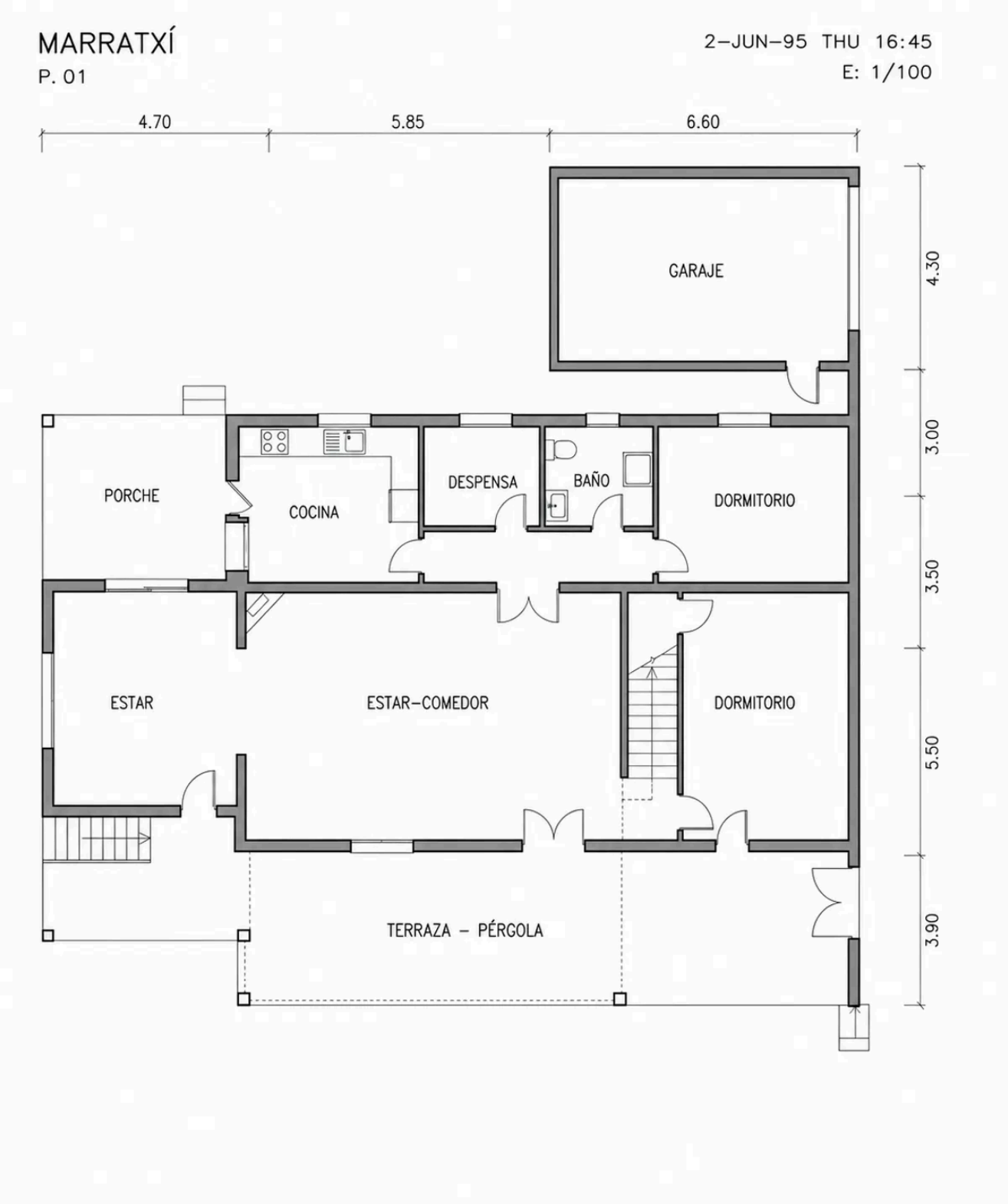
The grounds include a pergola with barbecue area, fruit trees, a shelter for storage and native plantings throughout.

An old stone well, dry-stone walls and native plantings give the garden a settled character, as though it has been here far longer than the house itself.

GALLERY

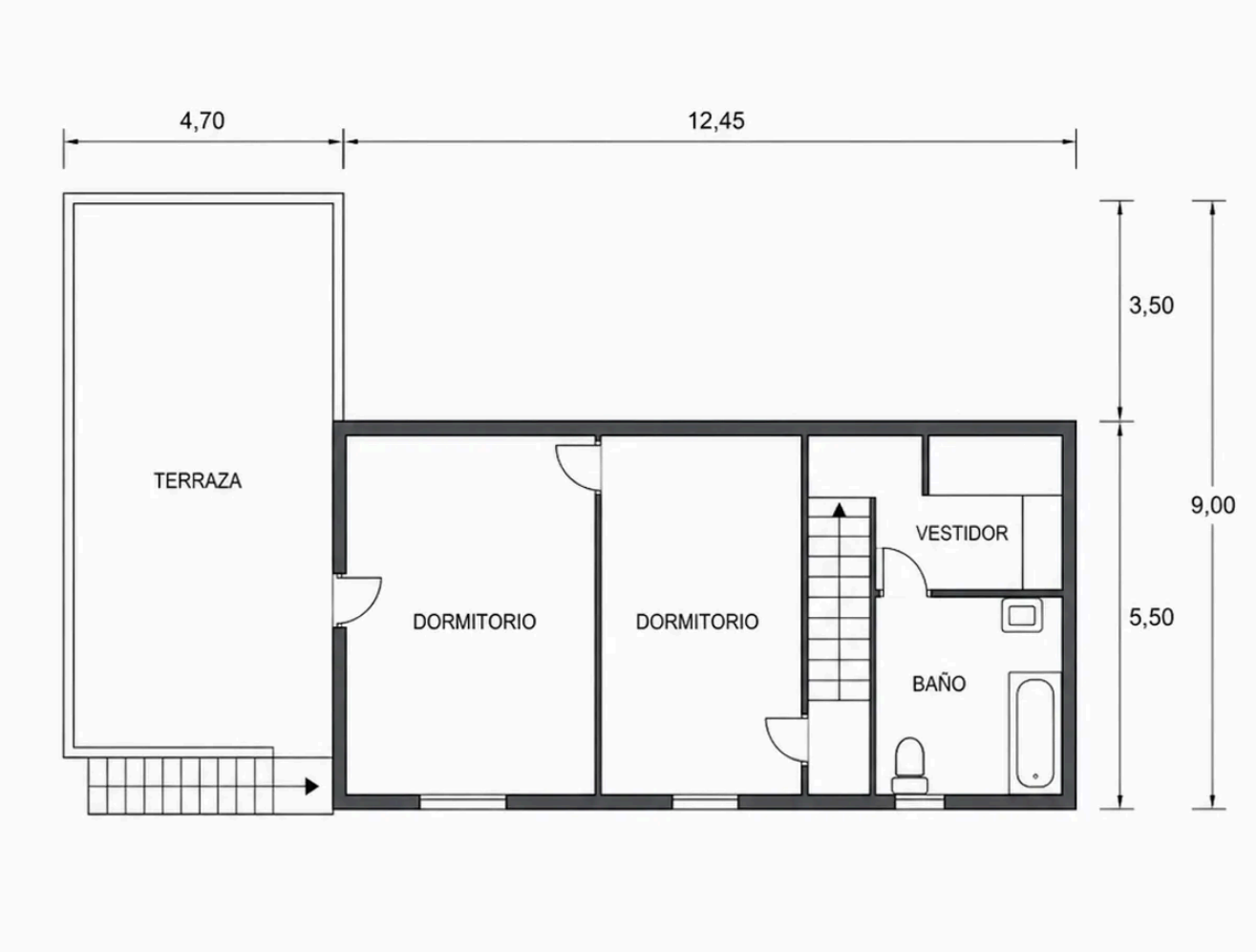


FLOOR PLAN — GROUND FLOOR



Plot: 6 800 m² · Constructed area: 275 m²

FLOOR PLAN — FIRST FLOOR



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PLOT OVERVIEW

CONTACT

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