



CLIFFTOP REDEVELOPMENT SITE · EXCLUSIVE SALES AGENCY

Avenida Joan Miró I6 & I6A

SOL DE MALLORCA · CALVIÀ · ILLES BALEARS · SPAIN

Two adjoining parcels totalling 8,232 m² on the seaward tip of the Sol de Mallorca headland, with an original 1970 modernist pavilion and open water on three sides.

PRICE

On application

EXCLUSIVE SALES AGENCY · ENQUIRIES

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The opportunity

Two adjacent parcels occupy the seaward tip of the Sol de Mallorca headland, on the southwest coast of Mallorca. Together they extend to 8,232 m² with frontage to open water on three sides and no intervening plot between the site and the sea.

The larger parcel carries a single-storey pavilion built in 1970 — a rare surviving example of Mediterranean modernism, composed of deep cantilevered roof slabs, an open colonnade and full-width glazed elevations, set on a curved terrace that follows the line of the cliff. A kidney-form pool sits on the seaward edge of that terrace, above the rock.

The building has been unoccupied for a period and requires comprehensive works. The land, and the position it commands, cannot be reproduced: parcels of this scale on this stretch of coastline are no longer brought to market.

The site is offered as a whole, with two routes open to a purchaser — the careful refurbishment of the existing pavilion, or a new residence conceived across the combined area. Both are illustrated in this dossier.

WHY THE EXISTING BUILDING MATTERS

A structure of 1970 may sit closer to the shoreline, and carry greater volume, than current rules would permit for a new building on the same land. Where that is so, reforming the existing envelope can be worth considerably more than clearing it. This is the first item of due diligence we recommend.

AT A GLANCE

8,232 m²

COMBINED LAND

1,341 m²

EXISTING BUILT AREA

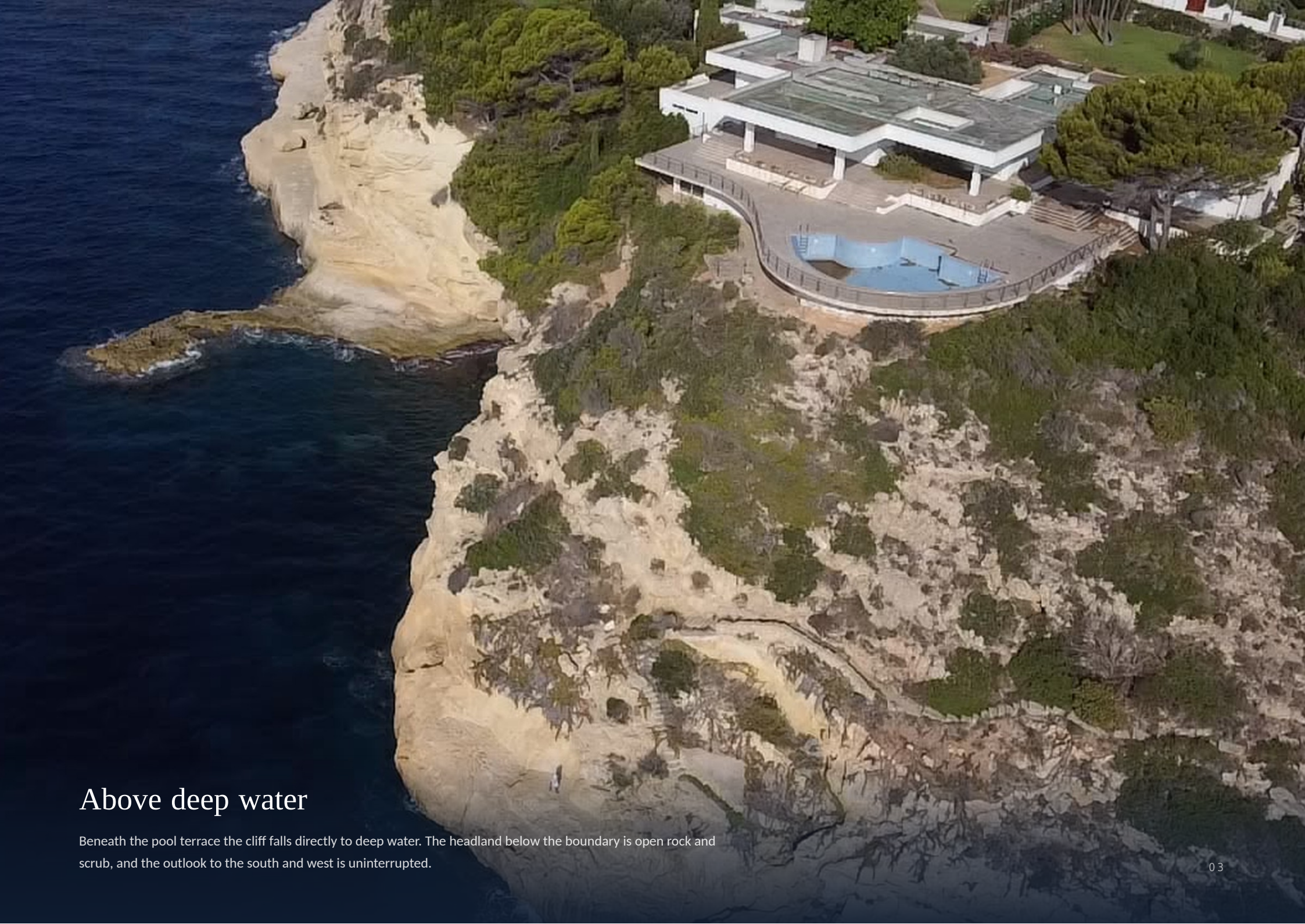
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SEPARATE CADASTRAL
TITLES

1970

YEAR OF CONSTRUCTION

ADDRESS	Avenida Joan Miró 16 & 16A, 07181 Sol de Mallorca, Calvià, Illes Balears
CLASSIFICATION	Urbano — residencial
ASPECT	South and east, over open sea
PRICE	On application
AVAILABILITY	Vacant; immediate
SALE BY	The estate of the late registered proprietor. Title particulars released to qualified purchasers.



Above deep water

Beneath the pool terrace the cliff falls directly to deep water. The headland below the boundary is open rock and scrub, and the outlook to the south and west is uninterrupted.

Sol de Mallorca

Sol de Mallorca is a low-density residential urbanización on the southwest coast of the island, within the municipality of Calvià — the stretch of Mallorca that carries the highest land values in the Balearics.

The urbanización occupies a headland of cliff and pine between the coves of Cala Xada and Caló de Sa Nostra Dona. Plots are large, roads are private in character and the built form is almost entirely detached villas, many of them by architects of note. Ownership is heavily international; the district has no commercial frontage and no tourist accommodation, which is much of the reason values have held.

Portals Vells and El Toro lie immediately west, Cala Vinyes and Bendinat to the east. Two of the island's principal marinas — Port Adriano and Puerto Portals — are within a short drive, as are the courses at Golf de Poniente and Real Golf de Bendinat. Palma, its old town and Son Sant Joan airport are reached in roughly twenty to twenty-five minutes.



The Sol de Mallorca headland from the southwest. The subject site occupies the seaward point at centre right.

Approximate drive times

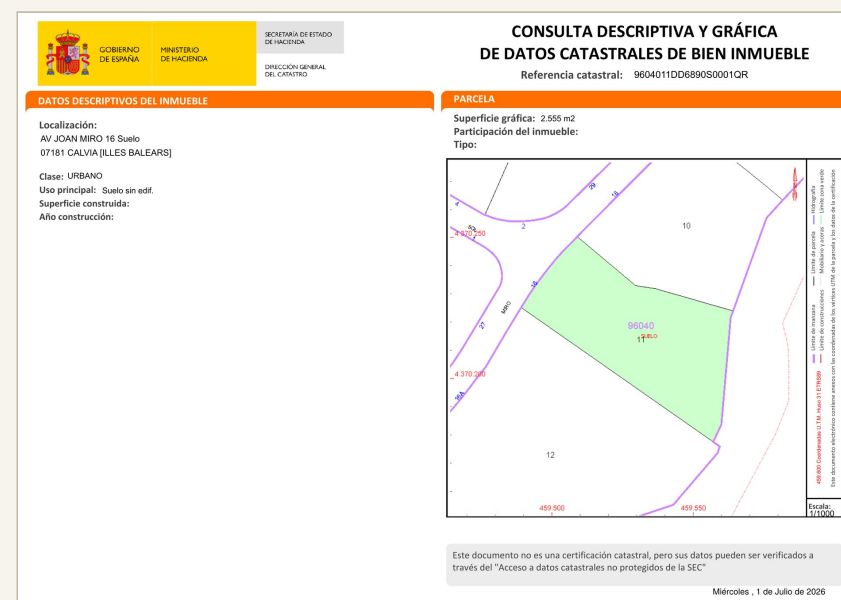
PORT ADRIANO MARINA	5 minutes
PUERTO PORTALS MARINA	10 minutes
GOLF DE PONIENTE	10 minutes
PALMA CITY CENTRE	20 minutes
PALMA DE MALLORCA AIRPORT	25 minutes

Drive times are indicative and vary with season and traffic.

Two parcels, one site



Plot 16A — Catastro descriptive and graphic extract, reference 9604012DD6890S0001PR. 5,677 m²; the existing villa and pool terrace shown within the parcel.



Plot 16 — Catastro descriptive and graphic extract, reference 9604011DD6890S0001QR. 2,555 m²; undeveloped land adjoining 16A to the north.

PLOT 16A — SURFACE 5,677 m²

PLOT 16A — CLASS Urbano · residencial

PLOT 16 — SURFACE 2,555 m²

PLOT 16 — CLASS Urbano · suelo sin edificar

COMBINED 8,232 m²

Built area as recorded

VIVIENDA, GROUND 691 m²

VIVIENDA, FIRST 135 m²

VIVIENDA, SECOND UNIT 429 m²

PARKING 27 m²

SPORTS / LEISURE 59 m²

TOTAL BUILT 1,341 m²

The property comprises two adjoining parcels under separate cadastral references, both classified *urbano*. The southern parcel, No. 16A, carries the existing villa and the pool terrace and runs to the cliff edge. The northern parcel, No. 16, is undeveloped land.

The two are offered together, and the presence of two independent titles gives a purchaser useful flexibility on phasing, on financing and on any future disposal.

Extracts dated 1 July 2026, reproduced as issued by the Dirección General del Catastro. Not a cadastral certification. Surfaces and boundaries are approximate and should be verified against the Registro de la Propiedad and a measured survey.



The position

The pavilion sits on a plateau of rock at the tip of the headland, its terrace cantilevered above the water. The coastline runs away to the west toward Portals Vells; to the south and east there is nothing but open sea.

A 1970 pavilion



The principal elevation from the pool terrace. Photographed 2026; current condition.

The house is a single-storey pavilion of its period and of real quality: two deep flat roof slabs, carried on slender square columns, oversail the elevations to form a continuous shaded colonnade. Behind them the glazing runs the full width of the plan, with original louvred shutters. A smaller volume is recessed above.

Internally the plan is open and stepped, with marble floors laid throughout, a stone fireplace to the principal reception, and a planted internal courtyard open to the sky. Outside, a curved terrace in large-format stone follows the cliff, edged by a stainless cable balustrade, running from the pool round to a walkway above the rocks.

Character to retain

- Cantilevered roof slabs and the full-length colonnade
- Horizontal proportion — a building that lies along the cliff, not above it
- The curved terrace geometry and its relationship to the rock
- The planted internal courtyard and the mature pines

Terrace, cliff and sea



The pavilion on its rock plateau.



Roof plan and curved pool terrace.



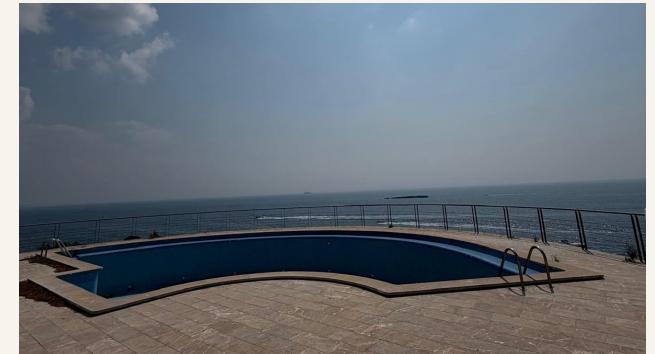
The site in its immediate context.



The cliff walkway east of the pool.



Upper terrace above the drop.



Archive image — the pool in service at an earlier date.

The terrace is the substance of the property. It wraps the pavilion on its seaward side, steps down to the pool at the cliff edge, and continues east as a curved walkway set into the rock — a promenade of some length entirely within the boundary, with the water directly below. Its geometry was set to the line of the cliff rather than to the building, and it is the reason the composition reads as it does from the water.

Condition, stated plainly

The property is sold as it stands. It has been unoccupied for a period and requires comprehensive renovation throughout. The following is set out so that purchasers can price the work properly rather than discover it later.

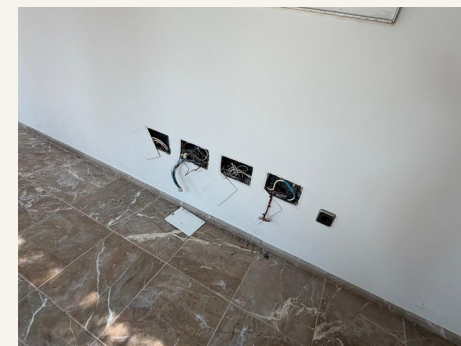
- The swimming pool is drained, the lining is failing and there is standing water and organic debris in the base. Reconstruction should be assumed.
- Roof slabs and soffits show weathering and staining. Full waterproofing and concrete repair should be assumed.
- Electrical installation is in part disconnected, with open back boxes and exposed conductors in some rooms. A complete rewire should be assumed.
- Internal finishes, joinery, sanitaryware and mechanical services are original and at the end of their service life.
- Terrace paving and balustrades are sound in appearance but require survey.
- Furniture, fittings and artwork remain in place under sheeting and are not included in the sale unless separately agreed.

RECOMMENDED BEFORE EXCHANGE

A structural and building survey by a Mallorcan *arquitecto técnico*; a materials survey appropriate to a 1970 construction, including asbestos-containing materials; and confirmation of the licence history against both references.



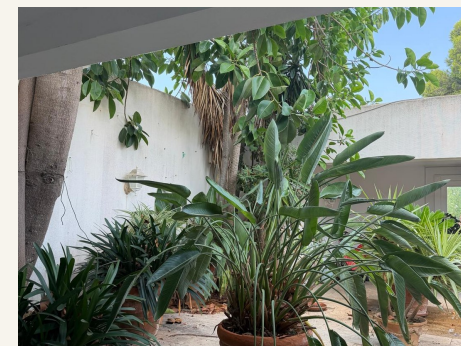
Dining room, contents sheeted.



Open back boxes and exposed conductors.



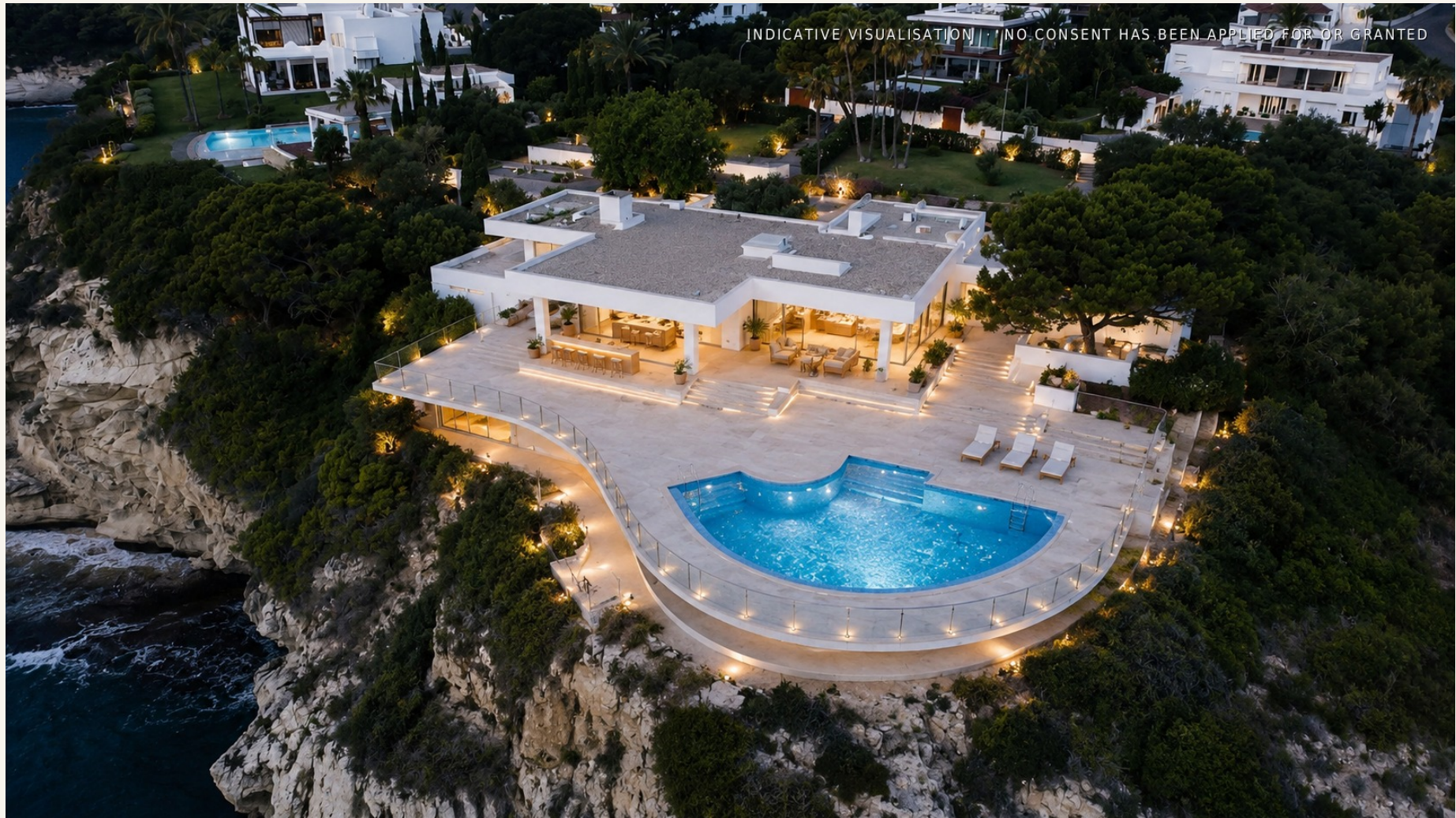
Gallery wall; services stripped back.



Internal courtyard, planting overgrown.

The drained pool is shown at page 11, beside the visualisation of the same view restored.

Refurbishment and uplift



Indicative visualisation of the refurbished pavilion, viewed from the southwest at dusk. The 1970 frame, the colonnade and the curved cliff terrace are retained; the pool is re-formed within its original geometry. Massing and detail are illustrative and untested against the planning parameters.

*Scenario A
Indicative visualisation*

The same view, before and after



Before. Photographed from the west side of the pool terrace, 2026.



After. Indicative visualisation from the same viewpoint.

Nothing structural moves: the roof slabs sit at the same height, the columns stand on the same grid, the terrace holds the same curve. What changes is the envelope, the finish and the planting.

Indicative scope

- Structural repair and re-waterproofing of the roof slabs
- Columns and service wing re-clad in honed Santanyí limestone
- Window wall replaced with full-height frameless glazing
- Upper volume reconfigured as a principal suite with sea terrace
- Complete replacement of electrical, mechanical and water services
- Pool rebuilt within its original geometry, infinity edge to seaward

THE COMMERCIAL CASE

Refurbishment protects whatever volume and position the 1970 consent established. If the existing envelope stands closer to the shoreline or exceeds the volume a new building could achieve today, that advantage is lost the moment it is demolished — and it cannot be recovered.

Scope is indicative, given to allow a purchaser to begin costing. It is not a specification and has not been priced.

Or build new across the site



Indicative visualisation of a single new residence across the combined site, seen from the southwest at golden hour. Massing, height and footprint are illustrative and untested against the planning parameters.

Massing principles

- A long, low principal volume set parallel to the cliff, following the precedent the existing house established
- Accommodation stepped down the fall of the land so no roof breaks the skyline from the water
- Arrival, garaging and staff on the inland parcel; living and principal suites on the seaward parcel
- Terrace and pool held at the existing terrace datum, where the rock plateau already supports it

The second route treats the 8,232 m² as a single site and designs from nothing. It suits a purchaser who wants a contemporary house of the maximum permitted volume, arranged to the specific orientation of the headland.

Consented-scheme option

For a purchaser who prefers not to carry planning risk, the vendor's side can progress a scheme to *licencia de obra* before completion, with the cost and timetable reflected in the terms. This widens the buyer pool and shortens the purchaser's own programme.

Or two houses rather than one

Because the parcels carry separate cadastral references, the site will also support two independent residences — one on each title. That option is set out overleaf.

Two residences, before and after



Before. The headland as it stands, from the southwest. The 1970 pavilion sits at the point; Plot 16 is the undeveloped ground behind it.



After. Indicative visualisation from the same viewpoint — the pavilion refurbished on Plot 16A, and a new house on Plot 16 behind it.

Two references mean a purchaser need not treat the site as one. Refurbishing the pavilion on 16A while building new on 16 produces two saleable assets on a single headland.

It also allows phasing: occupy the pavilion while the second house is designed and consented, and retain the option to sell either title separately afterwards.

THE CONDITION ON ALL OF THIS

Requires confirmation of minimum plot, occupancy and separation rules, and that the two references can be developed independently. The second house reads as two storeys and must be tested against the height limit.

Enquiries and viewings

Viewings are by appointment only and are accompanied. Enquiries from purchasers' agents and advisers are welcome; please identify the principal at first contact.

EXCLUSIVE SALES AGENCY

HAVVOY

REAL ESTATE

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TELEPHONE AND WHATSAPP

Avenida Joan Miró 16 & 16A
07181 Sol de Mallorca, Calvià
Illes Balears, Spain

Price on application

RELEASED TO QUALIFIED PURCHASERS

- Cédula Urbanística and planning parameters for both references
- Escritura de propiedad and current nota simple
- Original building licence and subsequent consents
- Evidence of authority to sell on behalf of the estate
- IBI receipts and charge statements
- Energy performance certificate

ROUTE TO COMPLETION

- 01 Viewing and release of the documentation pack
- 02 Purchaser appoints Spanish counsel; NIE obtained
- 03 Reservation or *contrato de arras*
- 04 Due diligence and technical survey
- 05 *Escritura pública* before a Mallorcan notary
- 06 Registration and transfer of utilities

IMPORTANT NOTICE

This dossier has been prepared for information only, from material supplied by or on behalf of the vendor. It does not constitute an offer, an invitation to treat, or any part of a contract, and no statement in it is to be relied upon as a representation of fact.

Areas, boundaries, surfaces and descriptions are approximate, are derived from Catastro data and are not a topographical or measured survey. No warranty is given as to planning classification, buildable volume, the availability of any consent, or the condition of any structure, installation or service. The development scenarios shown are conceptual; no application for consent has been made or granted and none should be assumed.

Images marked *archive* show the property at an earlier date and do not represent its current condition. Prospective purchasers must satisfy themselves by independent inspection, survey, and their own Spanish legal, planning and tax advice.

Prepared August 2026. Catastro data dated 1 July 2026.