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ORIENT ESTATE PROJECT

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www.canaferreraorient.com



HISTORY

The valley of Orient, in the municipality of Bunyola, lies at the heart of the Serra de Tramuntana, a UNESCO World Heritage Site recognised as a Cultural Landscape.

Orient is one of those rare places where time seems to stand still. Surrounded by the Serra de Tramuntana and protected by a landscape that has remained virtually untouched for centuries, the valley preserves the authentic rural character that makes it one of Mallorca's most genuine and unspoilt locations.

The many archaeological remains discovered throughout the area reveal that this land has been inhabited since the island's earliest settlements, reflecting a history deeply connected to the landscape and its natural surroundings.

At the heart of this remarkable setting stands Ca Na Ferrera, a historic Mallorcan estate that formed an essential part of the valley's agricultural life for generations. Surrounded by woodland and enjoying uninterrupted views across the Orient valley, it offers a unique setting where history, nature and architecture exist in perfect harmony.

Ca Na Ferrera presents the opportunity to restore the legacy of a historic estate and transform it into a timeless contemporary residence, carefully preserving the character of the property and the identity that has defined this exceptional corner of Mallorca for centuries.

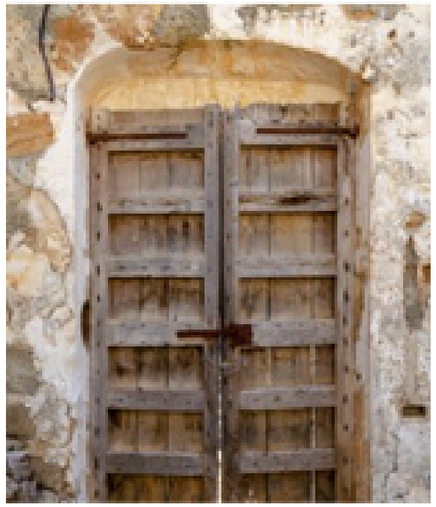






HISTORY

A traditional Mallorcan estate in the heart of nature





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A UNIQUE OPPORTUNITY TO EXPERIENCE THE SERRA DE TRAMUNTANA

Ca Na Ferrera offers the perfect balance between the tranquillity of the Serra de Tramuntana and the comfort of a contemporary home. A unique natural setting in which to disconnect, while remaining within easy reach of Sóller, Deià and Palma.

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LOCATION

A PARADISE AMONG THE MOUNTAINS

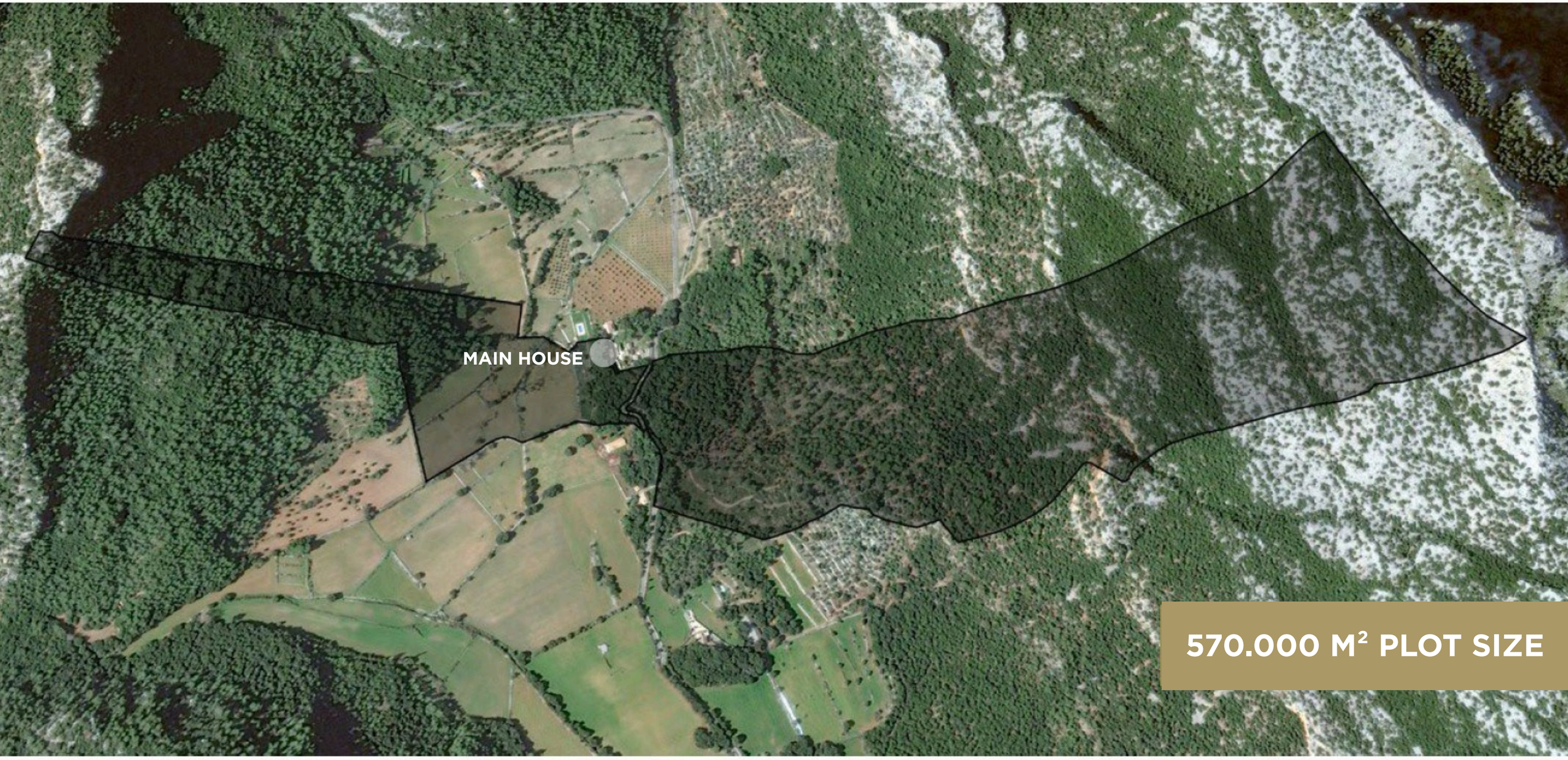
One of the most privileged locations within the Serra de Tramuntana.

A setting of extraordinary natural beauty, where tranquillity, privacy and nature come together to offer a truly unique lifestyle, surrounded by some of Mallorca's most authentic landscapes.





- Palma Airport: 33 km
- Sóller: 18 km
- Deià: 27 km


MAIN HOUSE
570.000 M² PLOT SIZE

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THE PROJECT

Inspired by the island's traditional architecture, the project envisions the careful restoration and reconstruction of Ca Na Ferrera, an historic Mallorcan estate whose origins date back to the 18th century, located within the peaceful and fertile valley of Orient.



The proposal restores the property's original composition of interconnected volumes with pitched roofs, bringing back the character of the historic main house and the former caretakers' residence. Generous terraces and landscaped gardens frame uninterrupted views across the magnificent Orient valley.

The ground floor is organised around an impressive entrance hall and central staircase, which naturally connect the different living spaces. One wing accommodates an elegant open-plan living and dining area overlooking the entrance courtyard, complete with a fireplace facing the restored interior patio, where the estate's original olive press has been carefully preserved.

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KEY FACTS

Property Type: Rustic Estate

Location: Orient Valley
Area: Bunyola, Mallorca
Plot Size: 570,000 m²
Orientation: South
Gardens: Private

MAIN RESIDENCE

Built Area: 720 m²
Bedrooms: 4 - 6
Bathrooms: 4
Guest WC: 1



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FLOOR PLANS MAIN RESIDENCE

GROUND FLOOR

Existing Footprint: 517.60 m²

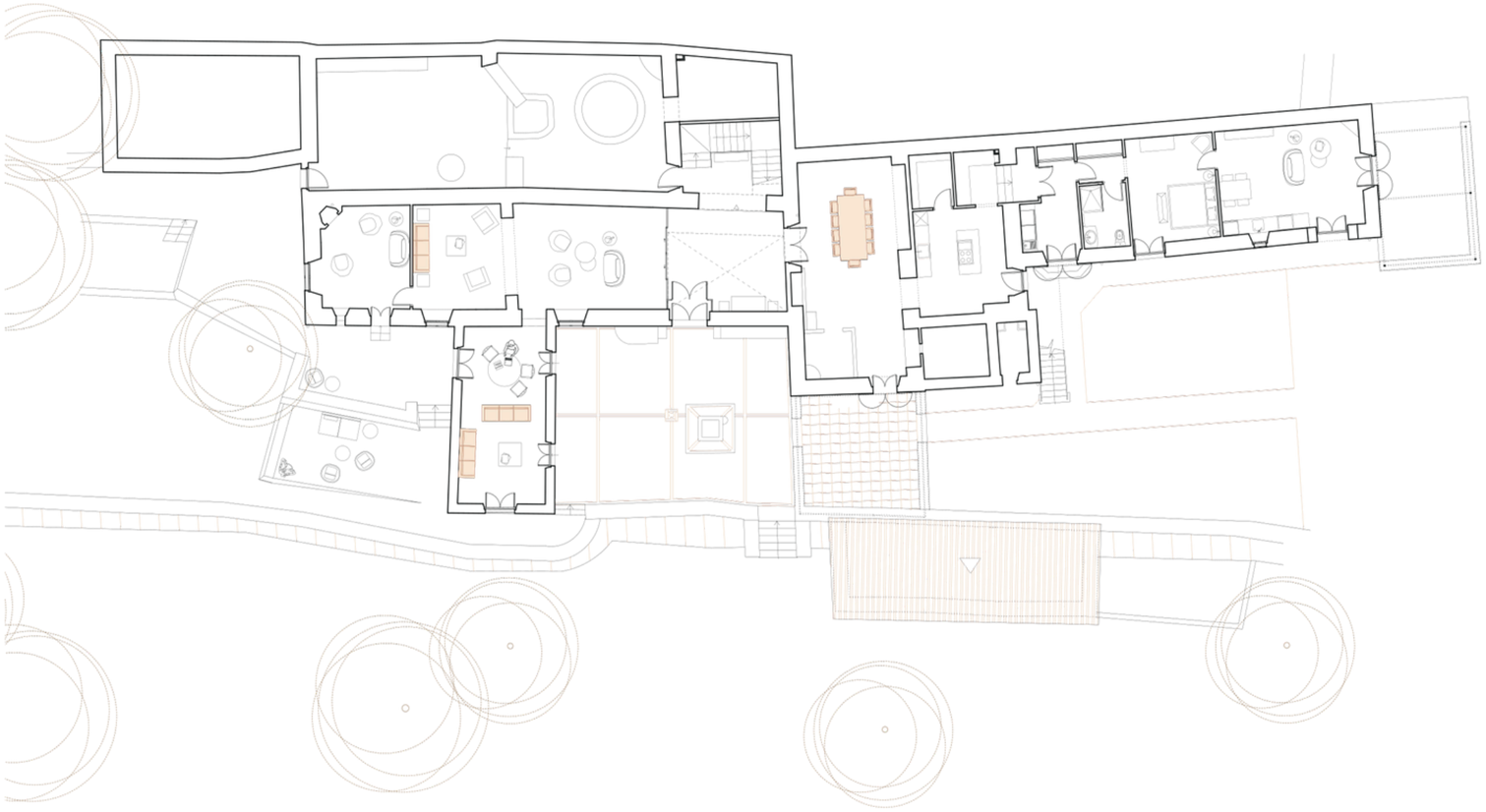
Main Residence – Built Area: 343.00 m²

Historic Olive Mill (Tafona) – Built Area: 89.15 m²

Covered Water Reservoir (Safareig) – Built Area: 46.50 m²

Solls – Built Area: 38.95 m²

Structural Consolidation & Partial Roof Reconstruction of the Solls – Built Area: 16.34 m²

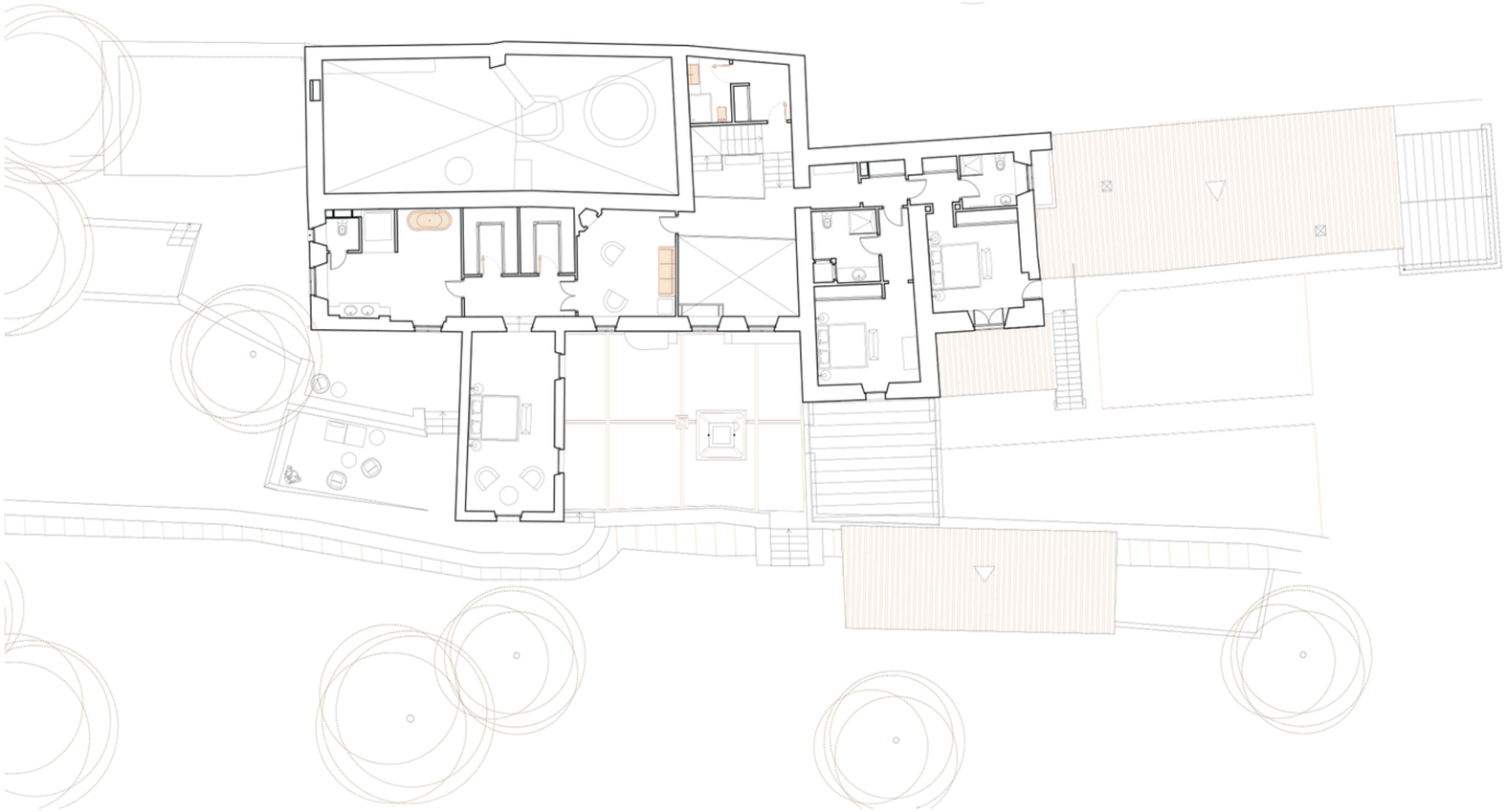


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MAIN RESIDENCE

FIRST FLOOR

Main Residence – Built Area: 250.70 m²
Historic Olive Mill (Tafona) – Built Area (former roofed area to be reconstructed): 89.15 m²
Roof Replacement Area: 83.74 m²



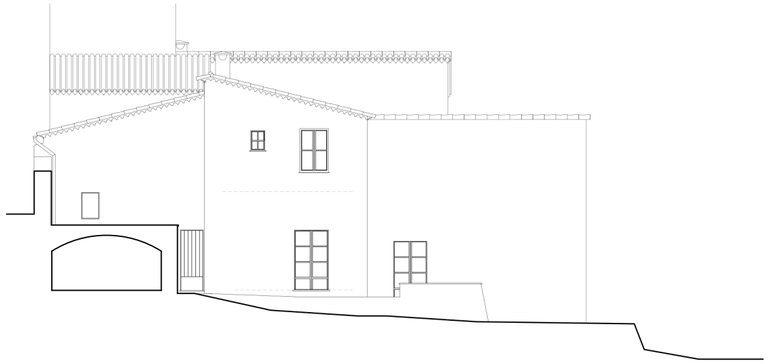
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ELEVATIONS

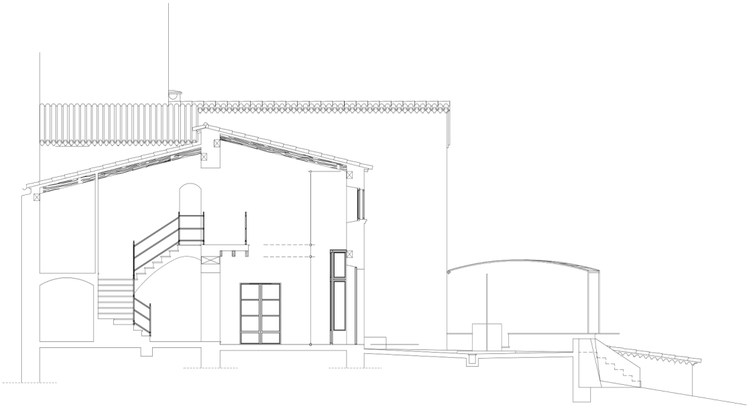




RIGHT ELEVATION



LEFT ELEVATION



SECTION B–B

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THE ESSENCE OF THE PROJECT





There are homes, and then there are places that become a way of life.

Ca Na Ferrera belongs to the latter.

Conceived for those who appreciate authenticity, privacy and the privilege of living surrounded by nature, the estate offers a rare opportunity to experience Mallorca at its most genuine.

Every space has been carefully designed to engage in dialogue with its surroundings. Expansive interiors open effortlessly onto the landscape, allowing natural light, panoramic views and the changing seasons to shape everyday life.

Rather than imposing itself on its environment, the architecture embraces it—creating a residence where tranquillity, craftsmanship and timeless design come together in perfect balance.

The result is a home that honours the history of this remarkable estate while delivering the comfort, sophistication and understated luxury expected of a contemporary country residence.










KINFOLK









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SPECIFICATIONS

MATERIALS THAT DEFINE TIMELESS ARCHITECTURE

The exceptional character of Ca Na Ferrera is reflected in the careful selection of natural materials and traditional craftsmanship throughout the project.

The architecture draws inspiration from the island's historic estates, where authenticity, simplicity and permanence take precedence over trends.

Natural stone, reclaimed roof tiles, handcrafted timber joinery and indigenous landscaping combine to create a residence that feels deeply rooted in its surroundings.
Inside, the same philosophy continues through a restrained palette of noble materials, chosen for their quality, durability and timeless elegance.

Every finish has been selected not only for its aesthetic value, but also for the atmosphere it creates—warm, understated and unmistakably Mediterranean.



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01 EXTERNAL FINISHES

ENTRANCE COURTYARD
In-situ concrete paving with natural river stone detailing.

EXTERIOR TERRACES & STEPS
Handcrafted non-slip ceramic paving, selected for its timeless appearance and durability.

PRINCIPAL SUITE TERRACE
Natural Santanyí stone paving.

CARETAKER'S TERRACE
Natural Santanyí stone paving.

PARKING ACCESS
Architectural concrete paving.

GARDEN PATHS & EXTERNAL STEPS
Natural Santanyí stone.

02 INTERNAL FLOORING

STAIRS & STEPPING STONES
Solid Binissalem, Santanyí or Marès natural stone, supplied in full slabs with an aged finish.

TERRAZZO
Seamless synthetic terrazzo flooring.

NATURAL STONE FLOORING
Binissalem, Santanyí or Marès natural stone tiles, 80 × 40 cm, with an aged finish.

OAK FLOORING
Wide-plank European rustic oak flooring, fully bonded and finished with natural oil.

03 WALL FINISHES

Interior walls finished in traditional lime-based plaster with a smooth painted finish.

Existing stone façades carefully restored using locally sourced limestone masonry.

Bathrooms finished in warm-toned microcement.

Architectural arches clad in Santanyí stone or Marès sandstone.

Feature fireplaces finished in natural stone with black steel interiors.

04 EXTERNAL JOINERY

TIMBER WINDOWS & DOORS
Painted pine timber joinery, colour to be specified. Double-glazed units. All timber elements are pre-treated and protected for exterior use.

STEEL FRAMED GLAZING
Custom black powder-coated steel frames with vertical and horizontal glazing bars. Double-glazed units with premium metal handles and locking system.

GLAZING
High-performance double glazing.

TRADITIONAL MALLORCAN SHUTTERS
Traditional painted timber shutters with horizontal louvres and vertical framing. All timber elements are pre-treated and protected for exterior use.

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05 INTERNAL JOINERY

TIMBER JOINERY

Painted timber doors with a vertical slatted finish and black hardware.

STEEL JOINERY

Custom black powder-coated steel frames with vertical and horizontal glazing bars, fitted with laminated safety glass and premium metal handles.

WARDROBES

Bespoke hinged wardrobes with timber slatted doors. Finished in natural oak or painted MDF, with integrated timber or metal handles.

LIBRARY

Custom-made timber shelving with a satin lacquer finish.

06 ILIGHTING

Recessed LED lighting throughout.

Architectural surface-mounted spotlights.

Concealed LED lighting integrated into ceilings, shelving and wardrobes to create a warm, ambient atmosphere.

07 METALWORK BALUSTRADES

Custom black-painted steel balustrades, 1 metre in height, featuring slender vertical uprights and 20 mm round handrails.

08 FIREPLACES

Feature fireplace within the Principal Suite.
Feature fireplace within the Library.

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09 BATHROOMS

Suspended sanitaryware with concealed cisterns.

Bespoke in-situ bathtubs finished in microcement.

Custom carved Marès stone or solid surface basins.

Wall-mounted brass or black fittings. Frameless glass shower enclosures.

Linear stainless-steel shower drains. Backlit mirrors with concealed LED illumination.

10 KITCHEN

Custom-designed kitchen cabinetry in natural oak or walnut.

Marble or Neolith worktops with mitred edges.

Integrated marble sink or premium stainless-steel sink.

Fully equipped with premium appliances including:

- Induction hob
- Oven
- Extractor
- Refrigerator
- Wine fridge
- Dishwasher



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MARCAPITAL







CREATING VALUE AT EVERY STAGE OF REAL ESTATE DEVELOPMENT

Marcapital is the real estate development division of Grupo Marcapital, specialising in the acquisition, development and promotion of exceptional residential assets in prime locations.
Every project is guided by a clear philosophy: combining outstanding architecture, exceptional locations and meticulous execution to create properties of enduring value.

Since its foundation in 2008, Grupo Marcapital has established a proven track record across the residential and hospitality sectors, successfully delivering projects that stand out for their quality, design and long-term vision.

The company's multidisciplinary approach enables complete control over every stage of the process—from acquisition and planning to construction and final delivery—ensuring the highest standards are maintained throughout.

Track Record

- More than 12,000 hotel rooms refurbished.
- Over 85 hospitality assets transformed.
- More than 1,200 residential properties successfully delivered by the management team.

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A UNIQUE WORK OF ART





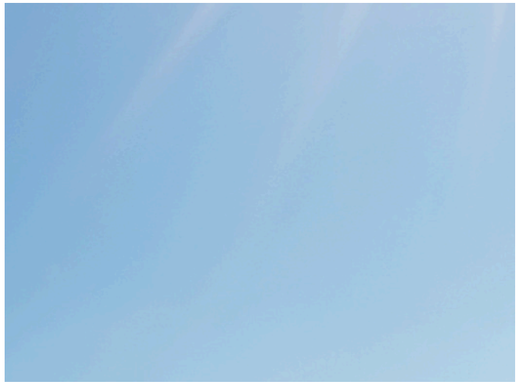












THANK YOU



The information, images, floor plans, specifications and visualisations contained within this brochure are provided for illustrative purposes only and may be subject to change during the detailed design and construction process.
All furniture, including kitchen furniture, is shown for illustrative purposes only and does not form part of the contractual specification unless expressly stated otherwise.
Further information is available at our offices in accordance with the provisions of Spanish Royal Decree 515/1989 of 21 April.