

# | SANTA PRIMA |

## WELCOME

### TIMELESS CHARM OF THE PAST, THOUGHTFULLY REIMAGINED FOR TODAY

Santa Prima is a family-owned collection of exclusive estates in Menorca, Paris, and Lisbon. Each destination invites you to a journey where every carefully restored stone and preserved detail tells a unique story. Whether you are planning a romantic getaway, a family vacation, a stay with friends, or a seminar, our properties blend the authentic charm of each location with the comfort of modern luxury.

### CRAFTED WITH ATTENTION TO DETAILS

Santa Prima is, above all, about the soul of authentic places, character-filled homes where every detail invites you to savor beautiful moments in exceptional surroundings. With meticulous attention to every detail and the use of local techniques, we shape spaces that honor their history while providing comfort and refinement.

From ancient farmhouses nestled in the heart of Menorca's nature and palaces in historic towns to countryside estates near Paris, Santa Prima unveils the unique beauty and character of each location. With expansive ground and open spaces, our properties offer a timeless retreat, celebrating the authenticity of the countryside.

"FROM ANCIENT FARMHOUSES SET IN THE HEART OF MENORCA'S NATURE AND A PALACE IN LISBON'S HISTORIC TOWN TO COUNTRYSIDE COLLEGE NEAR PARIS, SANTA PRIMA SHOWCASES THE UNIQUE BEAUTY AND CHARACTER OF EACH LOCATION"

### PRIVATE RENTALS & EXCLUSIVE ESCAPES

At Santa Prima, we believe that true luxury lies in the freedom to escape, embracing tranquility and privacy for genuine relaxation and rejuvenation. Our experiences are designed to help guests disconnect from daily life and reconnect with what matters most—with the people who mean the most.

Our estates are not just buildings; they are private sanctuaries nestled within expansive grounds, ensuring complete privacy and uninterrupted serenity. This exclusivity is what sets Santa Prima apart, offering a truly unique travel experience. Whether you are seeking a romantic getaway, an active retreat, a family gathering, or a solo escape, our dedicated team is committed to providing discreet, personalized service that meets your needs. From secluded gardens and private pools to hidden terraces with breathtaking views, the possibilities are endless for recentring and reconnecting with yourself.

### SANTA PRIMA COLLECTION

Santa Prima curates a family-owned collection of exclusive homes, each a testament to time, history, and artistry, honouring the legacy of the past. Our estates are not simply houses but cherished places, transformed to welcome the stories of the present and those of your loved ones, passing them forward to future generations.

## THE PROJECT

*stones, earth, water, the heavens, sites, stories and dreams.*

The Santa Prima project consists of bringing old stones with character back to life. They have survived centuries, tell a story and witness to cultures that invite us to get back to nature in its raw, generous state.

These sites inspire and exalt us.

They have all the time in the world to put our projects and priorities into perspective, making them meaningful in any circumstance.

## HISTORY

Heritage and Reverence to the Story of Santa Prima

The name Santa Prima originates from a relic discovered in a palace in Lisbon, Portugal, within the church of Palacio Mitelo. The embalmed body of Saint Prima, one of the first Roman martyrs, resides in the church's side altarpiece. This relic was "a gift from the Pope to the Marquis of Pombal" following the renewal of diplomatic relations between Portugal and the Holy See. It was later transferred to the palace chapel on the initiative of the Marquise de Pomares, a descendant of the Marquis of Pombal.

In one of his defensive apologies, the Marquis of Pombal himself references this relationship, stating: "Among other actions I could mention to affirm my loyalty to the Catholic Church, I emphasize my excellent relationship with Pope Clement XIV, who gifted me the precious relics of Saint Prima, Saint Leonore, Saint Victoria, and Saint Tiburtius." In a letter from the Viscount of Vila Nova, Francisco de Almada e Mendonça, addressed to the Marquis of Pombal, the Viscount also recommends not leaving Saint Prima's body forgotten in storage but rather placing it in the church of Oeiras.

## PRIVACY

Spaces that elevate projects and inspire a fulfilling lifestyle

Santa Prima Estates are places where families reconnect, colleagues come together, and the past meets the present for a unique experience that celebrates simple, meaningful moments. Lose yourself in the quiet embrace of a secluded garden, wander through landscapes rich in history, or find refuge on a hidden terrace overlooking a timeless view. Here, far from the noise of daily life, you can disconnect, reflect, and rediscover your essence—finding inspiration in the simplicity of each detail.

The distinctive atmosphere of our homes is more than a product of our global inspirations; it's our vision of true exclusivity. Here, privacy, understated elegance, and a refined simplicity define the experience.

## SIMPLICITY

Our Collection embodies the essence of simplicity, seamlessly blending luxurious comfort with humble origins. We believe that true elegance lies in the unadorned, where every detail is thoughtfully curated to offer an experience that is both refined and grounded. Our commitment to minimalist design and authentic hospitality ensures that each guest feels a profound connection to our roots, embracing the beauty of simple luxury.

## THE COLLECTION

*We are passionate about inviting others to enjoy what we hold dear*

Santa Prima curates a collection of exclusive houses, each a testament to time, history, and artistry. Santa Prima offers a selection of unique homes. These are not just houses but places with stories, ready to welcome yours.

Every estate offers ample space for connection, celebration, and adventure, with each corner inviting togetherness and intimacy in a private setting.

ONCE FARMHOUSES, NOBLE PALACIOS, AND AN OLD COLLEGE; EVERY PROPERTY DISTINCT IN CHARACTER.

Santa Prima curates a collection of exclusive homes, each a unique testament to time, history, authenticity, and artistry, yet all sharing the same spirit of bon vivre. Our properties are crafted for those with a refined sensibility, drawn to the quiet beauty of simple, meaningful experiences.

Our family estates are more than homes, they are places of belonging, where each generation finds itself into a rich tapestry of history and culture. These sanctuaries hold space for shared moments and cherished memories, guided by the belief that 'what is not shared is lost.

### SANTA PONÇA - MENORCA

330SQM | 12 Guests | 6 Bedrooms

This 18th-century farmhouse, formerly the residence of a prominent Menorcan family, is set within a 108-hectare private park just 1.5 miles from Cala Mitjana. Situated in one of the island's most protected areas, the property offers convenient access to Cala Mitjana via a dedicated private path.

### A 18TH - CENTURY FARMHOUSE RETREAT IN THE HEART OF MENORCA

#### THE FINCA

Santa Ponça rests in the heart of Menorca, a sanctuary where centuries-old stories intertwine with the island's natural beauty.

This 18th-century farmhouse, formerly the residence of a prominent Menorcan family, is set within a 108-hectare private park just 1.5 miles from Cala Mitjana. Situated in one of the island's most protected areas, the property offers convenient access to Cala Mitjana via a dedicated private path.

### A TRADITIONAL MENORCAN FARMHOUSE

At the heart of the main building stands a 14th-century tower, a silent guardian overlooking the estate and offering distant views of the sea. A charming bow window facade, preserved to honor British architectural influences, echoes the past. Traditional vaulted ceilings, a hallmark of Menorcan architecture, evoke the character of a bygone era.

### ROOM TO GATHER AND PLACES TO SHARE

The property features a south-facing, two-story house of 330 sqm, offering 6 bedrooms that can accommodate up to 12 guests.

Each of the 6 bedrooms in the main house combines elegance and comfort with a Mediterranean flair. Every room at Santa Ponça reflects the historical heritage of this authentic residence, furnished with carefully selected pieces from France, Portugal and Spain.

## THE STORY OF AN 18TH-CENTURY FARMHOUSE AND ITS PRIVATE CHAPEL, OPENING ONTO THE MEDITERRANEAN THE CHARM AND CHARACTER OF AN AUTHENTIC PLACE

Attached to the main house, an 18th-century private chapel provides a serene space for reflection, adding an authentic touch to the estate. Dating back to 1789, a year of great significance for the French, the chapel reflects a time when farmhouses often featured private places of worship, allowing rural families and communities to practice their faith without traveling to distant churches.

## THE POOL

Santa Ponça offers a welcoming outdoor pool area with plenty of cozy spots for relaxation and socializing. Enjoy the lush terraced gardens, authentic dry-stone walls, and panoramic views of Mallorca, all from the comfort of your day beds.

## THE OUTDOOR POOL SURROUNDED BY NATURE

Surrounded by ancient olive trees and lush vegetation, the terraced pool provides an idyllic setting high above the gardens. On one side, pale golden dry-stone walls, and on the other, spectacular views of the property's northern facade in the foreground, with the Mediterranean and Mallorca stretching out beyond.

## TAILORED FOR LOUNGING, FEASTING, AND CELEBRATING

After exploring the island's beaches or strolling through the charming streets of Ciutadella, take a refreshing morning dip in the pool, a perfect place to find calm and serenity. Enjoy a beautiful summer afternoon on comfortable daybeds and loungers in the shade of the pergolas, savoring the tranquility of the stunning gardens. Or, challenge yourself to a game of pétanque at the dedicated bar, just steps from the pool.

A few morning laps in the gentle early light, a peaceful haven to lose yourself in your favorite book, play board games or the perfect spot to enjoy a cocktail and aperitif. Whatever you desire, the pool area at Santa Ponça promises moments of tranquility and togetherness.

## THE AMENITIES

In the natural park surrounding the house, restored dry stone walls and cleared ancestral paths allow for leisurely exploration of the property. These paths lead directly to Cala Mitjana Beach, accessible in 20 minutes on foot or 10 minutes by bicycle, with convenient, easy access provided for both.

On the way to the beach, you can also connect to the Camí de Cavalls, a historic coastal trail perfect for hiking and taking in the island's stunning scenery.

## AMENITIES

### Indoor

- 6 bedrooms (8 additional to be opened soon)
- Living room
- Reading nest
- Dining Room (15 pax)
- Kitchen / Galley
- Chimneys
- TV
- Sound System
- WI-FI

### Outdoor

- 15m pool
- Beach access
- Outdoor bar
- Péntaque zone with bar
- Yoga / sport terrace with panoramic view
- Massage room
- Reading space
- Multiple lounging spaces in different spots around the property
- Outdoor dining area
- Argentinian barbecue area
- Bike house
- Private chapel

## THE PARK

Santa Ponça is a fully operational farmhouse, set across expansive hectares filled with olive groves, livestock such as cows, and a thriving huerto (vegetable garden) that yields fresh, seasonal produce. The goal is to offer guests a true taste of Menorca's agricultural richness, allowing them to enjoy the fruits of our farmers' and artisans' dedicated work. Guests can order and receive daily deliveries of fresh products—eggs, fruits, vegetables, honey, and olive oil—directly from the garden, bringing the authentic flavors of the island straight to their table.

SAVOR FARM'S PRODUCE WITH YOUR MEALS: EGGS, HONEY, AND OLIVE OIL STRAIGHT FROM THE ESTATE.

## THE OLIVE HOUSE

During your stay at Santa Ponça, you will experience an iconic place of Minorcan agrotourism that values heritage and nature in an eco-friendly way. Awarded the Ecologic label in April 2021, Santa Ponça remains a working estate with 1,600 olive trees, livestock, and a flourishing garden.

In fact, Santa Ponça offers guests a true taste of the agricultural lifestyle, providing fresh products directly from the garden, along with eggs, honey and other farm produce, all available for morning delivery during your stay. Embrace the agricultural dream!

## THE BEDROOMS

### PEACEFUL NIGHTS IN THE FARMHOUSE

Enter in your own private space at night in one of our 6 bedrooms, including a family suite. All rooms are equipped with air conditioning for optimal comfort. Wake up feeling refreshed and ready for your day.

#### R1 - NORTH

- King Bed (180x200)
- En Suite Bathroom
- 1 Shower
- 1 Bathtub
- 1 Toilet
- Air conditioning
- Complete Set of Toiletries

#### Ro - SOUTH

- King Bed (180x200)
- Air conditioning
- En suite Bathroom

- 1 Shower
- 1 Toilet
- Complete Set of Toiletries

#### Ro - FAMILY

- King Bed (180x200)
- Kids Room
- 2 Bunked beds
- 1 Safe
- Air conditioning
- En suite Bathroom
- 1 Shower
- 1 Toilet
- Complete Set of Toiletries

#### Ro - QUEEN

- King Bed (180x200)
- Air conditioning
- En suite Bathroom
- 1 Shower
- 1 Toilet
- Dressing
- Complete Set of Toiletries

#### R2 - MASTER

- King Bed (180x200)
- Air conditioning
- View on the Nature & Sea
- 1 Shower
- 1 Bathtub
- 1 Toilet
- All toiletries equipment

#### R2 - QUEEN

- King Bed (180x200)
- 1 Dressing Room
- 1 Desk for 2 pax
- Air conditioning
- View on the Nature & Sea

#### R1 - SOUTH

- King Bed (180x200)
- Air conditioning
- En suite Bathroom
- 1 Shower
- 1 Toilet
- Complete Set of Toiletries

## THE SERVICES

Santa Ponça provides a basic level of service with the option to add extra services for guests who desire more. Our aim is to tailor each experience to your needs—whether for families who prefer privacy with minimal assistance or those who would like more attentive care.

### INCLUDED

- Professional staff (butler & house manager in the morning)
- Welcome Drink
- Morning cleaning services
- Daily Breakfast
- E-Bikes
- Padel Rackets & Balls
- Bath Product
- End of stay cleaning services

### OPTIONAL

- Chef
- Night cleaning/room preparation
- Soft drinks
- Concierge services
- Farmland Produce
- Laundry (Basic Laundry Service)

## THE EXPERIENCE

At Santa Ponça, a variety of experiences can enrich your stay. Dive into the heart of Menorca with activities like cycling along the Camí de Cavalls, boat trip, horseback riding, padel lessons, yoga classes, mountain aperitifs, stargazing, and more

## WHAT TO DO IN MENORCA?

Menorca invites you to embark on authentic adventures, whether you are seeking family moments, a romantic escape, or a unique cultural immersion. Santa Ponça, together with a partner concierge service, can arrange bespoke experiences tailored to your desires.

Explore the scenic Camí de Cavalls trails, either on foot or horseback, to uncover the island's wild landscapes and hidden coves. Set out on a boat excursion to visit crystal-clear waters and secluded beaches accessible only by sea. For those in search of a thrill, try scuba diving to discover Menorca's underwater wonders.

## ACTIVITIES

- Yoga sessions
- Boat excursions
- E-bike adventures
- Padel lessons
- Escape to Son Fonoll
- Horseback riding
- Farm tour with the farmer
- Picnic among the olive trees

## CORBEVILLE - PARIS

1200SQM | 12 Guests | 8 Bedrooms

The Collège de Corbeville is a magnificent 17th-century, 1,200 m<sup>2</sup> country house set within a 3-hectare park, just 45 minutes west of Paris. Originally a college hall, the property was beautifully refurbished in 2019 and transformed into a warm and inviting living space. It now offers luxurious countryside comfort, accommodating up to 15 guests for private stays or events.

## 17TH CENTURY COUNTRYSIDE RETREAT NEAR PARIS

The Collège de Corbeville is a magnificent 17th-century, 1,200 m<sup>2</sup> country house set within a 3-hectare park, just 45 minutes west of Paris. Originally a college hall, the property was beautifully refurbished in 2019 and transformed into a warm and inviting living space. It now offers luxurious countryside comfort, accommodating up to 15 guests for private stays or events.

## THE COLLEGE

### A CHARMING ESTATE

A contemporary of the Palace of Versailles and built by Jean Lecoq, this historic edifice once served as a school for the youth of the surrounding villages. Today, it has been beautifully restored by a noted French interior designer, who has masterfully preserved the soul of the Collège while incorporating elements sourced from the stables of Versailles, seamlessly merging historical grandeur with contemporary elegance.

## THE CLOISTER

### A MASTER BEDROOM IN A RATHER UNIQUE LOCATION

Originally, this building served as a Catholic college, where collegiate life centered around scholarship and faith, hence the presence of the cloister, which once housed boarding students. Today, this cloister has been reimagined to incorporate a 40-square-meter Master Suite. This suite opens on one side onto a formal French garden and the Maison du Gentilhomme, and on the other, to the main lawn and the principal building of the Collège.

This space provides an ideal setting for rest or work, with a study area overlooking the gardens. In summer, the open windows welcome the gentle breeze, while in winter, one can retreat with a book by the fireplace, enjoying the comfort and serenity of this authentic chamber. In the main house, a dining room and a formal reception lounge open onto the garden, where a 15-meter pool, shaded pergolas, and restful seating areas invite relaxation.

An annex known as "the Priest's House" has been transformed into additional accommodations, featuring a double bedroom and a cozy single room, ideal for children, nannies, or young guests.

## THE HOUSES

### MAISON DU GENTILHOMME

The Maison du Gentilhomme (a term formerly designating the residence of a nobleman or person of note) constitutes the western wing of the property, and was the first to be constructed, as its name suggests, to house the master of the estate.

Today, this 200-square-meter wing is a welcoming living space, with a kitchen opening onto a small summer salon. This salon, featuring expansive glass doors, opens directly onto the surrounding nature, providing access to the swimming pool and the formal French garden.

Upstairs are three bedrooms, including a five-bed dormitory for younger guests, perfect for stays with family or friends.

#### Practical Informations

- Kitchen
- Living room
- Fireplace
- Devialet sound system
- Terrace on the garden
- Lunch Table in the “Jardin à la Francaise”
- 3 bedrooms (1 en suite, 1 classic, 1)

#### THE POOL

Escape to a waterside retreat just outside of Paris, and savour the verdant garden views from the comfort of your lounge chair on the terraces.

#### SWIMMING IN THE PARISIAN COUNTRYSIDE

Just 45 minutes from the vibrant energy of Paris, indulge in a refreshing escape to the elegantly appointed swimming pool at the Collège de Corbeville. It is the perfect place to savour a moment of calm and tranquility. Spend a delightful summer afternoon on the comfortable lounge chairs, shaded by parasols, lulled by the rustling of leaves and the gentle sound of water. Experience the timeless charm of this country estate, rejuvenate yourself, and breathe the fresh air before returning to the city.

#### THE 16-METER POOL AND POOL HOUSE

The Collège de Corbeville welcomes you with its magnificent 16-meter swimming pool, surrounded by inviting outdoor spaces, ideal for relaxation and convivial gatherings. The well-equipped pool house and its numerous comfortable nooks provide everything needed for a stay defined by serenity. Enjoy the pool, opening onto a three-hectare park, all from the comfort of your lounge chair, facing the treetops and a clear, cloudless sky.

#### THE BEDROOMS

TOTAL: 8 BEDROOMS

##### MASTER BEDROOM 1

- King Bed (180x200)
- En suite Bathroom
- 1 Bath
- 1 Shower
- 1 Toilet
- Complete Set of Toiletries

##### BEDROOM 2

- King Bed (180x200)
- En suite Bathroom
- 1 Shower
- 1 Toilet
- Complete Set of Toiletries

##### BEDROOM 3

- King Bed (180x200)
- En suite Bathroom
- 1 Shower
- 1 Toilet
- Complete Set of Toiletries

#### BEDROOM 4

- King Bed (180x200)
- En suite Bathroom
- 1 Bath
- 1 Shower
- 1 Toilet
- Complete Set of Toiletries

#### BEDROOM 5

- King Bed (180x200)
- En suite Bathroom
- 1 Bath
- 1 Shower
- 1 Toilet
- Complete Set of Toiletries

#### BEDROOM 6

- King Bed (180x200)
- En suite Bathroom
- 1 Bath
- 1 Toilet
- Complete Set of Toiletries

#### BEDROOM 7

- King Bed (180x200)
- 2 Showers
- 1 Toilet
- Complete Set of Toiletries

#### BEDROOM 8

- 5 single beds (180x80)
- 1 Toilet
- Complete Set of Toiletries

#### THE GARDEN

The gardens are the heart of the Collège de Corbeville, offering an open space for relaxation, recreation, and a true connection with nature. You can enjoy the lush greenery, take outdoor naps, exercise, or find a quiet spot to read by the Japanese pond. Unwind with a refreshing drink by the pool while the children play freely in the park.

#### THE VEGETABLE GARDEN

Located on the eastern side of the property, the vegetable garden produces a bounty of fresh fruits and vegetables for consumption, providing high-quality ingredients harvested directly on-site. The vegetable garden offers a genuine, countryside culinary experience.

#### THE APPLE ORCHARD AND THE ARTISTIC GREENHOUSE

The gardens hold delightful surprises. The greenhouse, overlooking the apple orchard, offers a creative retreat for those looking to work, write, or reflect. The apples here are harvested to make fresh, homemade juice, connecting guests to the estate's own produce.

#### THE JAPANESE POND

An ideal reading nook, complete with a bench nestled among the bamboo, where koi fish glide quietly through the water, creating a serene and contemplative atmosphere.

#### MARCEL CAMPIONS'S CARAVAN

The famous "king of the gypsies," Marcel Campion, left behind his caravan in the garden, a charming, one-bedroom caravan where you can rest amid the gardens, listening to the gentle breeze that flows through the windows.

#### AMENITIES

##### OUTDOOR AMENITIES

- 16m Pool
- Pool House
- Outdoor Shower
- Caravane
- 3 Hectare Park
- French Garden
- Japanese Garden with a dedicated reading area
- Vegetable Garden for fresh, on-site produce
- Lounging Areas
- Artistic Greenhouse (for working or artistic activities)
- Outdoor Dining (seating for 12)
- Parking (15 cars)

##### INDOOR AMENITIES

- 8 Bedrooms
- TV Room/Cinema
- PlayStation & Apple TV
- Playroom
- Ping Ping, foosball
- Yoga mats
- Devialet Sound System with iPad control
- Chimneys
- Wine cellar
- Library
- WI-FI

#### EVENTS

##### A STUNNING SETTING FOR INTIMATE EVENTS

This sumptuous residence and its wooded park create an enchanting, post card-like ambience, and may be hired exclusively for a stay or reception. The Collège de Corbeville is a secluded, luxurious and welcoming location for your guests attending a high-level corporate event in the countryside. Every effort is made to ensure that your guests will enjoy a rare moment of relaxation and well-being in total privacy.

THE COLLÈGE DE CORBEVILLE CAN ACCOMMODATE UP TO 150 PEOPLE

Up to 15 people can be accommodated comfortably on weekends or during the week, away from the everyday hustle and bustle. For larger gatherings, up to 150 people can be accommodated for outdoor events, day or night.

Collège de Corbeville is also conducive to hosting high-level residential seminars. It is a warm, welcoming space for your events, fully equipped with high-speed Wi-Fi in all rooms and high-definition screens and speakers for videoconferences, webinars, presentations and projections.

## LLOC NOU - MENORCA

280SQM | 8 Guests | 4 Bedrooms

This cosy refurbished farmhouse invites you to immerse yourself in the charm of Menorcan architecture and culture. Unwind and create lasting memories in this timeless retreat with your friends and your family.

## THE LAND TOUCHING THE MEDITERRANEAN

### 90 HECTARES ESTATE STRETCHING TO THE SOUTH COAST

Lloc Nou is an old finca nestled within a vast 90-hectare private estate extending to the cliffs of Menorca's southern coast. Here, you will experience the natural beauty of the island as the land meets the clear blue waters of the Mediterranean Sea.

## THE FINCA

### A RENOVATED FARMHOUSE NEAR THE CITY OF MAHÓN

Lloc Nou is a private farmhouse that blends rustic charm with modern comfort, offering a space to reconnect with nature and discover Menorca's hidden treasures in both a traditional and contemporary setting for a truly unique experience.

The finca's south-facing, single-story house spans 280 sqm and features 4 bedrooms, accommodating up to 8 guests. Each bedroom includes its own private terrace.

Designed with simplicity, the house seamlessly integrates indoor and outdoor living. A dining room connected to the open kitchen provides a welcoming space for gatherings of up to 8 guests. The living room opens directly onto the garden and the 15-meter pool, creating a smooth connection with the surrounding outdoor spaces.

### NESTLED BETWEEN THE SEA AND NEAR THE CAPITAL CITY OH MAHÓN

Just a 15-minute drive away is the vibrant capital of Mahon, with its bustling harbor, charming streets, and a wealth of activities and restaurants. Discover the island's cultural heritage, savor local delicacies, and explore its hidden gems.

## THE PARK

The estate spans 90 hectares of land, descending gently down to the southern cliffs. In front of the house, the garden features a pool and a shaded terrace, perfect for reading a book or sharing an aperitif. An outdoor table beneath the pergola can seat up to 20 guests for a Mediterranean lunch.

For those wishing to explore, guests can walk or bike through sloping meadows down to the southern cliffs, where the land meets the rugged cliffs of the Mediterranean Sea, following the dry-stone walls that line the path. The panoramic view is a true treasure, inviting reflection and relaxation.

## 90 HECTARES EXTENDING TO THE SOUTHERN CLIFF COASTLINE

The estate spans 90 hectares of land, descending gently down to the southern cliffs. In front of the house, the garden features a pool and a shaded terrace, perfect for reading a book or sharing an aperitif. An outdoor table beneath the pergola can seat up to 20 guests for a Mediterranean lunch.

For those wishing to explore, guests can walk or bike through sloping meadows down to the southern cliffs, where the land meets the rugged cliffs of the Mediterranean Sea, following the dry-stone walls that line the path. The panoramic view is a true treasure, inviting reflection and relaxation.

The Camí de Cavalls, an ancient path steeped in history, winds through the property, providing an excellent opportunity for a coastal hike and leading to the beautiful cove of Calas Coves.

## AMENITIES

### INDOOR

- 4 bedrooms (3 additional bedrooms to open in 2025 and 2 more in 2026)
- Living room
- Kitchen
- TV area
- Dining table for 10
- Sound system
- WI-FI
- Chimney

### OUTDOOR

- 15m Pool
- Outdoor breakfast area
- Lounging spaces
- Terraces
- Garden dining table (15 guests)
- Argentinian barbecue area
- Pétanque field
- Yoga Terrace with panoramic sea view
- E-Bikes
- Parking

## THE BEDROOMS

### BEDROOM Ro - 1

- King Bed (180x200)
- Dressing (with safe)
- Desk
- Bose Sound System
- Private terrace
- Air conditioning
- En suite bathroom
- Double faucet basin
- 1 Shower
- 1 Toilet

### BEDROOM Ro - 2

- King Bed (180x200)

- Cupboards
- 1 Dressing Bench
- Bose Sound System
- Air conditioning
- Private terrace
- En suite bathroom
- Closing side doors
- 1 Shower room
- 1 Toilet

#### BEDROOM R1 - 1

- King Bed (180x200)
- 1 Desk for 2 pax
- 1 Cupboard
- Air conditioning
- Master terrace
- En suite bathroom
- 1 Shower room
- 1 Toilet

#### BEDROOM R1 - MASTER

- King Bed (180x200)
- 1 Desk for 3 pax
- 1 Cupboard
- Air conditioning
- Master terrace
- En suite bathroom
- 1 Shower room
- 1 Bathroom
- 1 Toilet

#### THE SERVICES

Lloc Nou provides services to ensure guests enjoy a restful and seamless stay in Menorca. Additional services are also available upon request, and the Santa Prima team will be happy to assist with any special arrangements.

#### INCLUDED

- Professional staff (butler & house manager in the morning)
- Daily cleaning services
- Daily breakfast
- E-Bikes
- Bed linen and towels
- Bath products
- End of stay cleaning services

#### OPTIONAL SERVICES

- Chef
- Night cleaning/room preparation
- Soft drinks & beverages
- Laundry (basic laundry service)
- Concierge services
- Farmland products

## THE EXPERIENCES

At Lloc Nou, a variety of experiences can enrich your stay. Dive into the heart of Menorca with activities like cycling along the Camí de Cavalls, boat trip, horseback riding, padel lessons, yoga classes, Cliff aperitifs, stargazing, and more.

## ALL EXPERIENCES

- Yoga sessions
- Boat excursions
- E-Bike adventures
- Padel lessons
- Horseback riding
- Picnic with a view

## OPTIONAL SERVICES

- Chef
- Night cleaning/room preparation
- Soft drinks
- Concierge services

## SON FONOLL - MENORCA

200sqm | 12 Guests | 6 Bedrooms

This location was once known as an 'eagle's nest' and an observatory for hikers. Today, Son Fonoll's private natural setting provides an intimate experience for up to 8 guests, complete with modern comforts.

## AN ANCIENT EAGLE'S NEST WITH UNIQUE PANORAMIC VIEWS

### THE FINCA

Son Fonoll is a sanctuary built from the ruins of an old eagle observatory perched atop cliffs, a well-known landmark among locals that spans 35 hectares.

Once a silent witness to the majestic flight of Europe's prominent white eagle population, this unique retreat has been transformed into an exclusive escape within a UNESCO Biosphere Reserve, offering breathtaking views of the Mediterranean Sea and a profound sense of tranquility.

### AN ANCIENT EAGLE OBSERVATORY

As a guest at Son Fonoll, you will be among a select few with the opportunity to experience this extraordinary retreat in a truly unique setting.

Each bedroom at Son Fonoll embodies Mediterranean elegance, with carefully curated furnishings sourced from France, Portugal, and the island itself.

The main building features four bedrooms, each offering stunning views of the mountains and surrounding nature. A spacious living room adjoins the kitchen, where large windows welcome natural light and offer beautiful views of the landscape while cooking.

An annex with two additional bedrooms and a terrace overlooking nature is connected to the main house, providing extra space and privacy.

### A LIVING PAINTING

Sunlight fills each room at Son Fonoll, opening up stunning views of the gardens and Algondret Canyon.

Set within a 32-hectare protected biosphere reserve, Son Fonoll is a peaceful retreat for those seeking to reconnect with nature and rediscover inner calm—a perfect setting for yoga retreats, romantic escapes, or quiet relaxation.

## THE PARK & AMENITIES

### PERCHED WITHIN MENORCA'S UNESCO-PROTECTED WILDERNESS

#### AMENITIES

- 4 bedrooms (2 additional bedrooms in an annex)
- Living room
- Reading nest
- Kitchen
- Dining room (seating for 8)
- Sound System
- TV
- WI-FI
- Chimneys
- Air conditioning

#### AMENITIES

- 15m pool with views over the canyon (coming soon)
- Lounging spaces
- Yoga area
- Outdoor dining (12 pax)
- Appetizer terrace for relaxing with a drink
- Master Bedroom Terrace
- Reading terrace overlooking the barranco

## THE BEDROOMS

### BEDROOM Ro - 1

- King Bed (180x200)
- View on the Barranco
- Clothing storing space
- King Bed (180x200)
- View on the Barranco
- Clothing storing space
- External Bathroom
- Air conditioning
- Fan

### MASTER BEDROOM

- King Bed (180x200)
- Air conditioning
- Fan
- Access to Master Terrace
- En suite bathroom
- Dressing
- 1 Shower Room
- 1 Bathtub
- 1 Toilet
- All toiletries equipment

#### BEDROOM R1 - 1

- King Bed (180x200)
- Air conditioning / fan
- View on the Barranco

#### BEDROOM R1 - 2

- King Bed (180x200)
- Air conditioning / fan
- View on the Barranco
- Small Private Terrace

#### BEDROOM A - 1

- King Bed (180x200)
- Air conditioning
- 1 Terrace
- View on the nature
- En suite bedroom
- 1 Shower
- 1 Toilet
- All toiletries amenities

#### BEDROOM A - 2

- King Bed (180x200)
- Air conditioning
- 1 Terrace
- View on the nature
- En suite bathroom
- 1 Shower
- 1 Toilet
- All toiletries amenities

### THE SERVICES

#### DISCOVER WHAT SON FONOLL HAS TO OFFER

##### SERVICES INCLUDED

- Welcome drink
- Morning cleaning services
- Breakfast delivery (bred and other)
- Bed linens & towels
- Bath products
- End of stay cleaning services

##### OPTIONAL SERVICES

- Chef
- Soft drinks
- Fresh farmland produce
- Conciergerie (outsourced)

### THE EXPERIENCE

## ALL THE EXPERIENCE

- Yoga sessions
- Boat excursions
- Stargazing
- Padel lessons
- Horseback riding
- Mountain picnic

## THE EXPERIENCE

### LIVE THE EXPERIENCE

### CRAFT YOUR BEST MEMORIES

At Santa Prima, we specialize in crafting unforgettable moments through unique, private experiences. Our commitment is to curate homes that immerse you fully in the local culture and natural beauty of Southern Europe, while catering to your personal desires, whether you seek adventure, relaxation, sports, or cultural discovery. Each stay is designed to feel personal, authentic, and entirely your own.

### FOOD

Taste the true flavors of your destination. Start the day with fresh-picked breakfasts straight from the garden, enjoy gourmet picnic baskets made for your outings, and indulge in private dinners prepared by a chef with seasonal ingredients sourced from the farm.

Here, everything you savor reflects the land itself, offering a genuine farm-to-table experience that is rooted in the property's own harvest and vegetable garden.

### WELLNESS

Refresh your body and mind in a space made for true relaxation. Start the day with a peaceful swim, letting the water wash away any tension. Unwind with a soothing massage, or settle into a yoga session on the terrace, breathing in the open air and quiet around you.

Here, everything is designed to help you find balance and feel restored, one calming moment at a time.

### SPORT

Enjoy staying active in a space that inspires movement. Start your day with a run on nearby trails or a game of padel under the sun. Whether it is cycling, swimming, or a simple yoga stretch in the fresh air, there are plenty of ways to stay energized and connected to your surroundings.

The houses are equipped with amenities thoughtfully designed for sports enthusiasts.

### RESTORATION

Experience the rich history of your destination. Wander through the historic parts of your estate, explore charming villages, and discover the stories woven into the landscape. Each estate has been carefully restored by local artisans, who have devoted countless hours to blending old and new, creating a perfect balance between antique charm and modern comfort.

### PRIVACY

Step into your own secluded retreat, where peace and exclusivity are woven into every detail. At Santa Prima, privacy is not just a promise but the essence of your experience. Each estate is thoughtfully designed to be your personal home, a place to fully disconnect from the outside world and savor moments that are yours alone.

## EVENTS

Create unforgettable memories in an exceptional setting. Host intimate weddings, family gatherings, or professional retreats at a Santa Prima estate, with personalized services to tailor your experience.