LLORENÇ
BRUNET ARQUITECTES

SOLVIDA



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PROPERTY DETAILS

€2.45 M

3
bathrooms

3
bedrooms

18643 m2

225,67 m2

75%
completed

Completion
by the end of 2026

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PROPERTY DETAILS



Bespoke Kitchen fitted with **MIELE appliances**



Temperature controlled **wine cabinet**

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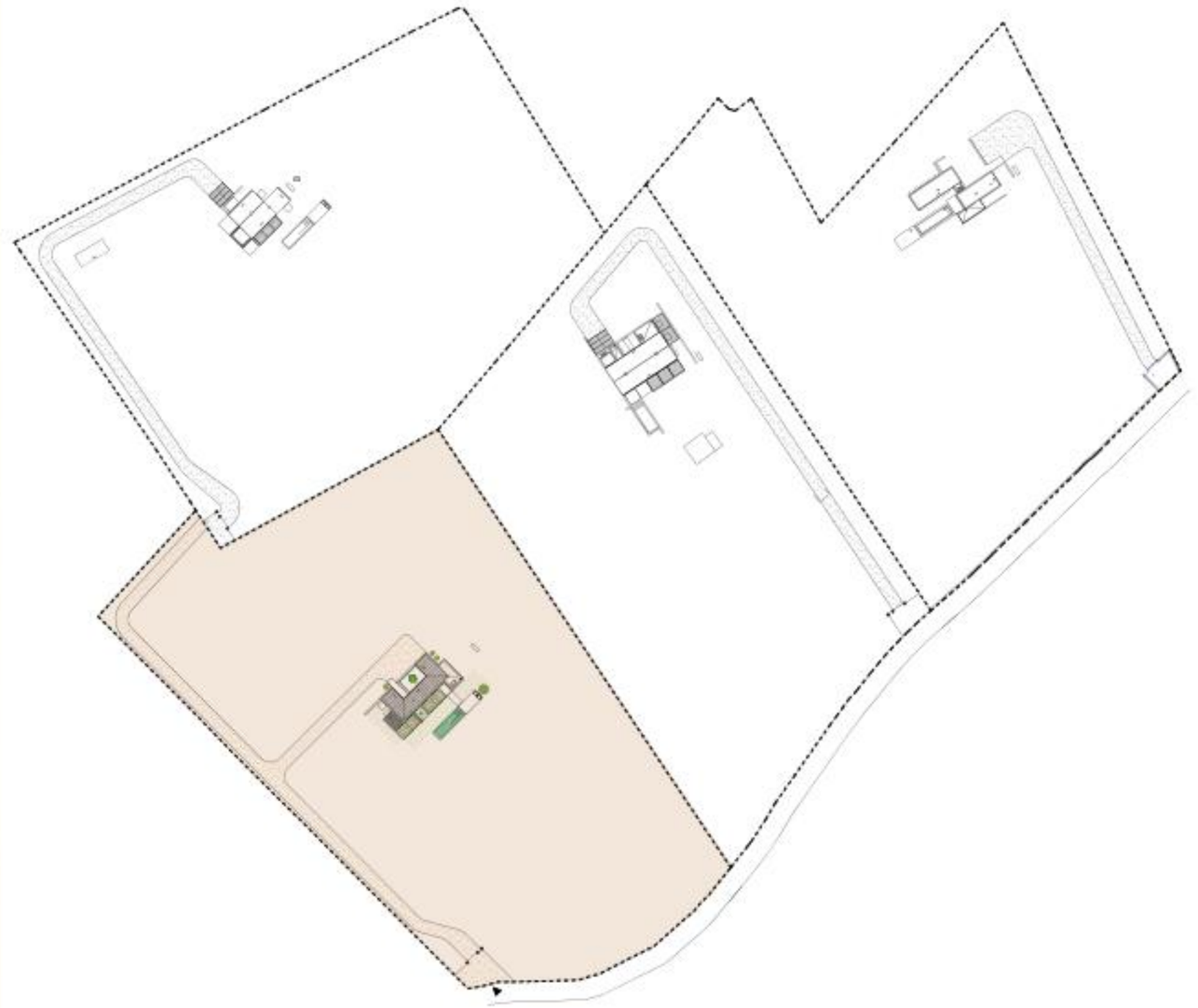
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A. ARCHITECTURE AND SURROUNDINGS

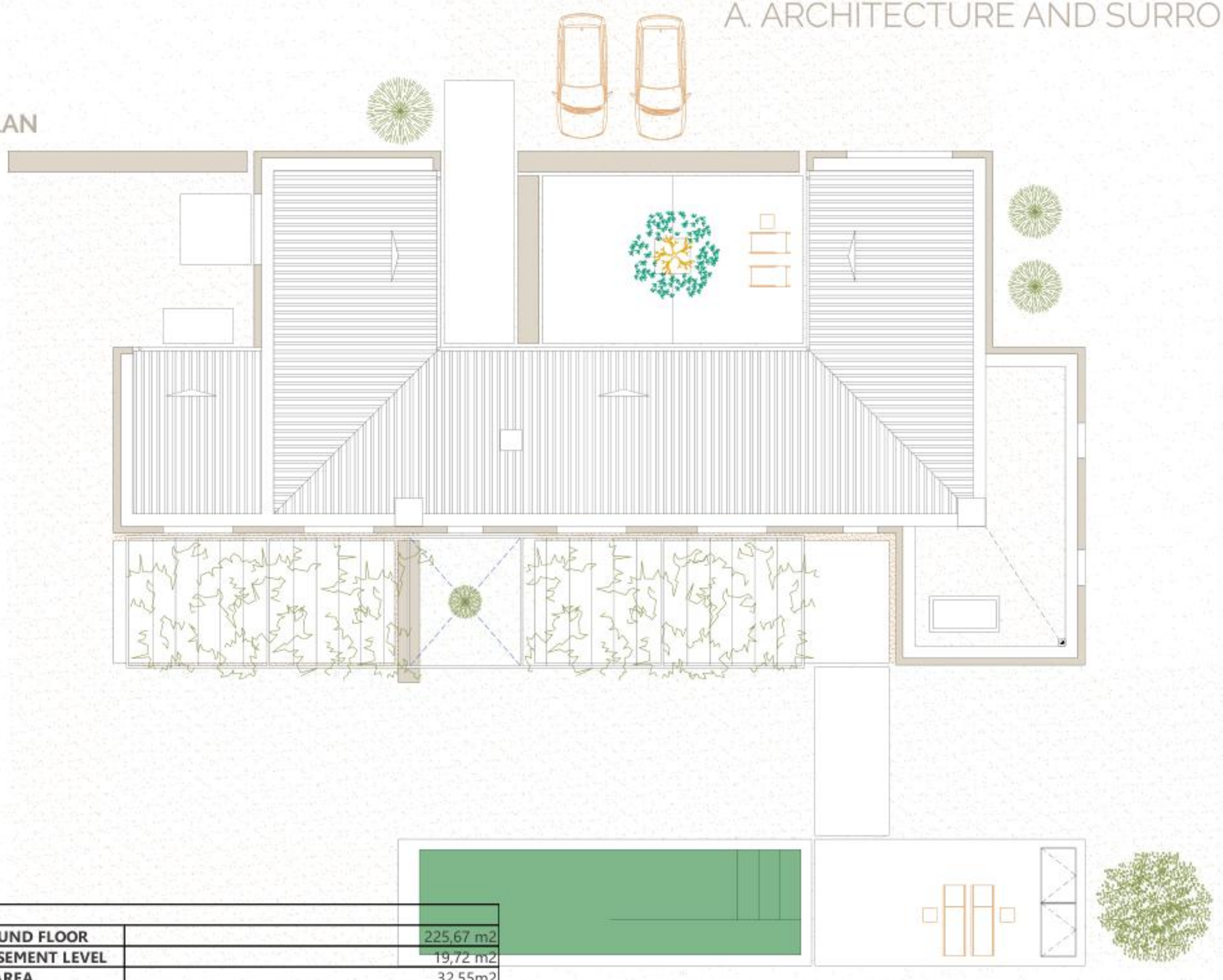
1. LOCATION OF THE SITE AND URBAN PLANNING PARAMETERS

The plot is located between Manacor and Sant Llorenç and it is approximately 3 km from Manacor and 4 km from Sant Llorenç and an irregular geometry. Access is provided via the public road along the south-eastern boundary.

The land is currently used for cereal cultivation or livestock grazing.



3.1 ROOF PLAN



SURFACE SUMMARY	
TOTAL BUILT AREA GROUND FLOOR	225,67 m2
TOTAL BUILT AREA - BASEMENT LEVEL	19,72 m2
POOL WATER SURFACE AREA	32,55m2
TOTAL BUILT AREA OF THE BUILDING	225,67m2

3.2 GROUND FLOOR PLAN



SURFACE SUMMARY	
TOTAL BUILT AREA GROUND FLOOR	225,67 m2
POOL WATER SURFACE AREA	32,55 m2
TOTAL BUILT AREA OF THE BUILDING	225,67 m2

A. ARCHITECTURE AND SURROUNDINGS

Concepts



5. CONCEPT

The project consists of a single-storey detached house with a swimming pool, centrally located and oriented SW–NE to maximize views. It is organized around a U-shaped volume with inward sloping roofs and two lateral volumes, unified by stone walls, while façades combine Llevant stone and sand-colored render to create bright and spacious environments.







6.1 EXTERIOR COLOURS

color palette



7. FINISHES - EXTERIOR

Concepts





8. CARPENTRY

- Exterior windows and glazed doors are aluminium with thermal break frames, including casement and tilt-and-turn types, complemented by traditional Mallorcan side-hinged lacquered aluminium shutters on selected openings.



10. POOL

The house includes a 10.85 × 3.00 m rectangular swimming pool with a skimmer system, finished with Kerakoll mortar, double waterproofing with reinforcing mesh, and blue-green glass mosaic tiles fixed and grouted with Kerakoll products.



11. GARDEN

The house will be complemented with a Mediterranean garden. Its logic is not based on lush ornamentation, but on water efficiency, landscape integration, and low maintenance.The overall composition will seek a balance between natural character and spatial order, ensuring visual integration with the environment and a seamless transition between indoor and outdoor spaces.

12. DISTINCTIVE EXTERIOR ELEMENTS

Outdoor **barbecue area**



Several **patios** designed as relaxation areas.



15.1 INTERIOR COLOURS

color palette



The colors used create a relaxed atmosphere in harmony with the surroundings. We aim for the rooms of the house to blend with the color palette and create a space in perfect balance.

18. CEILING

The roof structure consists of white paintedspruce glulam beams.

19. INTERIOR CARPENTRY

Concepts

- Glazing is fixed or operable on solid timber or stainless steel profiles, while internal doors are smooth lacquered MDF, in hinged or sliding systems.











3 bathrooms

21.1 INSTALLATIONS: ELECTRICAL, PLUMBING, HVAC (CLIMATE CONTROL)

PLUMBING - BATHROOM



Washbasin

Built-in washbasin clad in stone-effect porcelain tiling (Zarci finish).



Washbasin Tap

Brand: Grohe

Model: Essence or similar





Shower Tap / Shower Mixer

Brand: Grohe

Model: 40051767435664 or similar



Toilet

Brand: Roca

Model: Roca The Gap Square A346477000 / A801472004 or similar

Bespoke Kitchen fitted
with **MIELE appliances**

Temperature controlled
wine cabinet

21.2 INSTALLATIONS: ELECTRICAL, PLUMBING, HVAC (CLIMATE CONTROL)

PLUMBING - KITCHEN



Washbasin

Brand: Grohe

Model: 31574DL1 or similar



Kitchen Tap

Brand: Grohe

Model: 32917DL0 0 or similar



Oven

Brand: Miele

Model: H 2861-1 B 125 or similar



Wine cooler

Brand: Miele

Model: KWT 6422 iG-1 or similar

Microwave

Brand: Miele

Model: M 2234 SC or similar





Induction Hob

Brand: Miele

Model: KM 7667 FL or similar

21.3. INSTALLATIONS: ELECTRICAL, PLUMBING, HVAC (CLIMATE

Temperatures between **19 and 26°C**.

Relative humidity between **40% and 80%.**

Wall mounted **split** units

Underfloor heating system