LLORENÇ
BRUNET ARQUITECTES

VITALIA



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LLORENÇ BRUNET ARQUITECTES

PROPERTY DETAILS

€2.55 M

4 bathrooms

3 bedrooms

17474 m2

228,83 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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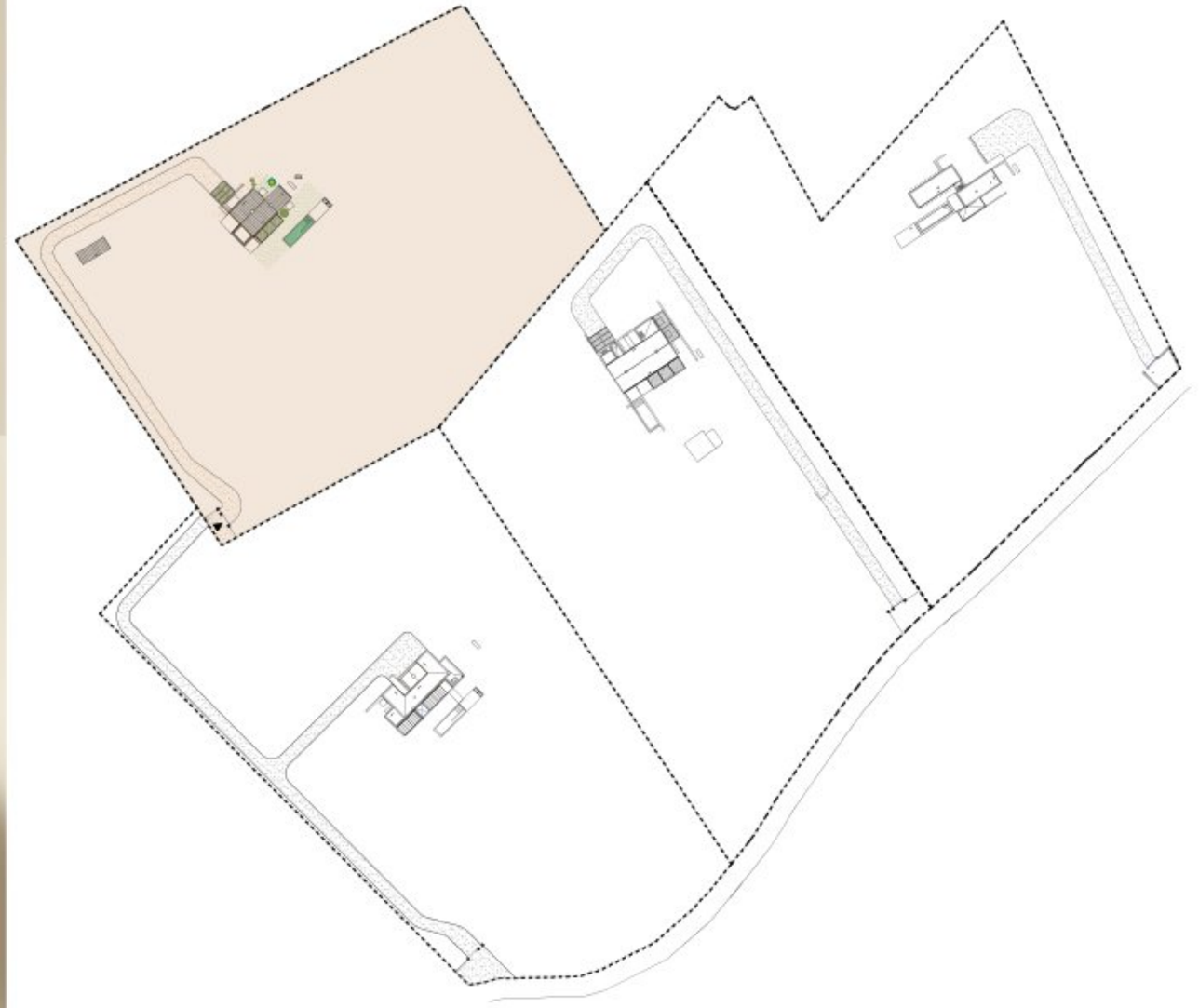
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A. ARCHITECTURE AND SURROUNDINGS

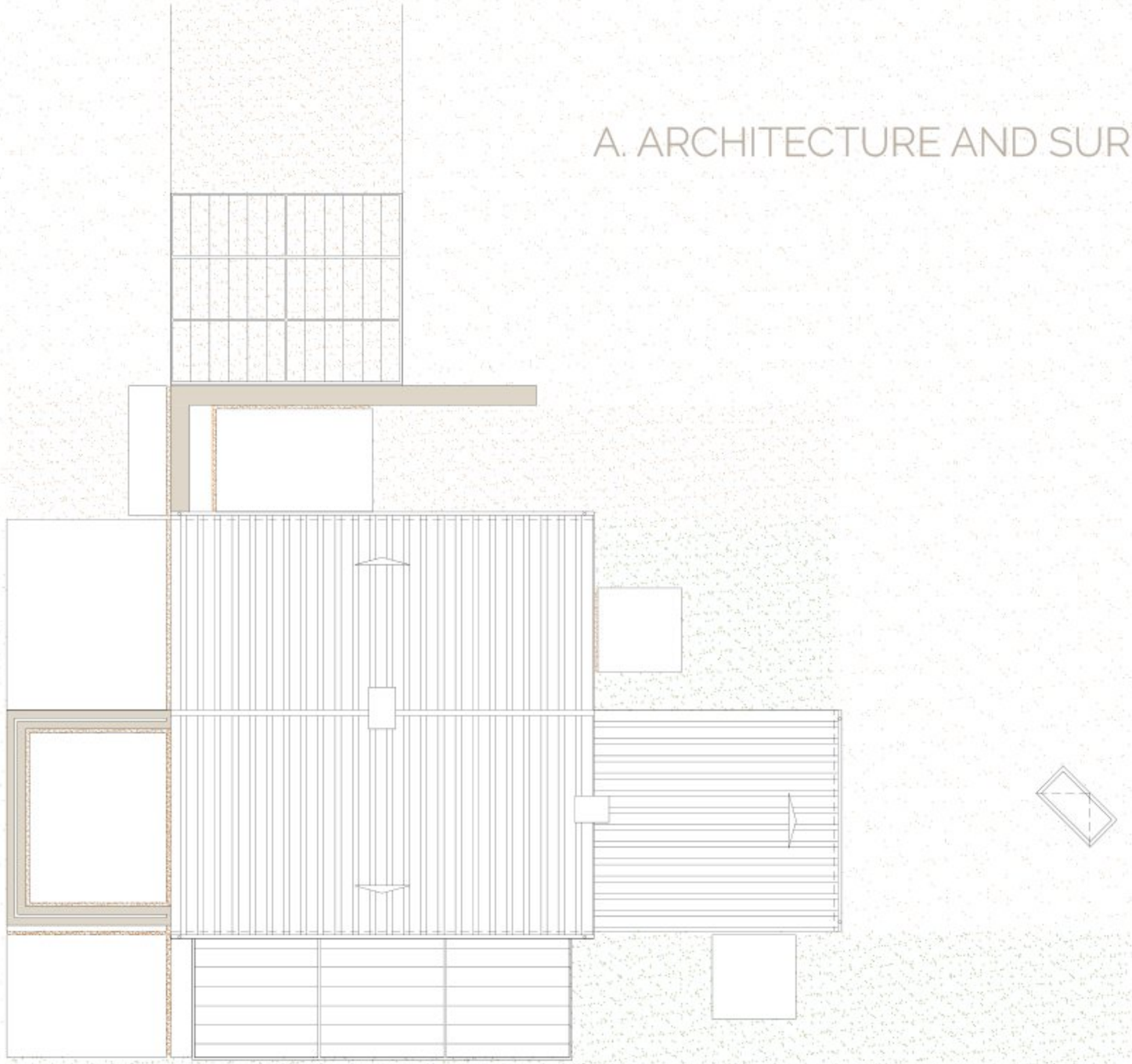
1. LOCATION OF THE SITE AND URBAN PLANNING PARAMETERS

Access to the property is provided through a right of way coming from cadastral property No. 18414, which reaches the plot subject of the project from the southern side.

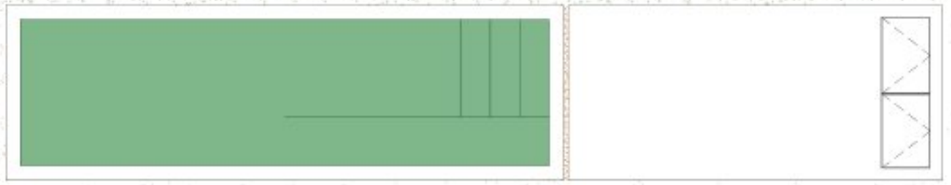
The plot is located between Manacor and Sant Llorenç, approximately 3.00 km from the urban centre of Manacor and about 4.00 km from the urban centre of Sant Llorenç.



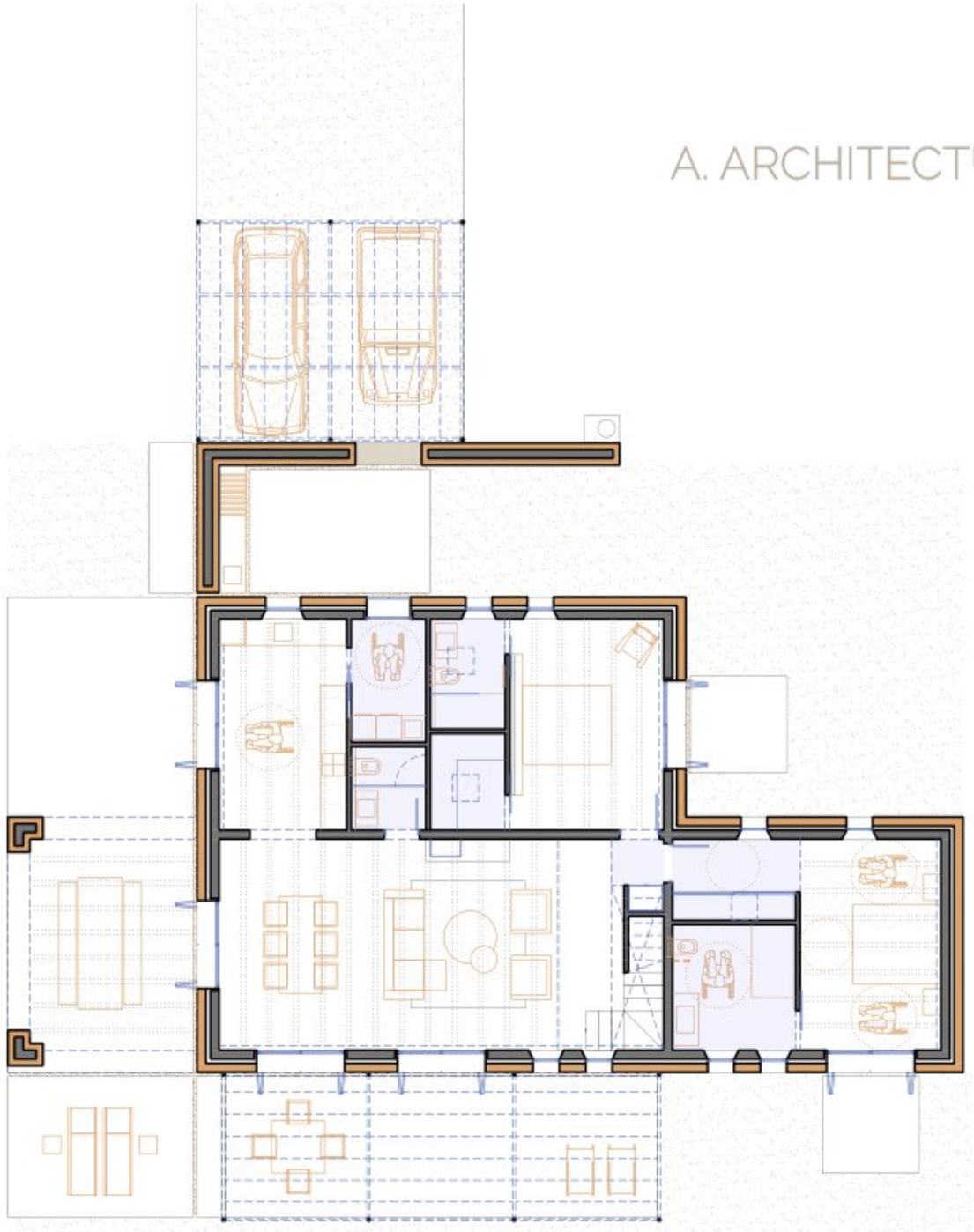
3.1 ROOF PLAN



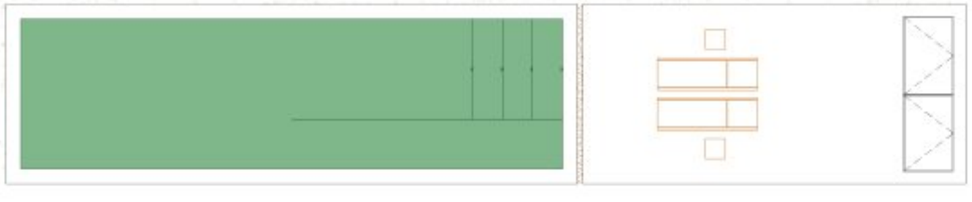
SURFACE SUMMARY	
TOTAL BUILT AREA FIRST FLOOR	59,94 m2
TOTAL BUILT AREA GROUND FLOOR	168,89 m2
TOTAL BUILT AREA - BASEMENT LEVEL	19,72 m2
POOL WATER SURFACE AREA	32,55 m2
TOTAL BUILT AREA OF THE BUILDING	248,55 m2



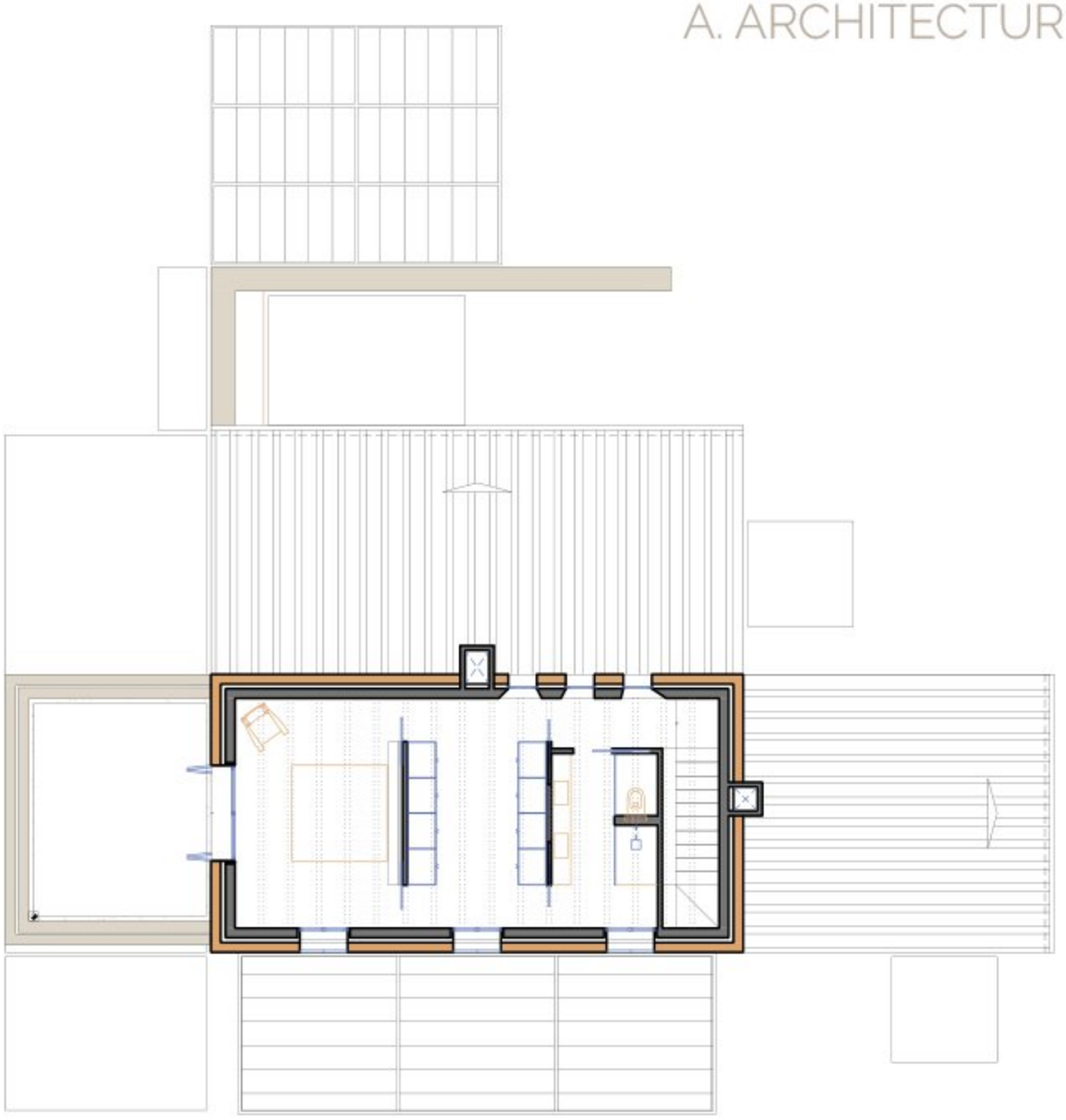
3.2 GROUND FLOOR PLAN



SURFACE SUMMARY	
TOTAL BUILT AREA GROUND FLOOR	168,89m2
POOL WATER SURFACE AREA	32,55 m2
TOTAL BUILT AREA OF THE BUILDING	248,55 m2



3.3 FIRST FLOOR PLAN



SURFACE SUMMARY	
TOTAL BUILT AREA FIRST FLOOR	59,94 m2
TOTAL BUILT AREA OF THE BUILDING	248,55 m2



5. CONCEPT

Detached single-family house inspired by traditional Mallorcan architecture, with a two-storey main volume, pitched clay-tile roofs and single-storey annexes. Finished in local Llevant stone, timber carpentry and traditional shutters, the dwelling is oriented south-southeast to enhance light, views and indoor-outdoor continuity, incorporating porches, shaded terraces and a pool while ensuring comfort, privacy and landscape integration.

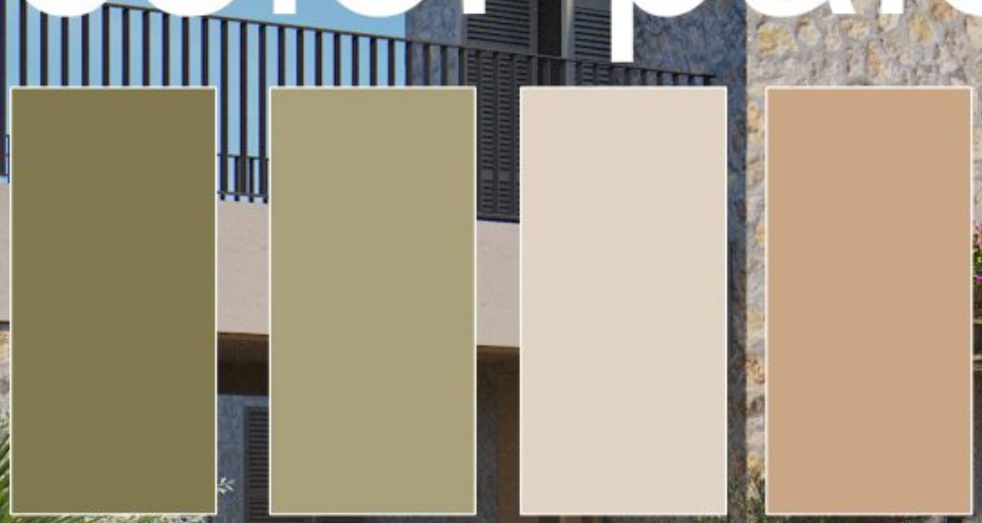






6.1 EXTERIOR COLOURS

color palette



9. EXTERIOR CARPENTRY

- High-performance aluminium windows and glazed doors with thermally broken profiles ensure energy efficiency and comfort, complemented by traditional Mallorcan lacquered aluminium shutters that add Mediterranean character and durability.



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B. BASIC QUALITIES DESCRIPTION



11. POOL

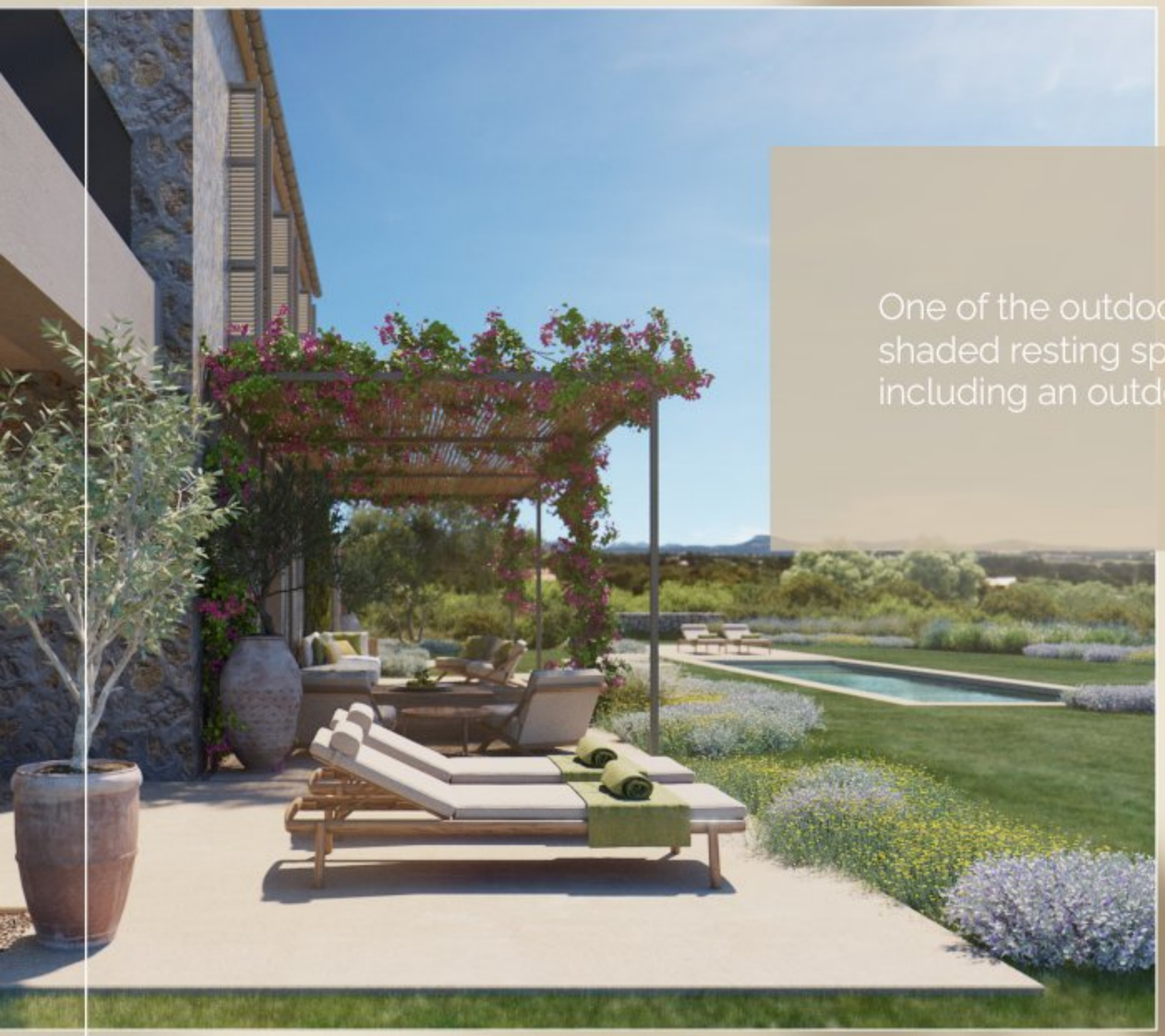
The project includes a rectangular swimming pool measuring 11.00 × 3.20 m with a skimmer system; it is finished with Kerakoll mortar, double waterproofing with reinforced membrane, and green-blue glass mosaic tiles fixed and grouted with Kerakoll products.

12. GARDEN

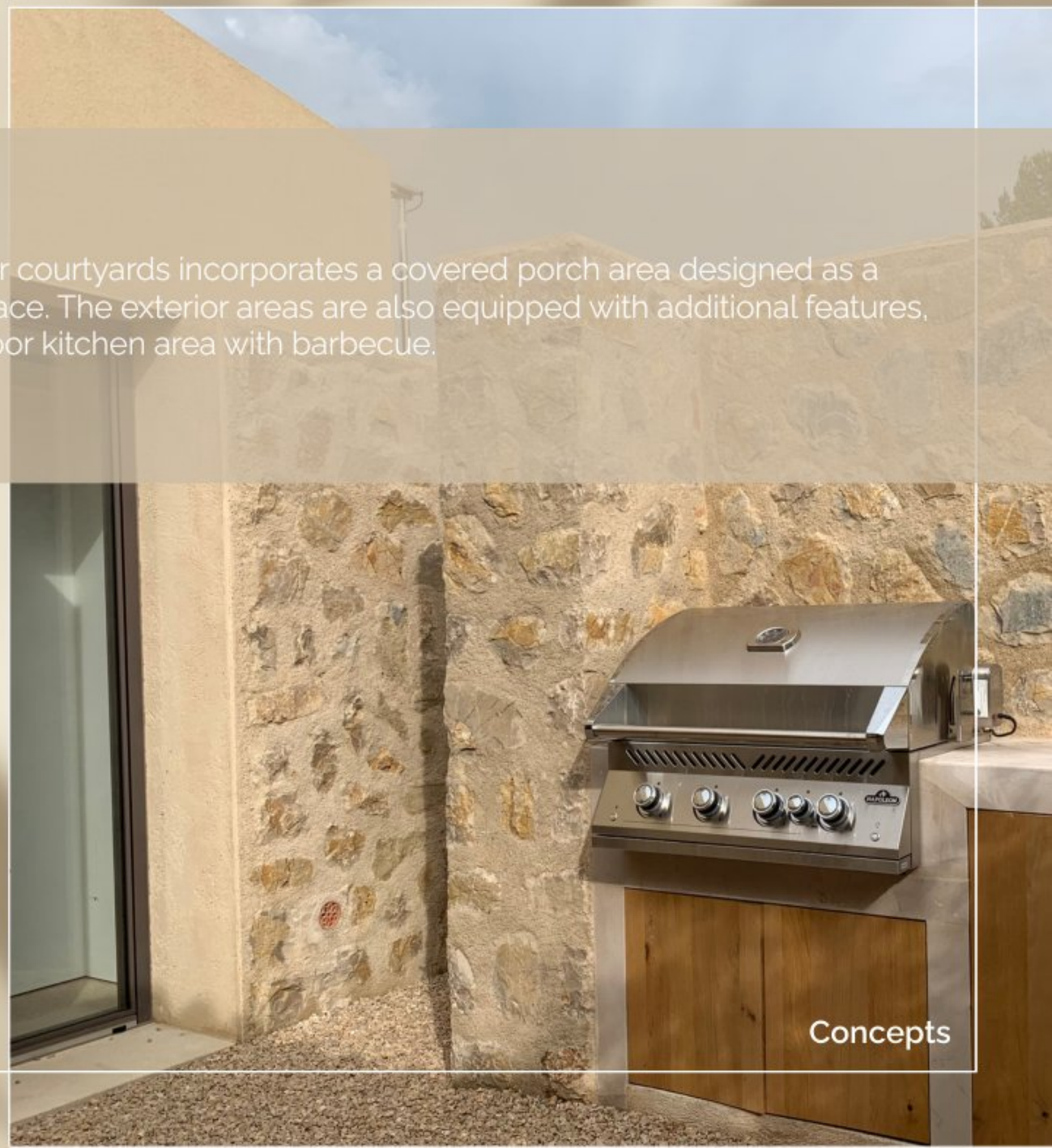
Concepts

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.

13. DISTINCTIVE EXTERIOR ELEMENTS

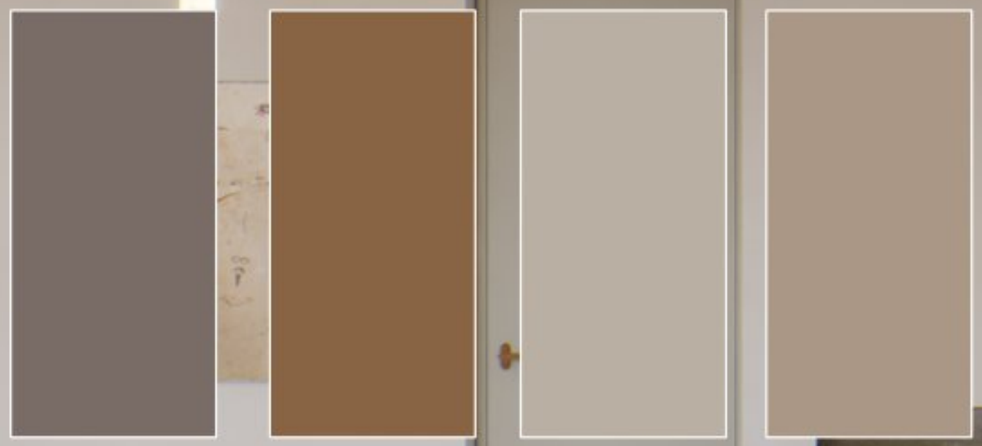


One of the outdoor courtyards incorporates a covered porch area designed as a shaded resting space. The exterior areas are also equipped with additional features, including an outdoor kitchen area with barbecue.



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.

15.2 INTERIOR TEXTURES

interior textures

The textures of the house provide an ambience of neutrality which integrates the colours of nature. Materials used are part of the architectural tradition of Mallorca but worked with the nowadays technical knowledge.

16. INTERIOR PAVEMENT

General ground floor interior is composed by Grey Zarci stone (2 cm thick) with a bush-hammered and aged finish.





17. INTERIOR WALLS FINISHES

The interior finishes consist of gypsum plasterboard lining with breathable silicate paint, while wet areas incorporate aged grey Zarci stone in showers, sanitary elements, and the kitchen countertop.









18. CEILING





The roof structure consists of lacquered laminated and white painted fir timber joists with exposed ceramic infill blocks and in the case of the kitchen plasterboard suspended ceiling finished with three coats of breathable silicate-based paint.



20. DISTINCTIVE INTERIOR ELEMENTS

Fireplace with **14 kw**
estimated output

B. BASIC QUALITIES DESCRIPTION



4 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

B. BASIC QUALITIES DESCRIPTION

Bespoke Kitchen fitted
with **MIELE appliances**

Temperature controlled
wine cabinet

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

Concepts

PLUMBING - KITCHEN



Washbasin

Brand: Grohe

Model: 31574DL1 or similar



Wine cooler

Brand: Miele

Model: KWT 6422 iG-1 r



Kitchen Tap

Brand: Grohe

Model: 32321DL2or similar

Microwave

Brand: Miele

Model: M 2234 SC or similar





Oven

Brand: Miele

Model: H 2861-1 B 125 or similar



Induction Hob

Brand: Miele

Model: KMDA 7676-1 FL or similar

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

Temperatures between **19 and 26°C**.

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

Wall mounted **air-conditioning** units

Underfloor heating system