LLORENÇ BRUNET ARQUITECTES

SOLANA



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PROPERTY DETAILS

€2.65 M

3
bathrooms

3
bedrooms

16274 m2

252,52 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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A. ARCHITECTURE AND SURROUNDINGS

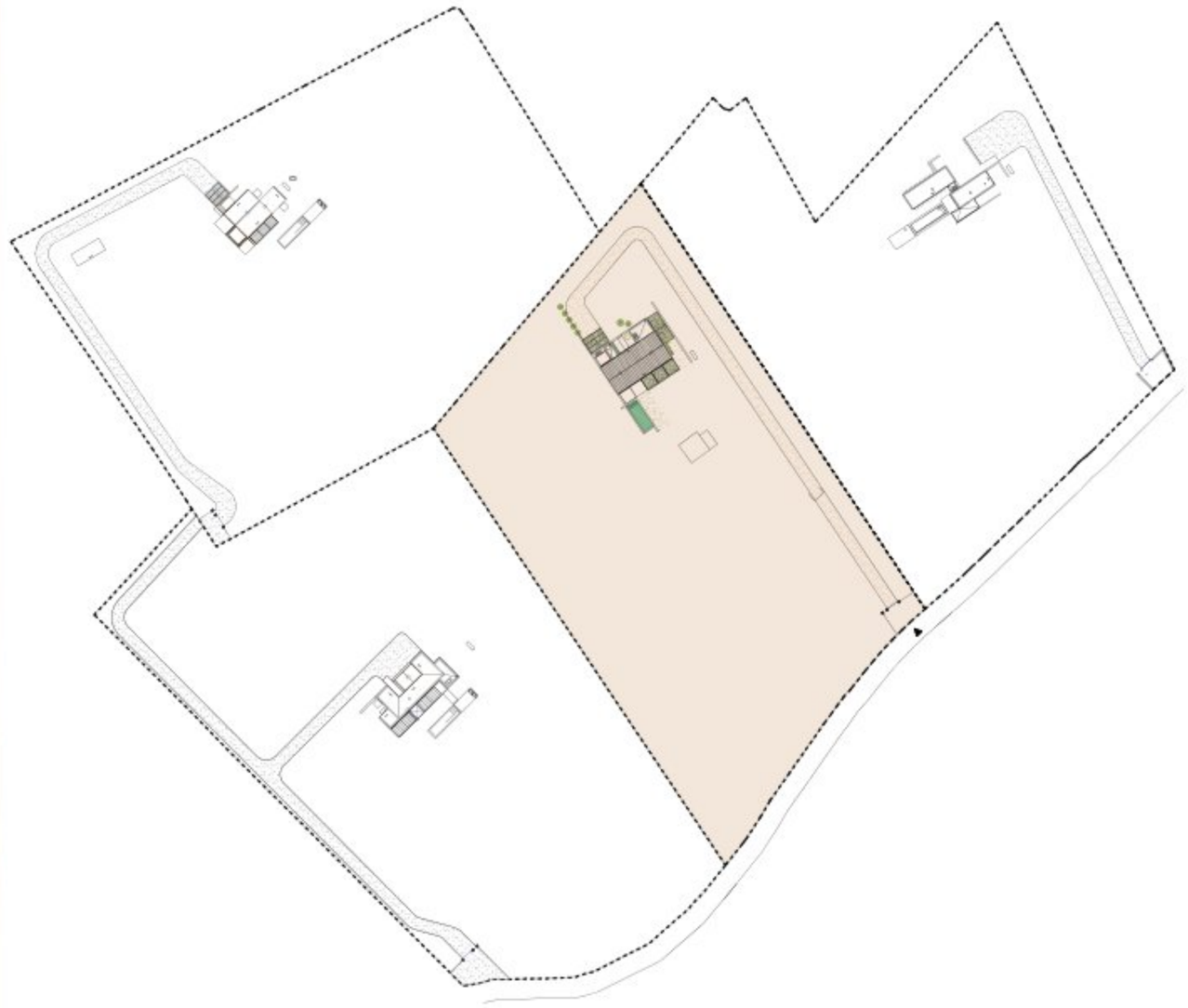
1. LOCATION OF THE SITE AND URBAN PLANNING PARAMETERS

The property has a trapezoidal geometry, almost rectangular in shape.

Access to the plot is via a public road running along the south-east boundary.

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

There are practically no trees, and the entire property is used for cereal cultivation or livestock grazing. Therefore fruit trees are planned to be planted.

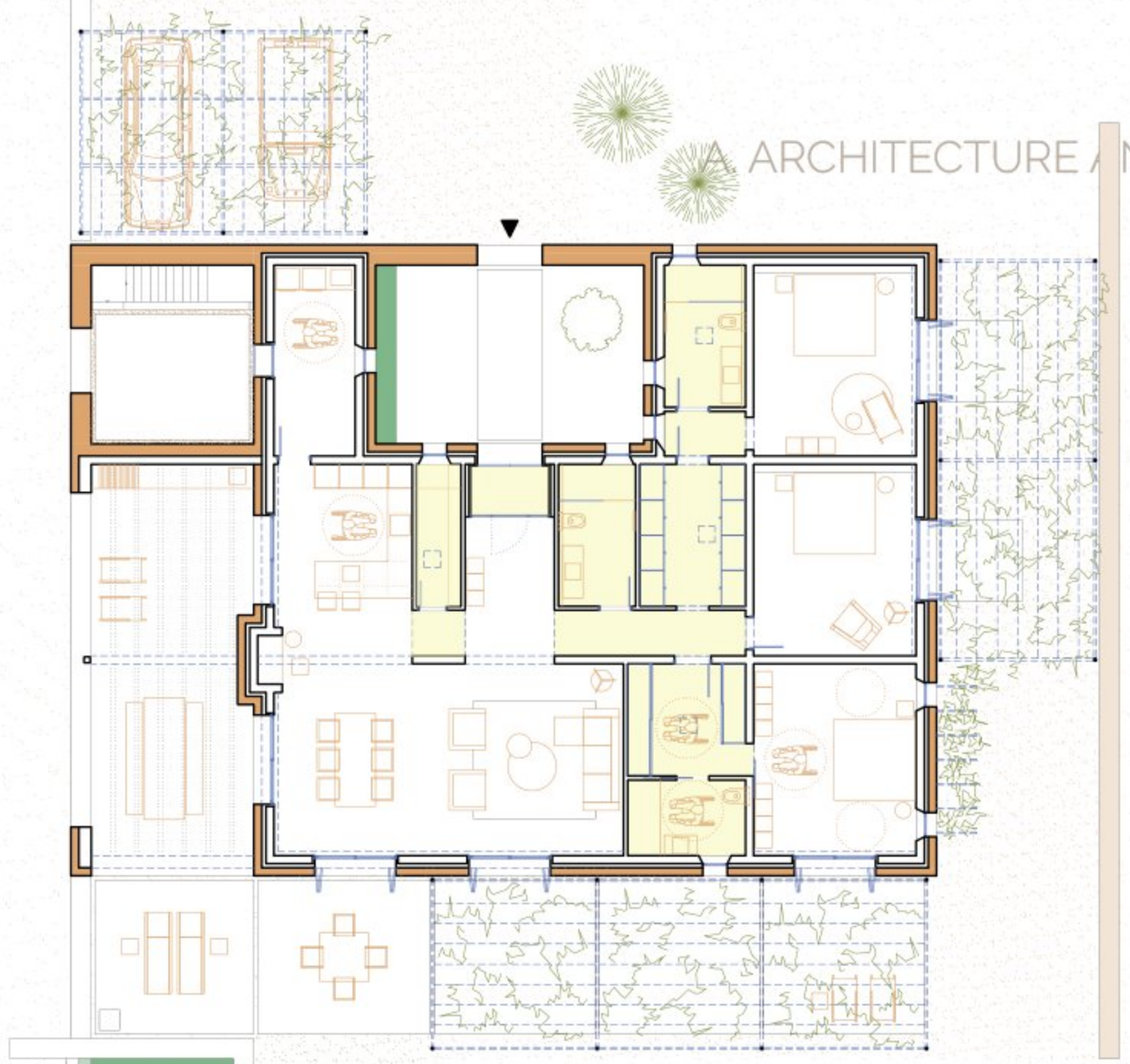


3.1 ROOF PLAN



SURFACE SUMMARY	
TOTAL BUILT AREA GROUND FLOOR	244,10 m2
TOTAL BUILT AREA - BASEMENT LEVEL	16,56 m2
POOL WATER SURFACE AREA	35,00 m2
TOTAL BUILT AREA OF THE BUILDING	260,66 m2

3.2 GROUND FLOOR PLAN



GROUND FLOOR DWELLING BUILT AREA	221,75 m2
50% COVERED TERRACE	22,35 m2
BUILT AREAS GROUND FLOOR	244,10 m2
POOL WATER SURFACE AREA	35,00 m2

A ARCHITECTURE AND SURROUNDINGS

4. CONCEPT

In this project unified stone volumes and integrated porches define a southwest–northeast composition with permeable access to a landscaped entrance.

The layout separates a day area with covered terrace from a night area with three bedrooms and service annexes.

Façades in Mallorca stone and sand render emphasize solid mass, natural light control, landscape integration, and environmental comfort.







5.1 EXTERIOR COLOURS

color palette

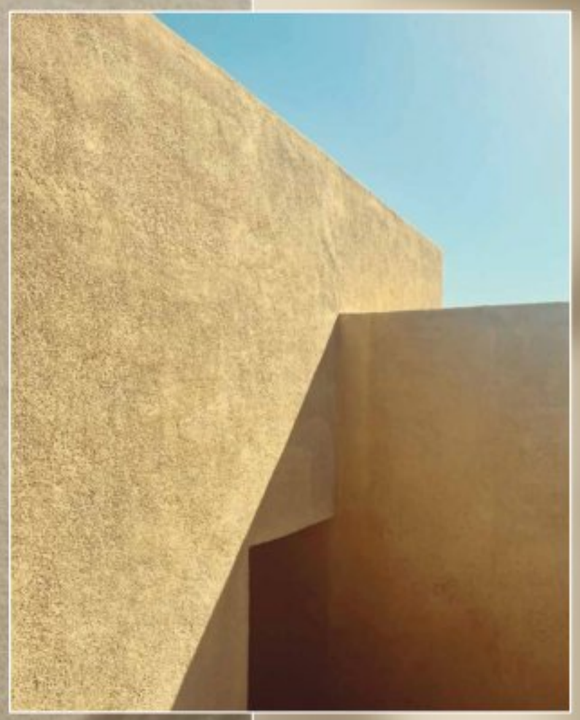


6. FINISHES - EXTERIOR

Concepts







9. POOL

The house has a rectangular swimming pool measuring 16.00 × 3.00 m (water surface area), with an overflow system on two sides.

Pool finish:

- The pool is finished with a reinforced waterproof Kerakoll system and blue glass mosaic tiles, ensuring durability, watertightness, and an elegant appearance.

10. 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.

Concepts

11. DISTINCTIVE EXTERIOR ELEMENTS

Concepts

The house includes an outdoor barbecue area and several patios designed to enjoy the outdoor environment, together with a relaxation area located next to the swimming pool.

Outdoor **barbecue area**

Several **patios** designed as relaxation areas.

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B. BASIC QUALITIES DESCRIPTION



13.1 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.

14. INTERIOR PAVEMENT

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



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B. BASIC QUALITIES DESCRIPTION



16. CEILING

Concepts



The roof structure consists of white-painted wooden beams.

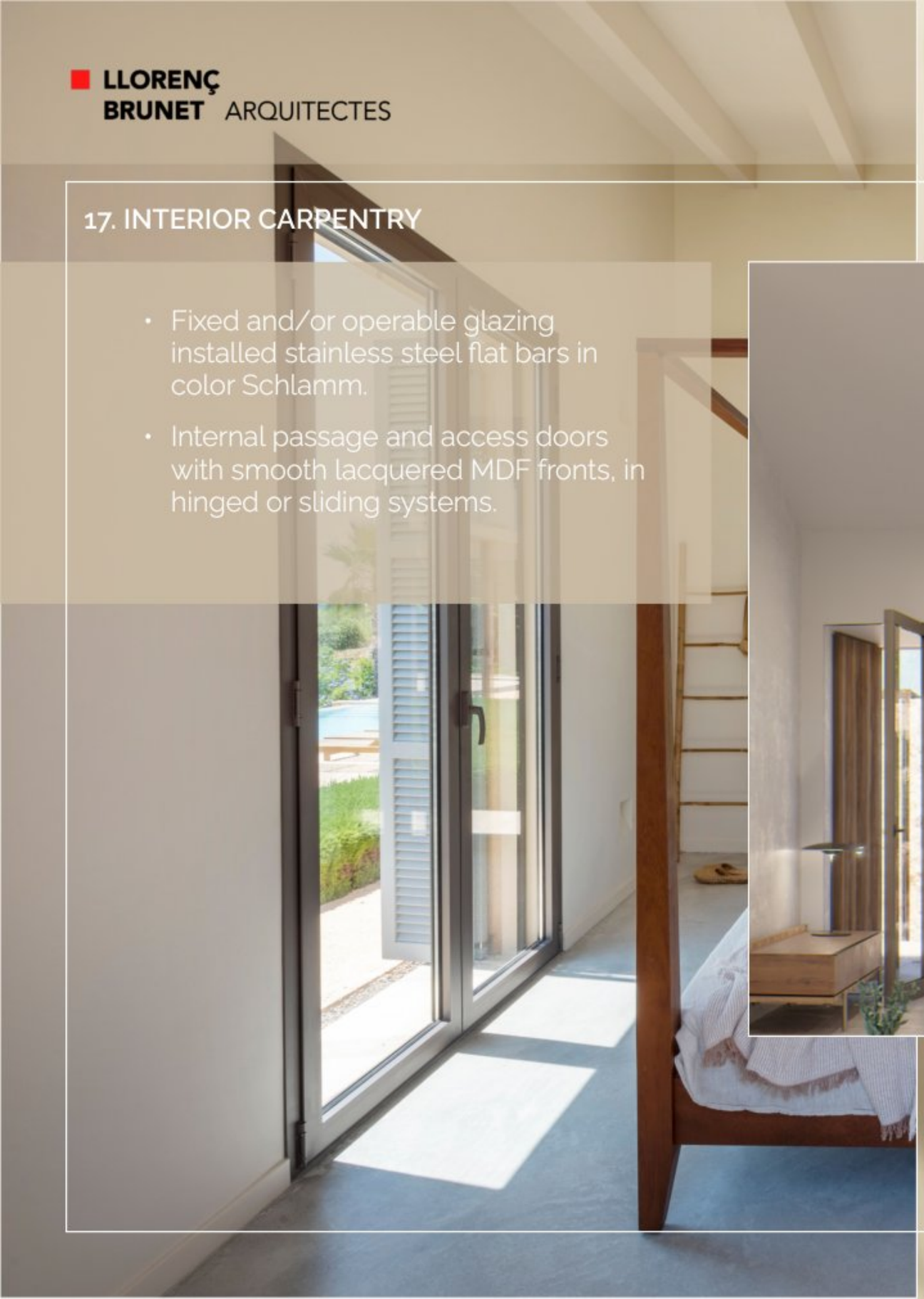




17. INTERIOR CARPENTRY

Concepts

- Fixed and/or operable glazing installed stainless steel flat bars in color Schlamm.
- Internal passage and access doors with smooth lacquered MDF fronts, in hinged or sliding systems.









18. DISTINCTIVE INTERIOR ELEMENTS

Fireplace with **14 kw**
estimated output



B. BASIC QUALITIES DESCRIPTION



3 bathrooms

19.1 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

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

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: KM 7667 FL or similar

19.3 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