LLORENÇ
BRUNET ARQUITECTES

# OLAYA



Promoters: ANDREAS MAIK SOMMERKORN, HELMUT KARL MANFRED GALLMEIER, DIETMAR WOLFGANG LOROFF and ALEXANDER JOHANN FISCHER

LLORENÇ BRUNET ARQUITECTES

# PROPERTY DETAILS

**€2.75 M**

**3** bathrooms

**3** bedrooms

**15808** m2

**283,39** m2

**75%** completed

Completion **by the end of 2026**

LLORENÇ
BRUNET ARQUITECTES

# PROPERTY DETAILS



Bespoke Kitchen fitted with **MIELE appliances**



Temperature controlled **wine cabinet**

LLORENÇ
BRUNET ARQUITECTES

# TABLE OF CONTENTS


A. ARCHITECTURE AND SURROUNDINGS

B. BASIC QUALITIES DESCRIPTION




# A. ARCHITECTURE AND SURROUNDINGS

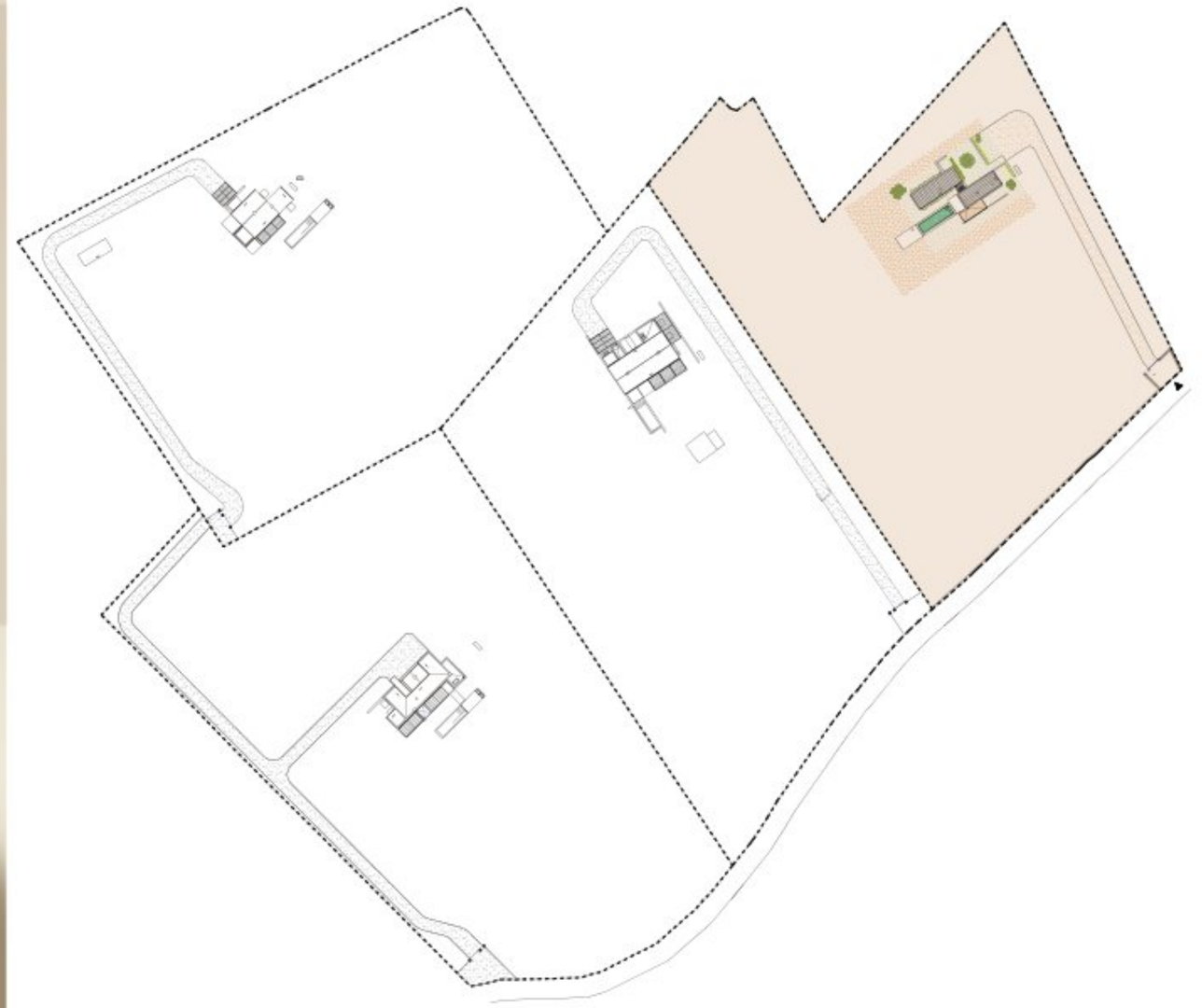
## 1. LOCATION OF THE SITE AND URBAN PLANNING PARAMETERS

The property is accessed via a public road running along the southeast side of the plot.

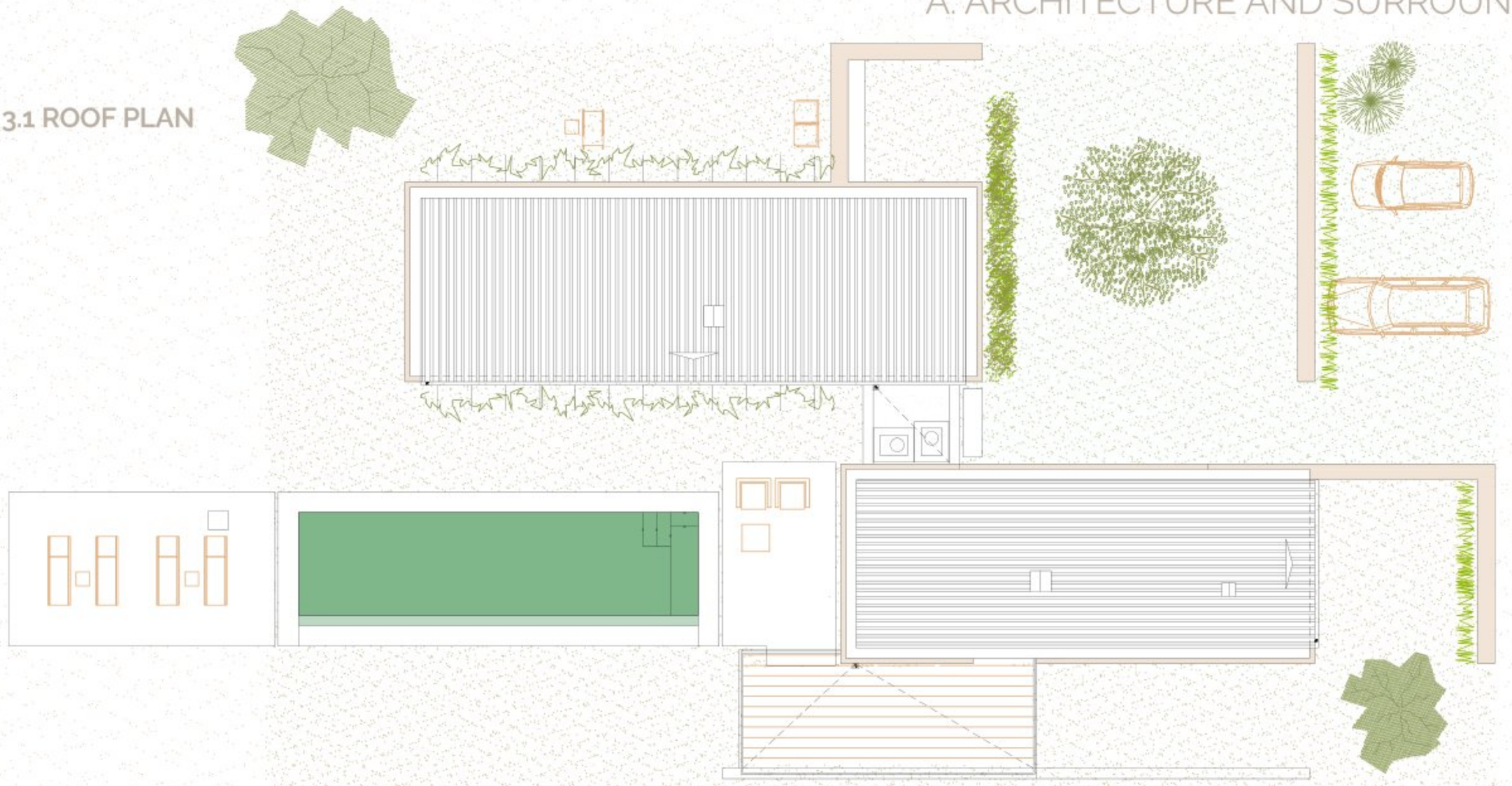
Also it is located between Manacor and Sant Llorenç, approximately 3.00 km from the urban center of Manacor and 4.00 km from the urban center of Sant Llorenç.

It is a property with an irregular geometry.

There is very little tree cover, and the entire property is currently used for cereal cultivation or animal grazing. Therefore some fruit trees will be planted.



## 3.1 ROOF PLAN



| SURFACE SUMMARY | |
|---|---|
| TOTAL BUILT AREA FIRST FLOOR | 36,14 m2 |
| TOTAL BUILT AREA GROUND FLOOR | 200,70 m2 |
| TOTAL BUILT AREA - BASEMENT LEVEL | 36,45 m2 |
| POOL WATER SURFACE AREA | 35m2 |
| TOTAL BUILT AREA OF THE BUILDING | 273,29 m2 |

## 3.2 GROUND FLOOR PLAN

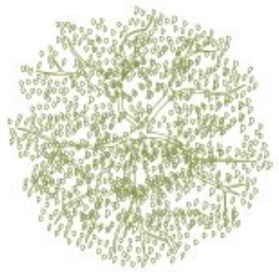


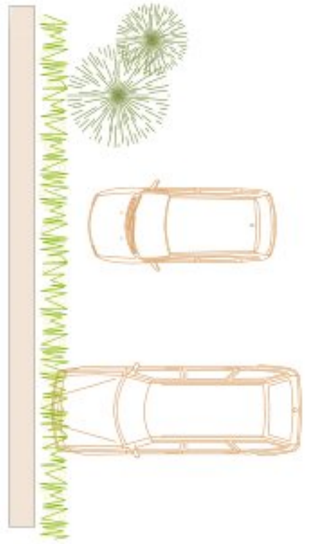
| SURFACE SUMMARY | |
|---|---|
| TOTAL BUILT AREA GROUND FLOOR | 200,70m2 |
| POOL WATER SURFACE AREA | 35m2 |
| TOTAL BUILT AREA OF THE BUILDING | 273,29 m2 |

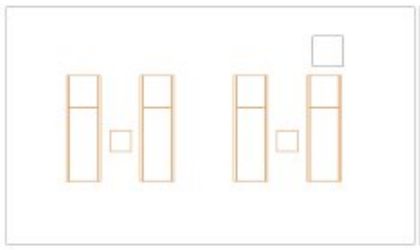
## 3.3 FIRST FLOOR PLAN

















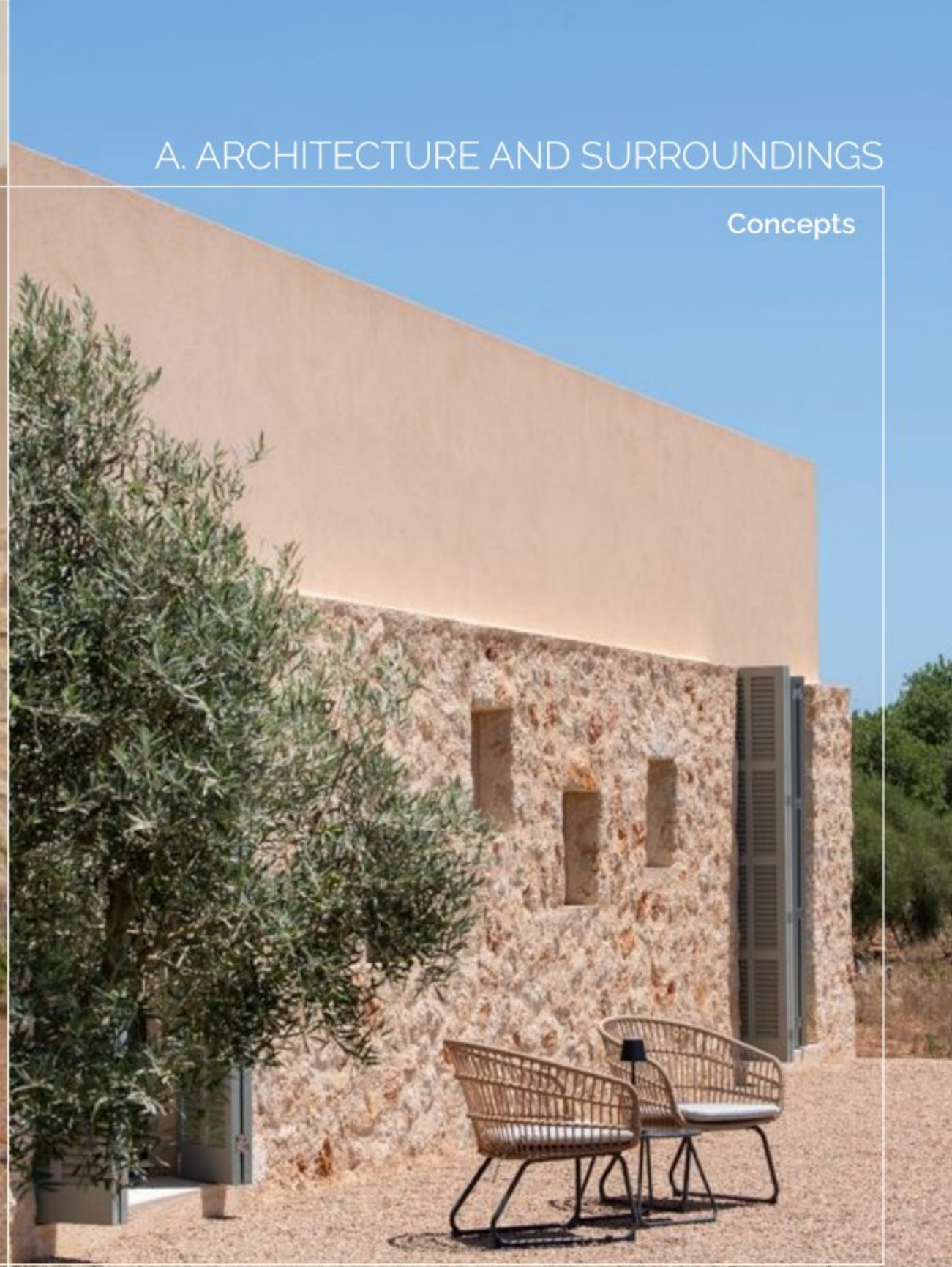
| SURFACE SUMMARY | |
|---|---|
| TOTAL BUILT AREA FIRST FLOOR | 36,14 m2 |
| TOTAL BUILT AREA OF THE BUILDING | 273,29 m2 |

LLORENÇ
BRUNET ARQUITECTES

# A. ARCHITECTURE AND SURROUNDINGS

## Concepts





## 5. CONCEPT

The building is composed of two pitched-roof volumes with traditional Mallorcan tiles connected by a smaller flat-roofed volume, combining local stone, sand-colored render, wood carpentry and green shutters to integrate into the landscape. Its layout creates connected pavilions with patios that enhance indoor-outdoor continuity, with the night area on one level and the main volume accommodating living spaces below and the master suite above, optimizing views, ventilation and spatial diversity.

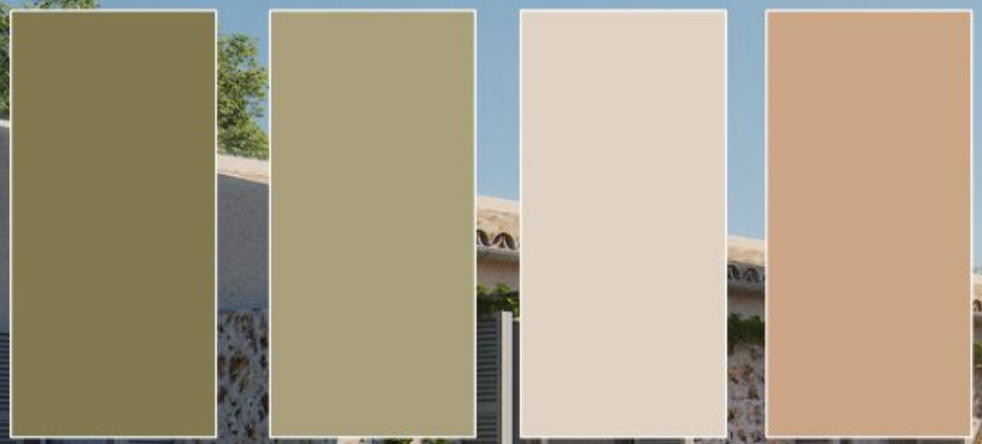






6.1 EXTERIOR COLOURS

# color palette



## 8. CARPENTRY

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



## 10. POOL

The house includes a 10.00 × 3.50 m rectangular swimming pool with a two-sided overflow 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.

Concepts

# B. BASIC QUALITIES DESCRIPTION



## 12. DISTINCTIVE EXTERIOR ELEMENTS

Outdoor **barbecue area**

Several **patios** designed as relaxation areas

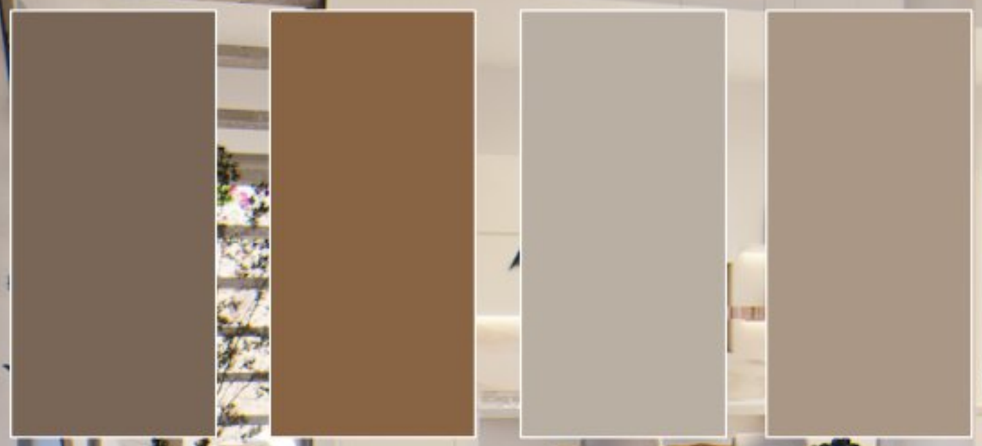




Concepts

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-painted wooden beams.



# B. BASIC QUALITIES DESCRIPTION



## 20. DISTINCTIVE INTERIOR ELEMENTS

**Suspended rotatory bioethanol fireplace** with **14 kw** estimated output

# B. BASIC QUALITIES DESCRIPTION



**3** bathrooms

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

### PLUMBING - BATHROOM



**Washbasin**

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

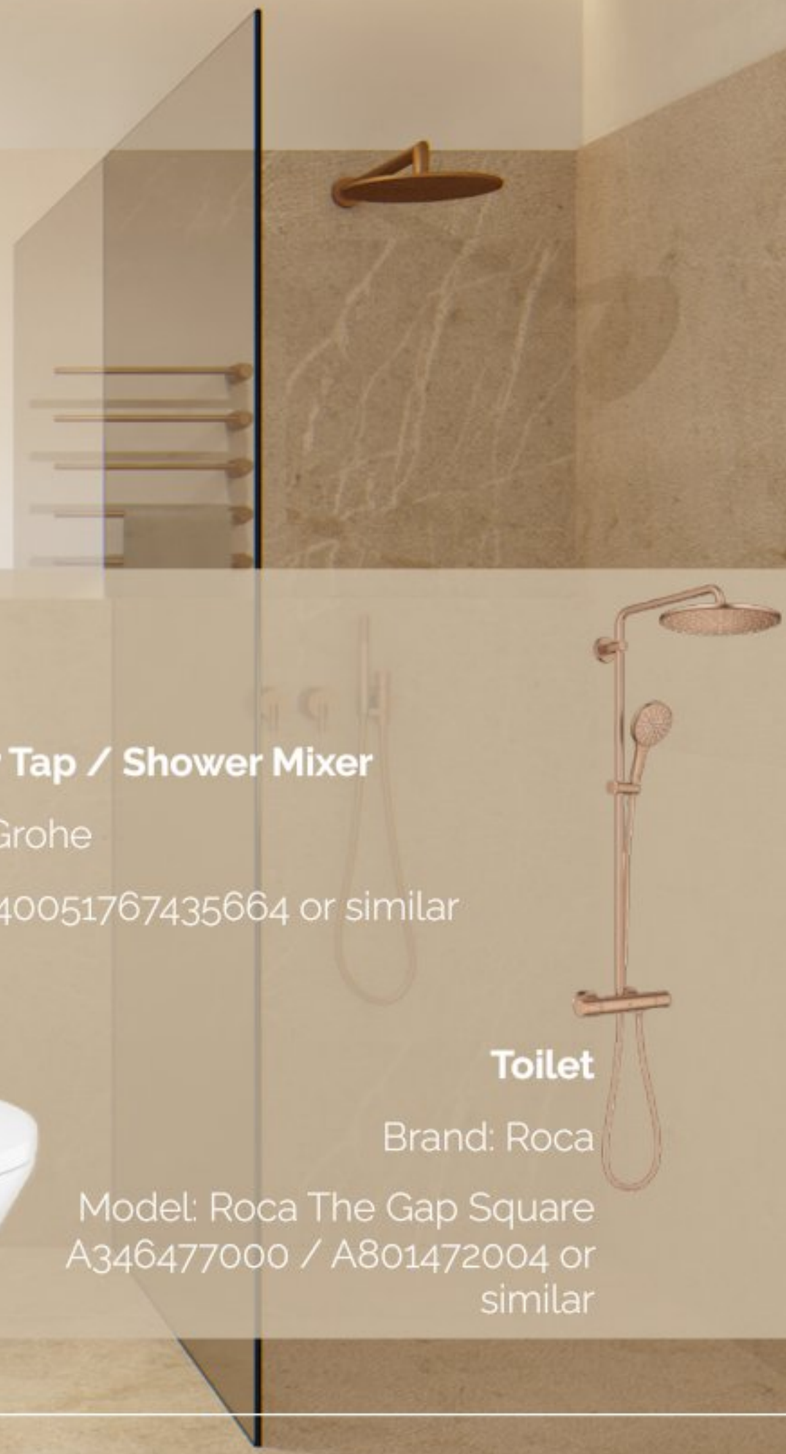


**Washbasin Tap**

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

# B. BASIC QUALITIES DESCRIPTION

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: 30294DL0 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**