

SOL ROYAL

— Sol de Mallorca —



— development • design —
SOULVILLAS

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SOL ROYAL

This villa was built in 1984 for the sister of former King Juan Carlos, Infanta Pilar de Borbón, Grand Duchess of Spain.

The south-east facing property is situated 2nd sea line in one of the most sought-after locations in the south-west of Mallorca, on a flat, quiet plot with very beautiful sea views of the Bay of Palma.

The Sol Royal project has been very carefully developed and planned in every detail by our team of experts. In particular, the aspects of architecture, design, functionality, ecology and value were taken into account.

The villa will be completely renovated in a timeless, modern-Mediterranean architectural style. All materials, technical installations, fittings and furnishings will meet the highest standards.

An experienced local construction company has been contracted to carry out the building work according to our specifications.

A private driveway leads to the villa on the 1,200 m2 plot.

The large heated pool with automatic solar-cover and the panoramic sea view roof terrace provides the ideal outdoor living area for any time of day or year.

The interiors present an impressively modern ambience. Preference is given to natural materials of local origin, like real oak and natural stone.

Sol Royal will be built for you on a turnkey basis, whereby your personal wishes can still be taken into account.

This is a property with a royal soul and history; the ideal property for the whole family to feel good and to relax.





Sol de Mallorca is located between the coastal resorts of Cala Vinyes and Portals Vells in the middle of a nature reserve directly on the sea and has long been known by insiders as a sought-after and most exclusive residential location on the western tip of the bay of Palma.

The neighbourhood is high-profile, international business leaders own their holiday properties here, some of whom have also chosen it as their main residence.

The area has a tennis and paddle club, a supermarket and a good restaurant.

Sol de Mallorca belongs to the municipality of Calvià and is located 15 minutes west of Palma. The international airport can be reached within 25 minutes.

The property is situated on a quiet residential street named after the famous Spanish painter Joan Miro, in 2nd line to the sea, only 50 metres from the coast and 200 metres from a small sandy beach.

At a distance of 500 metres there are three beautiful bays, each with a wide sandy beach and 2 beach restaurants, also called "three-finger bay". In addition, the Cala Cap Falco beach is 400 metres away, it is home to one of the most popular beach clubs in the southwest of Mallorca.

The very beautiful 18-hole T-Golf & Country Club is only 3 km away. The Santa Ponsa Golf Club, with two 18-hole golf courses, is also just a few minutes' drive away.

The small marina of Sol de Mallorca is suitable for boats up to 12 metres in length. **An 11-metre mooring can be taken over with the property if required.**

PROJECT DESCRIPTION

The modernisation project "Sol Royal" respects the existing innovative architecture from the 80s. The villa will be extended, completely renovated and equipped with the latest technology.

During the modernisation, mainly ecological and island-typical natural building materials will be used.

The villa will be insulated according to the current thermal insulation regulations and equipped with a modern air source heat pump and solar power.

On the upper floor, there will be two independent master suites with a large roof terrace, on the ground floor there are 2 spacious guest rooms with en-suite bathrooms. All bed rooms have sea views.

The construction work has already started and will be completed in summer 2023.

The handover will be turnkey, whereby individual wishes, changes and further extras can currently still be taken into account.

SPECIAL FEATURES:

- ✓ *Most exclusive location in the southwest of Mallorca*
- ✓ *Close to beach and harbour*
- ✓ *Beautiful sea views*
- ✓ *Infinity overflow saltwater pool*
- ✓ *Solar pool-cover and solar powered heat pump*
- ✓ *2 large Master Suites*
- ✓ *Double Garage with future possibility to change into an apartment*
- ✓ *Mediterranean garden with tropical plants*
- ✓ *Large panoramic sea-view roof terrace*
- ✓ *Energy efficient windows with slim frames and hidden floor guides*
- ✓ *KNX system for intelligent light and house control*
- ✓ *Low energy standard with solar system with feedback to the power grid*















DISTRIBUTION GROUND FLOOR: LIVING-/DINING ROOM WITH OPEN KITCHEN, 2 GUEST SUITES, UTILITY ROOM, GUEST TOILET, POOL



DISTRIBUTION FIRST FLOOR: 2 MASTER SUITES WITH BATH EN SUITE, DRESSING ROOMS, LARGE ROOF TERRACE



DISTRIBUTION OF BASEMENT: DOUBLE GARAGE



PANORAMIC VIEWS INTO THE BAY OF PALMA



SIZES AND EQUIPMENTS

SIZES AND ROOMS:

- ✓ plot: 1.170 m²
- ✓ living and usable areas: approx. 540 m²
- ✓ Pool: 10 metres long with infinity overflow
- ✓ Living / dining room with open kitchen
- ✓ Two large sea view master bedrooms with private roof terrace
- ✓ 2 spacious sea view guest bedrooms with bathroom en suite and terrace access
- ✓ Guest toilet
- ✓ Garage for 2 cars
- ✓ Large sun and covered terraces
- ✓ Large roof terrace with panoramic sea view

EQUIPMENT:

- ✓ House control: Bus wiring, KNX system with Xenio control elements for light and climate control
- ✓ Heating/Air-conditioning: Underfloor heating with water circulation with air-water heat pump of the latest generation and extended solar panels for hot water and electricity supply. Individually controllable air conditioning with draught-free installation throughout the house
- ✓ Flooring: Natural stone Gris Zarci A-quality medium hammered and sealed, exclusive oak wood flooring in all sleeping areas, brushed and limed in Schotten & Hansen quality
- ✓ Pool: salt water electrolysis, automatic solar-cover for the pool, heat pump
- ✓ Master suites: high quality fitted wardrobes, electric curtains, TV connection, USB sockets, Sonos music system with integrated Bower & Wilkins ceiling speakers, ambient lighting
- ✓ Master dressing rooms: high-quality built-in wardrobes
- ✓ Master bathrooms: Best quality fittings, XL wellness shower, bathtub, separate toilet and bidet, natural stone washbasin, TV connection
- ✓ Guest rooms: high-quality built-in wardrobes, TV connection, USB sockets, ambient lighting
- ✓ Guest bathrooms: Best quality fittings, rain shower, separate toilet, natural stone washbasin

- ✓ Living room: Open gas fireplace in natural stone wall, ambient lighting, TV connection, Sonos music system with integrated Bower & Wilkins ceiling speakers
- ✓ Kitchen: Custom made high quality kitchen with Gaggenau appliances
- ✓ Lighting: LED ceiling spotlights and ceiling washlights, ambient lighting. All living areas LED warm white and dimmable.
- ✓ Security: Alarm system, video surveillance outside, safe.
- ✓ TV reception technology: Digital terrestrial and satellite TV in all living and sleeping areas.
- ✓ Audio: Sonos system with B&W / Bose speakers in the living area, master suite and on the main terrace
- ✓ Open fireplace, optionally gas or wood burning
- ✓ Windows: High-quality aluminium windows with narrow profiles and concealed floor guide with 2-fold insulating glazing with special sun filter
- ✓ Garden: mature trees and plants and new Mediterranean planting, automatic irrigation, ambient lighting with twilight sensor
- ✓ Car Port: preparation for e-car charging station
- ✓ Electric gate operator
- ✓ Video door intercom system

OPTIONAL:

- ✓ Complete interior designer furnishing and equipment
- ✓ Jacuzzi tub on roof terrace
- ✓ BBQ outdoor kitchen
- ✓ Swim counter current system for the pool
- ✓ Gym equipment
- ✓ Electric shower-toilets
- ✓ Sun blinds and other shading elements
- ✓ Extension of the house control system
- ✓ Individual wishes

INTERIOR DESIGN (OPTIONAL)

The interior design and decoration selected by our interior designer Anja Peter and her team for "Sol Royal" is of the highest standard and promises a unique modern ambience with Mediterranean charm for all-round well-being.

Here, architecture, interior design, furniture, colours and works of art are harmoniously combined and integrated.

Before and also during the construction phase, we can take into account and fulfil your very personal design wishes and needs.

We create spaces that are beautiful and highly functional, reflecting the needs and desires of our clients.



The optional interior design project includes, among other things:

- ✓ Colour concept
- ✓ Complete furnishings and fabrics to match the style of the house
- ✓ Top quality furnishings
- ✓ Made-to-measure, high-quality joinery furniture
- ✓ Beds, seating, small furniture and decoration
- ✓ Designer outdoor furniture
- ✓ High quality fabrics, curtains, bed linen, towels, crockery and cutlery











Price for turnkey construction

€ 5.350.000

The price includes completely all works and services that are part of the turnkey construction of this villa as described.

Your contact person for further information:

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- Additional purchase costs, such as VAT (10 %), notary and lawyer fees, as well as personal extras are not included in the price.
- All visualisations and descriptions shown here correspond to the current state of development of the project. There may be deviations between the visualisations and the reality. Due to building regulations, changes and modifications to the project may become necessary during the ongoing building permit process.
- Special building requests by the customer that are compatible with the applicable building law can be planned and executed at an extra charge.
- All information is correct as of July 2022.



REFERENCES



Bendinat Star, Old Bendinat



V-360 Puerto Andratx, Montport



Bendinat Park, Old Bendinat



Arcadia - Son Vida



Las Leonas, Santa Ponsa



Finca del Mar, Old Bendinat



Bathroom, Bendinat Star



Living Room, Finca del Mar



Bedroom, Las Leonas



DEVELOPING ON MALLORCA SINCE 1996.

WE BUILD EXCLUSIVELY IN THE BEST LOCATIONS AND QUALITIES.

WE LOVE HARMONIC, MEDITERRANEAN ARCHITECTURE AND BEAUTIFUL DESIGN.

WE DEVELOP, BUILD, DESIGN PREMIUM PROPERTIES FOR WELL-BEING AND LIVING YOUR DREAM.

OUR VILLAS LIVE BY THE INTERACTION OF HUMANS, MATERIALS, SPACE, ENVIRONMENT, AIR AND NATURE.



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