

# SANTANYÍ III

THE ENJOYMENT OF THE  
MEDITERRANEAN



CLAUDIAZIVKO *Agency*

# SANTANYÍ III

Detached single-family house  
with swimming pool

PARCELA 568 - POLIG. 5

T. M. SANTANYÍ



**Developer**

HOUSE&LIVING INVESTMENTS S.L.

**Architect**

CARLES SÁNCHEZ ESTEBAN

**Civil Engineer**

JUAN CAPÓ MAYOL

**Interior Designer**

ISABEL JOVER ARISTONDO

**Landscape Designer**

ELISABET CORREA

# SANTANYÍ

Santanyí, a charming town in southeast Mallorca, embodies authentic Mallorcan life in a serene rural setting. Close to picturesque coastal villages, it offers easy access to stunning beaches and a vast nature park.

The town's vibrant arts scene, with galleries and workshops, attracts international creatives. Santanyí boasts excellent island connections, hiking and cycling trails, diverse dining, shops, and a weekly market. Nearby, the Vall d'Or golf course adds appeal, making Santanyí a perfect blend of tradition and modern living for real estate seekers.





# FEATURES

**Bedrooms:** 4

**Bathrooms:** 4

**Plot size:**

17,757.00 m<sup>2</sup>

**Built Areas:**

812,24 m<sup>2</sup>

**Living Areas:**

548,15 m<sup>2</sup>

**Smart Home System:** KNX

**Kitchen:** COCINART

**Hot/cold air conditioning system:** MITSUBISHI

**Underfloor heating**

**Gas fireplace**

**Solar-assisted hot water system**

**Garage:** 2 cars + electric charging station

**Water softening system**

**Swimming pool:** 44.20 m<sup>2</sup> with ceramic tile lining

**Safety glass windows**

**Video intercom system:** ZENNIO

# AREAS

## BUILT AREA:

Basement (technical room):

27.51 m<sup>2</sup>

Ground Floor Living:

282.67 m<sup>2</sup>

Upper Floor Living:

148.68 m<sup>2</sup>

Covered Terraces:

65.66 m<sup>2</sup>

Garage:

49.66 m<sup>2</sup>

Pergolas:

51.14 m<sup>2</sup>

Pool:

44.20 m<sup>2</sup>

Outdoor Terraces:

170.23 m<sup>2</sup>





# TRADITIONAL STONES

## WALL COATING

The exterior features traditional stone masonry, complemented by solid masonry block walls with excellent thermal insulation. Inside, the walls are finished with smooth double-layer plasterboard for a clean, modern look.

## ROOFS

The sloped roof is built with insulated sandwich panels, enhanced with a waterproof layer underneath, and finished with charming aged tiles for a timeless appeal.

# ENTRANCE PATHWAY

The entrance to the house offers a calm, welcoming atmosphere, a olive tree stands beside a pathway of large stone slabs gently laid among Mediterranean plants, guiding you toward the home with elegance.





## LIVING SPACE

The living spaces are open and filled with natural light, framed by GRIS ZARCI natural stone, and ceilings with exposed wooden beams. Large glass openings connect seamlessly to the garden, blending indoor comfort with the surrounding landscape.





# KITCHEN

The kitchen, crafted by COCINART, is equipped with high-end appliances, including an induction cooktop and built-in coffee machine — a space designed for both everyday ease and entertaining. It opens gracefully to the living area, maintaining the home's calm, flowing atmosphere. A side window connects directly to the outdoor barbecue area, making it effortless to enjoy meals between the kitchen and the terrace.







## MASTER BEDROOM

The master bedroom combines comfort and elegance, with oak wood flooring and exposed beams adding warmth and character. A large sliding door opens onto a private terrace, bringing in soft natural light and garden views. A generous built-in wardrobe features automated interior lighting, while a discreetly integrated desk provides a practical yet refined workspace within the room.





Its en suite bathroom features custom stone elements, a generous walk-in shower, and a timeless, understated palette that complements the restful tone of the space.



# BEDROOMS

The three guest bedrooms are designed with the same care and quality as the master suite. Each room is spacious and thoughtfully laid out, featuring oak wood flooring, exposed wooden beams, and generous built-in wardrobes with automated interior lighting. Soft natural tones and materials create a calm and welcoming atmosphere, ideal for rest and relaxation.





Two of the bedrooms, located on the ground floor, open directly onto the garden through large glass doors, allowing for a seamless connection with the outdoors. The third, upstairs, enjoys charming views through double windows. All three rooms include en suite bathrooms with walk-in showers, finished with natural stone and subtle detailing for a refined, timeless feel.



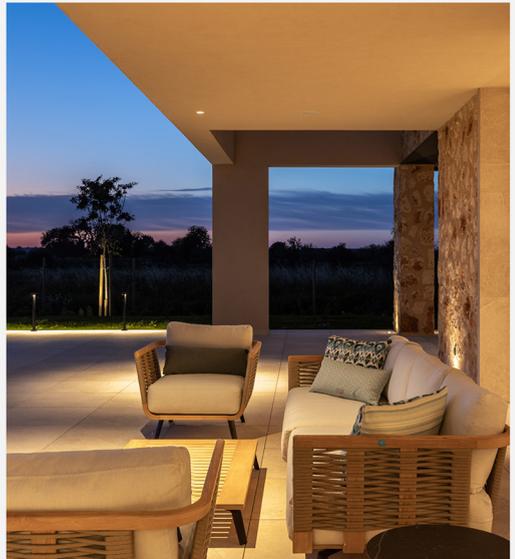


## OUTDOOR LIVING

A generous terrace surrounds the house, offering shaded areas for dining and open spaces for lounging in the sun. Native plants and natural stone finishes blend the garden with the architecture, creating a soft, harmonious atmosphere throughout. Whether enjoying a quiet morning or hosting guests, the setting invites calm and connection.

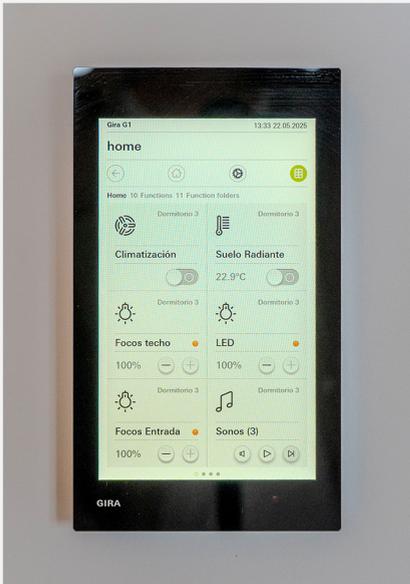


At the heart of the exterior is the pool area, with ceramic tiles in tones that echo the surrounding terrace. Nearby, a built-in barbecue and dining space make outdoor meals both easy and inviting. The layout encourages a natural flow between indoor and outdoor living, allowing you to fully embrace the beauty of the Santanyí landscape.



# TECHNICAL COMFORTS

The house is equipped with a KNX smart system that brings comfort and simplicity to everyday living. Lighting, temperature, and shading are all easily managed through discreet touchscreens in each room. Soft LED lighting adds warmth, with motion sensors in wardrobes and the garage for added ease. Everything is designed to function quietly and efficiently.



# SUSTAINABILIT

Sustainability is naturally woven into the home's design, with features that support both comfort and energy efficiency. An arothermal system, supported by rooftop solar panels, provides hot water with minimal environmental impact. High-quality insulation, energy-efficient glazing, and automated climate control contribute to a balanced, low-energy home. These thoughtful choices reflect a commitment to modern living that respects both comfort and the surrounding



# GARAGE

With ample space for two vehicles, the garage features direct access to the interior, adding everyday convenience. Motion-activated lighting and clean finishes make the space practical and easy to use, while a built-in charging station reflects the home's readiness for modern, sustainable living.



# ALL FEATURES

## WALL COATING

- Exterior cladding with traditional stone masonry.
- Suspended plasterboard ceilings with recesses and curtain holders, as per the project, in bathrooms, laundry room, and hallways.
- Room ceilings with exposed roof beams in the living room, dining area, bedrooms, and covered terraces.
- Bathroom walls not clad with natural stone will be painted in a shade matching the rest of the walls.



## STONEWORK

- Vanity tops made of aged and textured natural stone, as specified in the project.
- Shower trays made of textured natural stone, as specified in the project.
- Window sills and door thresholds, for both windows and doors in the exterior area, made of the same GRIS ZARCI or similar natural stone, with drainage channels and a textured surface.

## WINDOWS AND DOORS

- Main entrance door made of dark gray aluminum, Iroko wood, and safety glass.
- Mallorcan-style aluminum shutters on exterior windows and doors in a gray shade, yet to be defined.
- Exterior windows and doors made of aluminum with a dark gray finish.
- All windows with tilt-and-turn mechanism, and sliding doors with lift-and-slide mechanism.
- Double safety glass 3+3/8/3+3 mm in lift-and-slide doors.
- Climalit double glazing 6/8/5 mm in the remaining tilt-and-turn windows.
- Fixed double safety glass 5+5/10/5+5 in the hallway area.
- Fixed shower partitions made of clear laminated glass 5+5 mm and 10 mm glass for shower doors, with stainless steel fittings in a black finish.

## INTERIOR CARPENTRY

- Interior swing doors made of wood, veneered in whitewashed and brushed oak, with invisible hinges from the brand Simonswerk or similar in black, and door handles from the brand FORMANI - ARC, with mini rosette pairs in anthracite.
- Wardrobe fronts veneered in the same material as the swing doors, with black concealed hinges and recessed handle strips.
- Interior wardrobe and drawer surfaces veneered in the same wood as the swing doors, with aluminum accessories in a metallic gray-brown shade, brand SALICE, as per design.
- Panel walls made of the same wood as the swing doors and wardrobes in specific areas of the house, as per the project.
- Bathroom furniture made of the same wood as the swing doors, with fully extendable drawers featuring soft-close mechanisms.

## WATER SUPPLY

- Hot water preparation for the sanitary area using aerothermal ECODAN (Mitsubishi or similar), supported by solar panels on the roof area.
- A water softener system is installed before the inlet to the water reservoir.
- The hot water system is equipped with a circulation pump for immediate hot water availability.

## SANITARY:

- Custom-made vanity tops from GRIS ZARCI natural stone with integrated sinks and under-cabinets made of brushed oak.
- Wall-mounted bidet with overflow and fitting platform from the brand DURAVIT, model ME BY STARCK or similar.
- Wall-mounted toilet from the brand DURAVIT, model ME BY STARCK or similar, exterior finish in satin white matte, lid with soft-close mechanism. Concealed cistern from the brand GEBERIT with SIGMA 50 actuator plate in black chrome finish.
- Freestanding bathtub from the brand DURAVIT, model CAPE COD.

## FITTINGS:

- All fittings in the house are from the brand DORNBRACHT, model VAIA or similar, in dark platinum matte finish. These include:
  - Single-lever mixer for wall mounting with recessed body.
  - Built-in thermostat with two-way flow control for thermostatic shower.
  - Single-lever mixer for bidet with automatic valve.
  - Ceiling-mounted rain shower and hand shower with flexible hose and mounting device.
  - Floor-mounted fitting for freestanding bathtub.

## KITCHEN AND LAUNDRY

- Fitted kitchen from the company COCINART, with design and materials yet to be finalized.

- High-end electrical appliances, including:

- Refrigerator
- Freezer
- Oven
- Combi cooktop with induction
- Coffee machine
- Dishwasher
- Microwave
- Range hood
- Washing machine
- Dryer



## AIR CONDITIONING & HEATING

- Hot/cold air conditioning system, installed via ducting, with an indoor and an outdoor unit, produced by a MITSUBISHI system.
- Supply and return through linear diffusers or ventilation grilles.
- Individual control via digital GIRA touchscreen displays, installed in each room with thermostat functionality.
- Hot water underfloor heating throughout the entire apartment.

## ELECTRICAL AND SMART HOME CONTROL

- KNX system.
- Operating elements from the brand GIRA, model E2 with SENSOR 4 switches.
- CONTROL 4 screens in all rooms for controlling lighting and air conditioning.
- Video intercom system from the brand ZENNIO or similar.
- Standard-compliant terrestrial TV antenna and ASTRA satellite reception.
- Supply and installation of all lighting fixtures in the apartment, both indoors and outdoors, as per the lighting plan.
- In the rooms, indirect ceiling lighting using LED strips as per the lighting plan.
- Inside the wardrobes, LED lighting with motion sensors.
- In the garage, lighting with motion sensors.

## POOL

- Water treatment system with chlorine.
- Terrace shower with hot and cold water.
- Pool basin lining with ceramic tiles in a color matching the terrace flooring.
- Concealed pool equipment and installation room.

## MISCELLANEOUS

- Gas fireplace as per project.
- Property gates for pedestrians and vehicles made of CORTEN steel or steel for painting.
- Garden areas as planned by the landscape architect.
- Installation of a charging station for electric vehicles.

# CONTACT

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