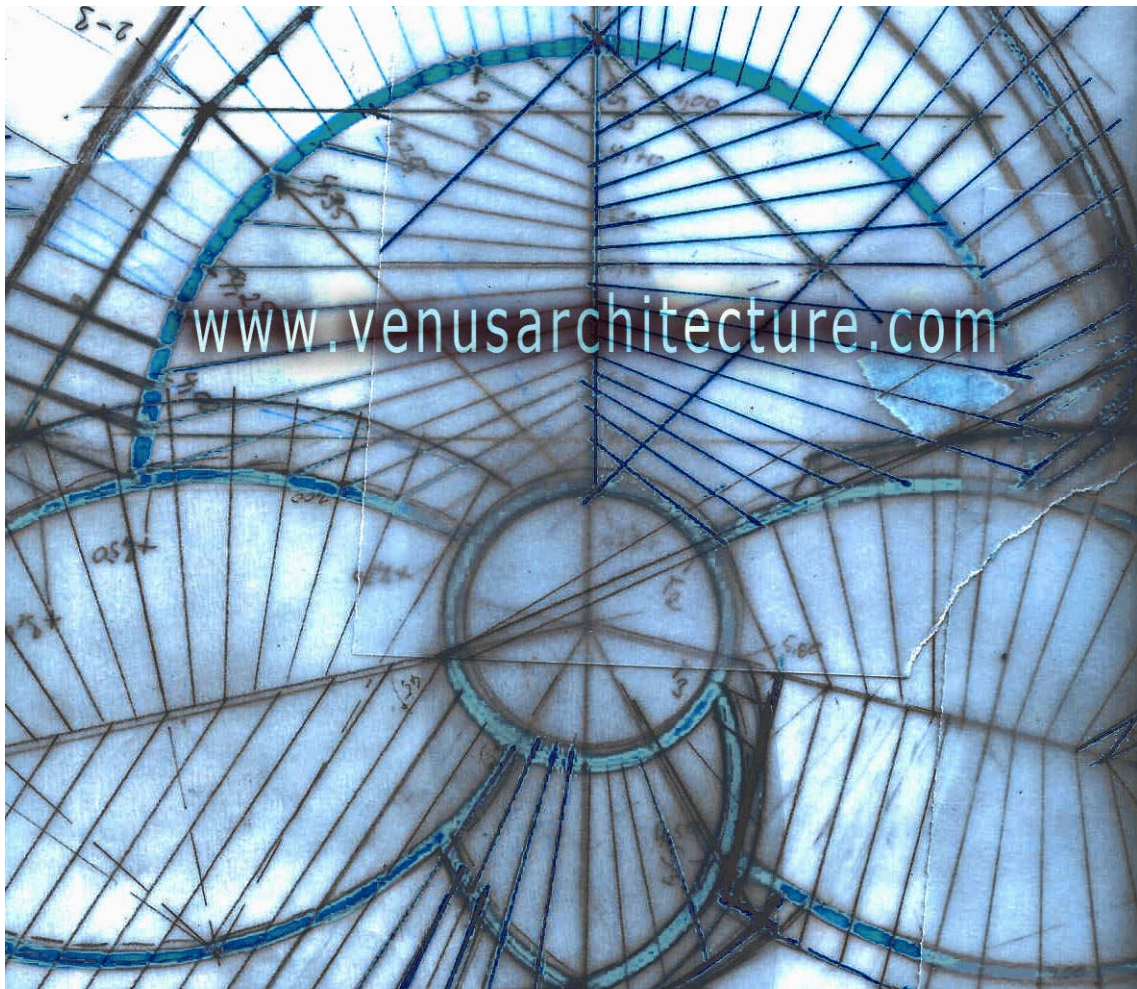
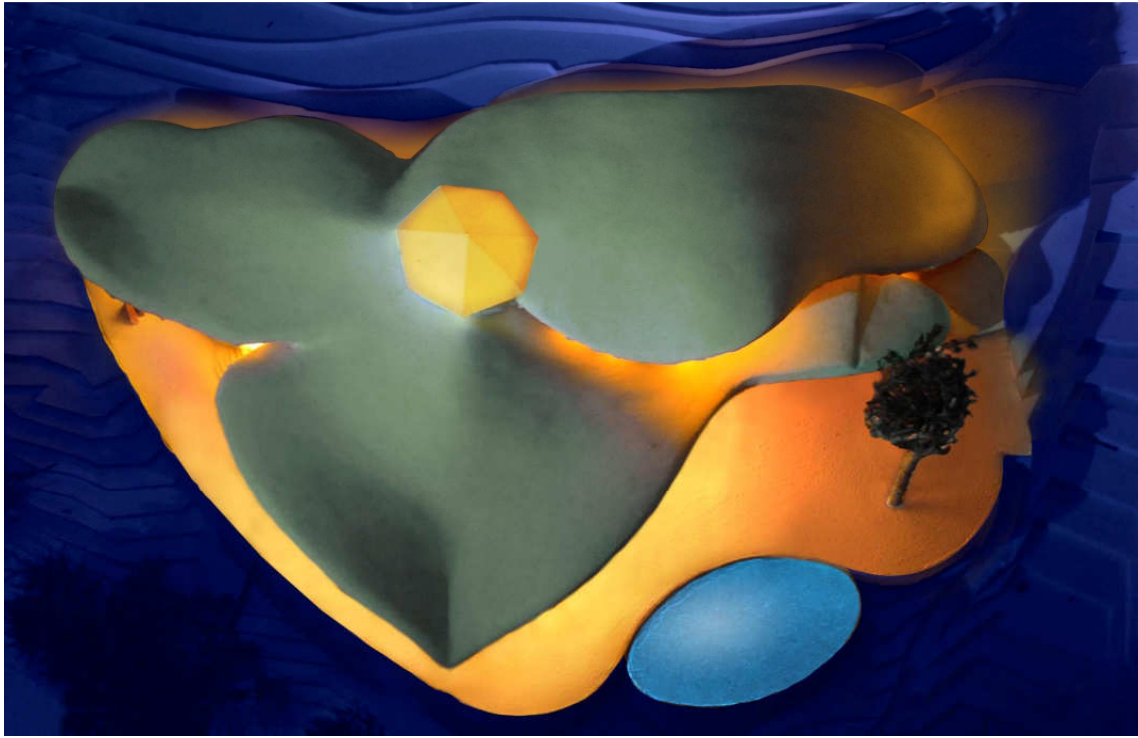


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Seagull No 36: (Expose in PDF)



Unusual, fist class, luxury, project . A Villa reflecting the typical futuristic designs of the so called Seagull Houses,

Exceptional are the curved Roofs and the spacious inside and outside areas. The roofs remind of the impressive wings of majestic sea birds and the light flooded rooms create a unique atmosphere. This atmosphere is supported by the wooden beams that are part of the self supporting roof construction, and are visible throughout the whole building. On the ground floor the living room, the master bedroom

and the master bathroom enjoy a direct and free view onto this unusual deconstruction. The height of the ceilings in the living room are somewhere in between 3,20m and 6,30m. In the bath room and the Master bedroom they measure in between 3,20m and 5,00m.

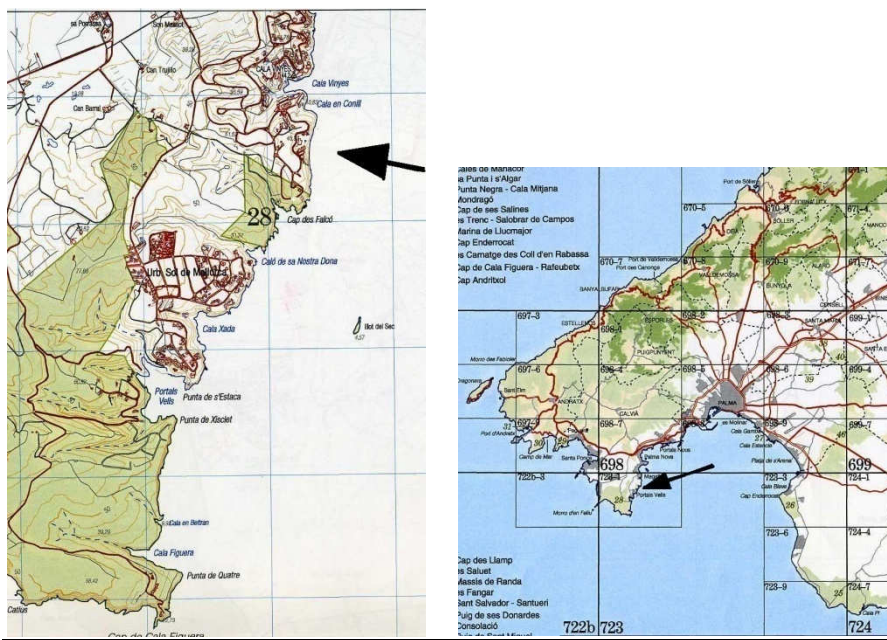
The 1st floor is accessible via a bridge. From here the living area and the entrance are visible. A convertible glass pyramid, constructed out of 7 parts is covering the area above the central staircase. The entire ground floor plan was developed according to universal, harmonious proportions.





The villa will perfectly fit into the horticultural plot, that is equipped with an automatic irrigation system and guarantees panoramic views of the sea and the bay of Palma. In fact the whole ground floor plan is adjusted according to that sea view. Including the spacious terraces with BBQ and the integrated pool area.

Pläne, Lage, Grundstück:



The actual plot is located in the Majorcan urbanization of Cala Vinyas and has a size of 1.800 square meter. It is slightly hillside situated towards south east and the sea.

To get to the main capital of the island, Palma, it takes 30 minutes by car. To the airport 45. Within the direct neighborhood of Cala Vinyas lies the urbanization Sol de Mallorca which is currently very popular. With its old trees and large properties in quiet surroundings, it has the special and rather individual character of a grown urbanization.

Out of all that is currently available at the Vista del Mar, the plot Vista del Mar 36 is the one with the best sea view.

Constructed Spaces	(gross Surface)		
			Fläche
Ground Floor			303,53m ²
1st Floor			119,15m ²
Terrace	138,70	50%	69,35m ²
Carport	82,09	50%	41,05m ²
Basement			96,48m ²
total (allowed 630m²)			629,56m²

Components:		
total build Space :	629,56	m2
infinity Pool	42,41	m2
Terrace	177,35	m2
Reservoir Rainwater	85,50	m3
Reservoir drinking Water	5,10	m3

Groundfloor	useable	1st Floor	useable
Entrance	13,43m ²	Corridor	15,27
Hall	16,61m ²	Store and Electric Installations	12,09m ²
Living Room	90,35m ²	Bath Room 3	5,43m ²
Dining Room	35,79m ²	Hall 2	2,42m ²
Kitchen	13,68m ²	Bed Room 2	9,00m ²
Utility Room	10,47m ²	Bath Room 4	6,00m ²
Store Room	6,20m ²	Dressing Room 2	4,75m ²
Bathroom 1	4,56m ²	Bed Room 3	13,20m ²
Hall 1	4,29m ²	Bed Room 4	18,02m ²
Bathroom 2	21,11m ²	Bathroom 5	5,09m ²
Dressing Room	9,42m ²		
Bed Room 1	33,81m ²	TOTAL	91,27m²
Store underneath stairs	1,65m ²		
		Basement	useable
TOTAL	261,37m²	Sauna and Fitness	32,43m ²
		Storage	8,06m ²
		Corridor	21,31m ²
		Instalations	12,10m ²
Total usable Space	426,54m²	TOTAL	73,90m²

Overview Specification:

Details:	Plot 1800m ² , Living space 426m ² , Effective surface 849m ² , 2 Floors
Division:	Living room, Dining room, American kitchen, 4 Bed rooms, 4Bathrooms(4 ensuite), 2 Dressing rooms, Guest toilet, Utility room, 1 Store room on ground floor, 1 Store room on 1 st floor, 1 Store room in the basement, Technical room, sauna, Fitness room.
Outside Area:	Open terraces, Porches, Garden, Irrigation System, Swimming pool, 4 Carports (2 with roofs)
Orientation:	South East
Views:	Sea view, Panoramic view
Floors:	Terracotta / tessellated Pebbles (if required in ornamental designs)
Windows:	Wooden frames, Thermally insulated glazing
Heating:	Floor Heating, Towel heater, Fireplace (if required Wall heating and cooling through Geothermy and Solar energy)
Equipment:	Pre-installed Kitchen, Alarm installation, Safe, automatic gates, Intercom

The 2nd rank plot it will be constructed on, has 1.800 m². There are two equal buildings in the neighborhood, which were designed by Daniel Rubio and are owned by British celebrities.

Sold directly via Stephan Wächter (Architect).

There is the possibility to develop the building in a conventional way via an architect and a project management plan, or I can after a consultation and clarification of the choice of materials construct the building, ready to move in, myself.