

ES LLAUT

CALA BONA / MALLORCA



BETWEEN CALA BONA, COSTA DE LOS PINOS AND SON SERVERA



Es Llaut is located in **Cala Bona**, just a short walk from the beach, next to **Costa de los Pinos**, on the north-eastern coast of Mallorca. This coastal area is renowned for its naturally beautiful coves, white sand beaches and crystalline waters.

Son Servera is the closest traditional Mallorcan town and can be reached in just 5 minutes by car.



CLOSE TO THE SEA, THE MARINA AND GOLF COURSES

Es Llaut is found 70 km from the airport in Palma de Mallorca, so once you've landed in Palma, you could be enjoying your new home by the sea in less than an hour.

The marina at Cala Bona, just 1 km away, has a great range of shops and restaurants for you to enjoy.

Son Servera golf course is 1.5 km from Es Llaut, being one of 4 excellent courses in the surrounding area.



Palma: 73 km



Airport: 70 km

THE IDEAL HOME FOR SPENDING TIME WITH FAMILY AND FRIENDS

Es Llaut residential comprises 4 buildings with 8 apartments in each one.

Communal areas have a swimming pool with shower and lighting, as well as beautiful, landscaped garden areas with irrigation system installed.

Every home includes a parking space inside the development.



LARGE TERRACES TO ENJOY

The 2 bedroom, 2 bathroom homes boast a spacious living room with integrated kitchen opening onto the terrace which ensures maximum natural light and the sensation of space. The ground floor homes have large terraces and private gardens. Upper floor apartments enjoy fabulous unobstructed views from the terrace.



TOP QUALITY FINISHINGS

The apartments at Es Llaut are built to very exacting standards with designer accessories and top quality finishings.

All apartments have double glazing and security doors. The same ceramic tiles by **Saloni** have been used throughout the homes, in large 60x60cm format.

The fitted kitchen comes complete with oven, induction hob and extractor hood by **Bosch** and worktops by **Silestone**. With the aim of maximising the stylish aesthetic in the bathrooms, we have chosen taps by **Tres**, recessed inside the showers, and washbasins by **Bathco** on oak-coloured suspended countertops.



DESIGN AND COMFORT

GROUND FLOOR - 2 BED APARTMENT



| GROUND FLOOR - 2 BED APARTMENT | | | | | |
|--------------------------------|------|----------------------|----|-----------------------|--|
| Build Area | From | 76,52 m ² | to | 78,03 m ² | |
| Terrace | From | 27,80 m ² | to | 37,19 m ² | |
| Garden | From | 36,50 m ² | to | 170,00 m ² | |

These project plans are for illustrative purposes only. Its content does not constitute a contract, part of a contract, or a guarantee.

FIRST FLOOR - 2 BED APARTMENT



FIRST FLOOR - 2 BED APARTMENT

| | | | | |
|------------|------|----------------------|----|----------------------|
| Build Area | From | 76,52 m ² | to | 78,03 m ² |
| Terrace | From | 20,10 m ² | to | 35,73 m ² |



Every home includes a parking space inside the development.

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ENERGY EFFICIENCY AND THE ENVIRONMENT

Global warming is an issue that unites us all and **Taylor Wimpey España** is well aware of its responsibility in the fight against climate change and sustainability and energy efficiency are important criteria for us when selecting materials and products. We not only want to protect the environment, but also to contribute to your well-being and the creation of a healthy environment in your new home.

In your new home:

- Individual heat pump for efficient domestic hot water production.
- LED spotlights with very low energy consumption throughout the dwelling.
- Mechanical interior air renewal system with 3 speeds.
- Taps fitted with aerators to reduce output.
- Toilets with dual flush technology.

In communal areas:

- Bioclimatic architectural elements for sun protection and control.
- Preinstallation of charging station for an electric vehicle in each parking space.
- Garden irrigation using a drip system.
- Automatic timer for outdoor and pool lighting.
- Designated space for refuse bins.
- Storage tank for drinking water.
- Rainwater tank for irrigation purposes.
- Regeneration of grey water to be used for irrigation and WC cisterns.
- Prioritization of local businesses and suppliers.



Energy rating (CEE)

WHY IS TAYLOR WIMPEY ESPAÑA THE RIGHT DECISION?

Buying a Taylor Wimpey property in Spain doesn't just mean that you will now have a residence in a beautiful location, it also means that you are purchasing with total peace of mind. **Taylor Wimpey España** is a subsidiary of Taylor Wimpey PLC, a leading developer of residential real estate in Europe since 1880.

The subsidiary in Spain has been building properties in exclusive residential areas in the Balearic Islands, on the Costa Blanca and on the Costa del Sol since 1958. Sustainability and protecting the environment is important to us, as is creating architecture that blends harmoniously into the surrounding area.

In Spain we can look back with pride on over 60 years of experience building exclusive residential complexes. More than 7,000 customers have already placed their trust in us and have been very satisfied with the quality of our new build properties and our extensive After-Sales service which is a vital part of the customer service that sets us apart. We want you to relax and enjoy your new home knowing that every detail meets the highest quality standards, even those you cannot see.

TAYLOR WIMPEY IS THERE FOR YOU

If you are looking for your new home, or a holiday home, we will be delighted to help you find your perfect place in the sun.

**Taylor
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OTHER PROJECTS IN MALLORCA

