

LA MAR

CALA D'OR / MALLORCA



CALA D'OR, A FAMILY RESORT WITH NICE COVES AND A FANTASTIC MARINA

**Taylor
Wimpey**
España


Melchor Mascaró

La Mar

CALA D'OR

Cala d'Or is a modern tourist resort with small fishing ports and countless stunningly beautiful coves such as Cala Mondrago, declared a National Park, Calo d'Es Pou, Cala Esmeralda; all with lovely crystal clear waters.

La Mar is situated just metres from the Cala D'Or Marina and the renowned yacht Club, an exceptional place for lovers of nautical pursuits and where you can delight in the exquisite Mediterranean cuisine available at the many prestigious restaurants and charming terraces.



MEDITERRANEAN LIFESTYLE BY THE SEA

Cala d'Or is just 45 minutes from Palma airport, with daily connections to the major European capitals and mainland Spain.

A short distance away is the **Vall d'Or** 18-hole golf course, where you can put your driving and putting skills to the test.

It is also just 15 km from the small town of **Santanyi** where you can enjoy the charming ambience and customs of an authentic Mediterranean town, choose from a wide variety of gastronomy on offer and find peaceful spots to pause and admire the traditional Majorcan architecture.

You can also wander around the town in **Cala d'Or** which has plenty of pedestrianised areas and a great variety of boutiques, small shops, restaurants, terraces, and bars where you can also enjoy the friendly atmosphere in the evenings.



55 km



1 km



6 km

COMMUNAL AREAS WITH A POOL AND GARDENS

La Mar, Cala d'Or is a development of 36 apartments with avant-garde architecture, predominantly in colour white. The apartments have two double bedrooms and two bathrooms, one of which is en suite.

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

Every home includes an exterior parking space in the development.



LARGE TERRACES TO ENJOY

The ground floor apartments have spacious terraces with a porch and private garden. The other apartments also have large terraces with beautiful views of the marina at Cala d'Or or of the communal areas. In addition, the penthouse homes enjoy private access to their own terrace on the solarium roof with pre-installation for a pool.



TOP QUALITY FINISHINGS

The kitchen is fitted with cupboard units in pale colours, and a worktop in a similar shade together with an induction hob, oven, and extractor hood. The bathrooms have a single or double washbasin, depending on the project plans, on a suspended wooden unit, a shower with flush shower tray, and recessed taps by **Tres**.

For the flooring in every room throughout the apartments we have chosen a large format ceramic tile by **Saloni**, and to provide continuity, terraces are tiled in the same model, in its non-slip version.

The homes have an air-source heat pump, split unit air conditioning system installed in the false ceiling and distributed via ducts and air vents. Domestic hot water is produced by an air-source heat pump.



DESIGN AND COMFORT

GROUND FLOOR - 2 BED PROPERTIES

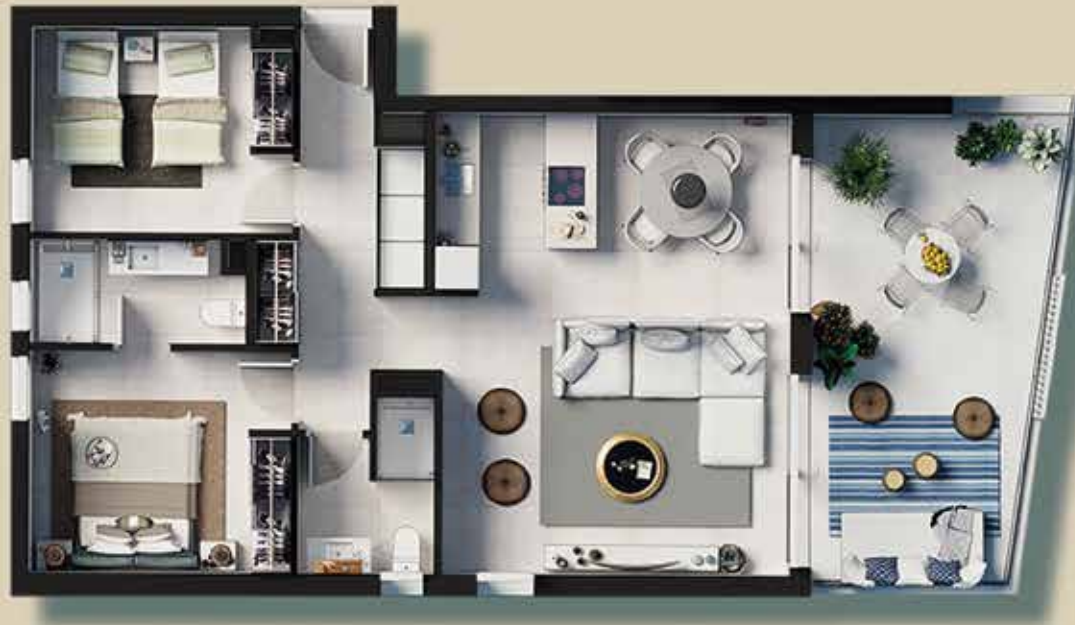


GROUND FLOOR - 2 BED PROPERTIES

Build area	From	83,10 m ²	to	84,50 m ²
Terrace	From	22,70 m ²	to	27,20 m ²
Garden	From	59,40 m ²	to	111,60 m ²

Images and project drawings are for illustrative purposes only. Its content does not constitute a contract, part of a contract, or a guarantee.

APARTMENT - 2 BED PROPERTIES



APARTMENT - 2 BED PROPERTIES

Build Area	From	83,19 m ²	to	84,54 m ²
Terrace	From	22,70 m ²	to	27,20 m ²

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PENTHOUSE - 2 BED PROPERTIES WITH SOLARIUM



PENTHOUSE - 2 BED PROPERTIES WITH SOLARIUM

Build Area	From	83,19 m ²	to	84,54 m ²
Terrace	From	22,70 m ²	to	27,20 m ²
Solarium	From	48,06 m ²	to	63,14 m ²



A parking space is included with every new home.

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ENVIRONMENT AND ENERGY EFFICIENCY

Global warming is an issue that unites us all and **Taylor Wimpey España** is aware of its responsibility in the fight against climate change and sustainability and energy efficiency are very 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.
- 3-speed mechanical ventilation system for interior air renewal.
- Individually controlled air conditioning in each room.
- Taps fitted with aerators to reduce output.
- Toilets with dual flush technology.
- Bioclimatic elements for solar radiation control.

In communal areas:

- Preinstallation of charging station for an electric vehicle in each parking space.
- Garden irrigation using a drip system.
- Predominately native plants with low water consumption.
- Automatic timer for outdoor and pool lighting.
- Storage tank for drinking water.
- Rainwater tank for irrigation purposes.
- Drainage system uses gravity to avoid the need for pumps.
- 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 65 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.

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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.



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OTHER PROJECTS IN MALLORCA

