

# THE VILLAGE

ES CAPDELLA / MALLORCA



ES CAPDELLA, A PICTURESQUE MALLORCAN VILLAGE



# THE VILLAGE

## ES CAPDELLA



The Village, Taylor Wimpey España's latest housing development marks the company's return to Mallorca, this time to the southwest of the island.

Not only does the island of **Mallorca** have dream beaches, but it also has breath-taking landscapes in its interior, such as the **Sierra de Tramuntana** mountain range. Some of the island's most beautiful villages are located on the slopes of the mountains, such as **Es Capdella** in the municipality of Calvia.





# AN IDYLIC VILLAGE THAT OFFERS A HIGH-QUALITY LIFESTYLE

**Es Capdella** is an idyllic village that offers a high-quality lifestyle. Locals and expats meet for a chat or a cup of coffee in the grocery stores or in the different bars and restaurants that serve typical Majorcan cuisine.

**Palma de Mallorca**, the capital of the Balearic Islands, is a 25-minute drive away while it takes just 30 minutes to get to the airport. Some of the most beautiful **beaches** in the southwest of Mallorca await you in Peguera, Camp de Mar and Santa Ponsa, all just only 15 minutes away by car.

Also nearby are some of Mallorca's most prestigious **golf clubs**, including Golf de Santa Ponsa (13 km), Golf de Bendinat (15 km), Golf de Poniente (15 km) and Son Vida Golf (23 km).

Two of the island's most exclusive marinas, **Puerto Portals** and **Puerto Adriano**, are only a few minutes away from the housing development and offer a wide variety of elegant bars and restaurants as well as exclusive shops.



## ENJOY YOUR GARDEN AND PRIVATE POOL

**The Village** is a project that consists of 10 two-storey semi-detached houses built in the most authentic Mallorcan style. Each property has 3 bedrooms, 2 bathrooms (1 en-suite) and a guest toilet.

All the properties feature large southwest facing terraces and private gardens with a swimming pool. They also have a storage room and two allocated above-ground parking spaces.





## A HOME LIKE NOWHERE ELSE

As well as an integrated kitchen, the homes also have a spacious living-dining room that opens onto the terrace. In this way, the ground floor layout ensures maximum light and a feeling of spaciousness.

With all these designer details, **Taylor Wimpey España** has sought to create a home with character and a cosy, natural atmosphere. That is why one of the walls of the living room extends from the outside with a stone lining that creates a spectacular sense of continuity between the terrace and the interior space.



## TOP QUALITY FINISHINGS

The kitchen is handed over furnished in light colours. Appliances (an induction hob, oven and extractor hood) by the prestigious **Siemens** brand are included.

The bathrooms have a wooden wall-hung unit with either one or two basins, a shower with a shower tray and recessed taps from the house of **Tres**.

We have chosen 120x60 cm **Saloni** porcelain tiles for all the rooms on the ground floor of the house while we have chosen another model, a porcelain tile imitating wood, to add a touch of cosiness to the first floor.

Maximum comfort is guaranteed by the **underfloor heating** in every room.





# DESIGN, COMFORT AND PRIVACY

## SEMI-DETACHED HOUSES - 3 BED PROPERTIES



### SEMI-DETACHED HOUSES - 3 BED PROPERTIES

Build Area	From	135,83 m <sup>2</sup>	to	135,83 m <sup>2</sup>
Terrace	From	39,38 m <sup>2</sup>	to	39,38 m <sup>2</sup>
Plot	From	144,47 m <sup>2</sup>	to	221,41 m <sup>2</sup>



Includes storage room per home



2 outdoor parking spaces

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

## ENVIRONMENT AND ENERGY EFFICIENCY

Climate change is a challenge that we all have to face together, and at **Taylor Wimpey España** we are committed to playing our part in this fight by adapting all of our homes to achieve maximum energy efficiency. Our goal is to be more sustainable, by prioritising local or proximity businesses, for example. At the same time, we want to do our bit to improve your health and well-being in your new home by means of:

- An individual arothermal system for the efficient production of hot water.
- A separate individual arothermal system for indoor air conditioning via an independent system that provides the house with a more robust installation and greater comfort.
- Very low energy consumption LED spotlights throughout the house.
- Bioclimatic elements for solar radiation control.
- Mechanical ventilation system for indoor air renewal.
- Each home has a pre-installation for an electric vehicle charging point.
- Installation of irrigation (preferably a drip irrigation system).
- Timer for outdoor lighting.
- Climate control in each room.
- Taps with flow-reducing aerators.
- Dual flush toilets.
- Drinking water tank.
- Rainwater cistern for irrigation.
- Prioritization given to local companies/small businesses.



**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.

## 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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Wimpey**  
España



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# OTHER PROJECTS IN MALLORCA

**Taylor Wimpey**

España

HEAD OFFICE

**THE VILLAGE**  
ES CAPDELLA



**ESPORLES**  
ESPORLES

**ES LLAUT**  
CALA BONA

**SAN TELMO**  
ANDRATX

**CAMPOS**  
CAMPOS

**SENSES**  
CALA ANGUILA

**SUNSET IBIZA**  
BY TAYLOR WIMPEY

**LAS VILLAS**  
DALT DE SA RAPITA

**COMPASS**  
CALA D'OR

**LA MAR**  
CALA D'OR

**ES BALCO**  
SES SALINES

