

# SENSES

CALA ANGUILA / MALLORCA



YOUR NEW APARTMENT WITH DIRECT BEACH ACCESS



# SENSES

## CALA ANGUILA



**Cala Anguila** is located on the peaceful east coast of Mallorca, one of the most beautiful parts of the island. It is just 3 kilometres from **Porto Cristo**, not far from **Porto Colom** and adjacent to the gorgeous coves at Cala Mandià and Cala Romàntica.





# CLOSE TO THE SEA, THE MARINA AND GOLF COURSES

Palma Airport is 45 minutes from **Cala Anguila**, some 58 kilometres along a good road network. The city of **Manacor**, with all the services it has to offer, is 14 kilometres from Cala Anguila and connected to **Palma de Mallorca** by road and rail.

Crystalline waters, white sands, natural coves and spectacular scenery will tempt you to have fun practising any water sport you can imagine or perhaps play a round of golf at any one of the many golf courses nearby.

The famous **Caves of Drach** are just minutes away, and the area boasts an impressively rich and varied choice of gastronomy, based upon ingredients harvested from the sea.



Palma: 65 km



Airport: 58 km

## THE IDEAL HOME FOR SPENDING TIME WITH FAMILY AND FRIENDS

**Senses Cala Anguila** 2-bedroom apartments distributed over three, two-storey buildings surrounded by communal gardens and a pool.

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 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 **Senses Cala Anguila** 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 60x60 cm 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 floor-mounted toilets with built-in cisterns by **Ideal Standard**.



# DESIGN AND COMFORT

## APARTMENT - 2 BED PROPERTIES



### APARTMENT - 2 BED PROPERTIES

Build Area	From	78,67 m <sup>2</sup>	to	81,43 m <sup>2</sup>
Terrace	From	16,67 m <sup>2</sup>	to	17,77 m <sup>2</sup>
Garden	From	30,00 m <sup>2</sup>	to	102,00 m <sup>2</sup>

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A parking space is included with every new home.

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



# ENERGY EFFICIENCY AND THE ENVIRONMENT

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 apartment.
- 3-speed mechanical ventilation system for interior air renewal.
- Individually controlled air conditioning in each room.
- Taps fitted with aerators to reduce output.
- Bioclimatic elements for solar radiation control.

## In communal areas:

- Preinstallation of charging station for an electric vehicle in each parking space.
- Installation of watering system (preferably drip irrigation).
- Automatic timer for outdoor and pool lighting.
- Designated space for refuse bins.
- Toilets with dual flush technology.
- Storage tank for drinking water.
- Rainwater tank for irrigation purposes.
- Regeneration of grey water to be used for irrigation and WC cisterns.
- Prioritisation 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.

## 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

**Taylor Wimpey**  
España

HEAD OFFICE

**ESPORLES**  
ESPORLES

**THE VILLAGE**  
ES CAPDELLA

**SAN TELMO**  
ANDRATX

**CAMPOS**  
CAMPOS

**LAS VILLAS**  
DALT DE SA RAPITA

**ES BALCO**  
SES SALINES

**ES LLAUT**  
CALA BONA

**SENSES**  
CALA ANGUILA

**COMPASS**  
CALA D'OR

**LA MAR**  
CALA D'OR

