

ES BALCÓ

SES SALINES / MALLORCA



SES SALINES, A TRADITIONAL MALLORCAN VILLAGE NEAR THE SEA

Es Balcó

SES SALINES

On the south coast of the island of Mallorca is the picturesque and traditional town of **Ses Salines**, flanked by long sandy beaches of fine white sand and crystal clear waters such as Platja Es Carbo, Es Caragol, Es Trenc, Ses Covetes and Sa Rapita.

From these beaches you can see the Island of Cabrera, declared a National Maritime Terrestrial Park in 1991.



CLOSE TO ES TRENC, SA RAPITA AND SES COVETES

Ses Salines is located less than 50 kilometres from the airport in Palma de Mallorca.

In this idyllic location you can sample the local cuisine, wines, and culture in any of the great variety of different restaurants offering traditional cuisine and international dishes, the renowned wine cellars and choose from a range of shops to satisfy your daily requirements.

Ses Salines is also a must for any Mallorca cycling holiday as it's surrounded by many spectacular routes

If you are someone who likes to dine overlooking the sea you will find many restaurants alongside the water in **Colonia de Sant Jordi**, which is just five kilometres away from your home



Less than 50 kilometers from the airport



Varied restaurants on offer



Spectacular cycling routes



Fine white sandy beaches and crystal clear waters

TRADITIONAL MALLORCAN ARCHITECTURE STYLE

At **Es Balcó** we are keen to respect traditional Mallorcan architectural style and also ensure that the development blends into the typically Mallorcan scenery. The homes have 2 or 3 double bedrooms and 2 bathrooms.

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

This development comprises ground floor apartments with large terraces and penthouses with direct access to their own solarium terrace. There are also duplex homes with terraces and solarium.

Its privileged location means that many of the homes have stunning sea views, and some can see the island of Cabrera from the solarium terrace.



TOP QUALITY FINISHINGS

The kitchen is fitted with lower cupboard units in pale colours and a **Silestone** worktop. A selection of appliances (induction hob, oven and extractor hood) by **Bosch** are included.

Bathrooms have a wall-mounted wooden unit with either single or double washbasins, a shower with flush-to-floor shower tray and recessed taps by **Tres**.

A large format ceramic tile by **Saloni** has been selected for all rooms throughout the homes and the same tile in its non-slip version continues on the terraces.

The homes will have an air-to-air heat pump air conditioning system via ducts and grilles with split units concealed in the false ceiling. An **air source heat pump** produces the domestic hot water.



DESIGN AND COMFORT

GROUND FLOOR – 2 BED PROPERTIES



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Built Area	From	91,90 m ²	to	93,70 m ²
Terrace	From	15,60 m ²	to	29,00 m ²

PENTHOUSE - 2 BED PROPERTIES WITH SOLARIUM



PENTHOUSE - 2 BED PROPERTIES WITH SOLARIUM

Built Area	From	90,40 m ²	to	93,00 m ²
Terrace	From	11,70 m ²	to	12,80 m ²
Solarium	From	53,00 m ²	to	71,10 m ²

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DUPLEX – 2 BED PROPERTIES WITH SOLARIUM



DUPLEX – 2 BED PROPERTIES WITH SOLARIUM

Built Area	From	98,40 m ²	to	119,90 m ²
Terrace	From	13,90 m ²	to	30,80 m ²
Solarium	From	31,30 m ²	to	53,40 m ²



A parking space is included with every new home

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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.
- Toilets with dual flush technology.
- 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.

Taylor
Wimpey
España



Freephone UK

08000 121 020

Rest of the world:

+34 971 70 69 72

www.taylorwimpeyspain.com

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