

ECLIPSE

SANT ELM / MALLORCA



**SAN TELMO, AN ENCHANTING VILLAGE ON THE SOUTHWEST COAST
OF THE ISLAND OF MALLORCA**

Eclipse

SANT ELM

San Telmo, also known as Sant Elm, is an enchanting village on the southwest coast of the island of Mallorca. This small community, previously a quiet fishing village, has become a popular tourist destination although it has retained its authenticity, charm, and peaceful ambience.

San Telmo sits on the shores of the Mediterranean with spectacular views of the isle of **Dragonera**, just off the coast. The area also boasts beautiful beaches with golden sands and clear waters, making this the ideal place to relax and enjoy the sea and the sunshine.



MEDITERRANEAN LIFESTYLE BY THE SEA

San Telmo is just a 45-minute drive from Palma airport which has routes connecting Spain's major cities and the European capitals.

A picturesque village, with narrow cobblestone streets that meander around whitewashed houses and small shops and restaurants, the main square is the heart of the community, where residents and visitors get together to enjoy a meal al fresco or just wander around and enjoy the relaxing atmosphere.

Boat trips to visit **Dragonera Island** are available from San Telmo's harbour, the perfect way for visitors to discover this protected nature reserve with its rich wildlife and take the opportunity to do some hiking or snorkelling.

San Telmo is close to the impressive **Sierra de Tramuntana**, a mountain range that has been declared a UNESCO World Heritage Site because of its cultural importance and stunning natural beauty. This proximity provides us with the opportunity to enjoy a wide range of excursions and hiking routes such as La Trapa or Puig de Galatzó.



COMMUNAL AREAS WITH A POOL AND GARDENS

Eclipse is an exclusive development of 20 apartments in San Telmo, a village with plenty of history on Mallorca's southwest coast.

The apartments will have two communal pools, one for children, and landscaped garden areas to enjoy the wonderful Mediterranean climate. All this is just 100 metres from the nearest beach cove.

Every home includes an exterior parking space in the development.



LARGE TERRACES TO ENJOY

Eclipse apartments, facing southeast, will have three double bedrooms and two full bathrooms. The open plan living room with integrated kitchen maximises the amount of natural light and feeling of spaciousness.

Ground-floor apartments will have large terraces with a porch area and private gardens.

The **penthouses**, enjoying sea views, will enjoy access to their solarium terrace via steps leading from the terrace.



TOP QUALITY FINISHINGS

The kitchen will have fitted cupboard units in light colours and worktops in a similar tone, and appliances will include an oven, induction hob, and extractor hood.

Bathrooms will include a suspended wooden counter unit with one or two washbasins, depending on the plans, a shower with a flush-to-floor shower tray, and recessed taps by **Tres**.

All flooring throughout the homes will feature large-format porcelain tiles by **Saloni**. Terraces will have the same tiling in its non-slip version.

The apartments will have an air-to-air heat pump air-conditioning system with split-level units hidden in the false ceiling and distribution via conduits and ventilation grilles. Domestic hot water production will be via an **aerothermal heat pump** and there will be underfloor heating throughout the homes.



DESIGN AND COMFORT

GROUND FLOOR – 3 BED PROPERTIES



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Built Area	From	91,30 m ²	to	95,60 m ²
Terrace	From	17,10 m ²	to	23,30 m ²
Garden	From	10,74 m ²	to	58,49 m ²



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.



PENTHOUSE – 3 BED PROPERTIES WITH SOLARIUM



PENTHOUSE – 3 BED PROPERTIES WITH SOLARIUM

Built Area	From	91,30 m ²	to	95,60 m ²
Terrace	From	17,10 m ²	to	23,30 m ²
Solarium	From	61,29 m ²	to	95,15 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:

- An individual aérothermal system for the efficient production of hot water.
- LED spotlights with very low energy consumption throughout the dwelling.
- Bioclimatic elements for solar radiation control.
- Mechanical ventilation system for indoor air renewal.
- Individually controlled air conditioning in each room.
- Taps fitted with aerators to reduce output.
- Toilets with dual flush technology.

In communal areas:

- 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 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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España



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OTHER PROJECTS IN MALLORCA

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España

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Eclipse
SANT ELM

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ES CAPDELLA

PALMA
C/ GILABERT DE CENTELLES



AIRPORT

ES BALCO
SES SALINES

CALA FIGUERA
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ARTA
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CAPDEPERA
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COMPASS
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LA MAR
CALA D'OR

