

AURA

ARTA / MALLORCA



LIVE IN THE HEART OF ARTA, A TRADITIONAL MALLORCAN VILLAGE

Aura

ARTÀ

Welcome to **Aura**, your new townhouse with an authentic Mallorcan feel in Artà, a town with lots of history in the northeast part of the island.

Arta, a charmingly traditional Mallorcan town that captivates visitors with its rich history, impressive architecture, and vibrant cultural calendar. Situated in the island's northeast, this picturesque enclave provides an authentically Mallorcan experience.



ARTA: A DELIGHTFUL DESTINATION THAT COMBINES HISTORY, NATURE, GASTRONOMY, AND CULTURE

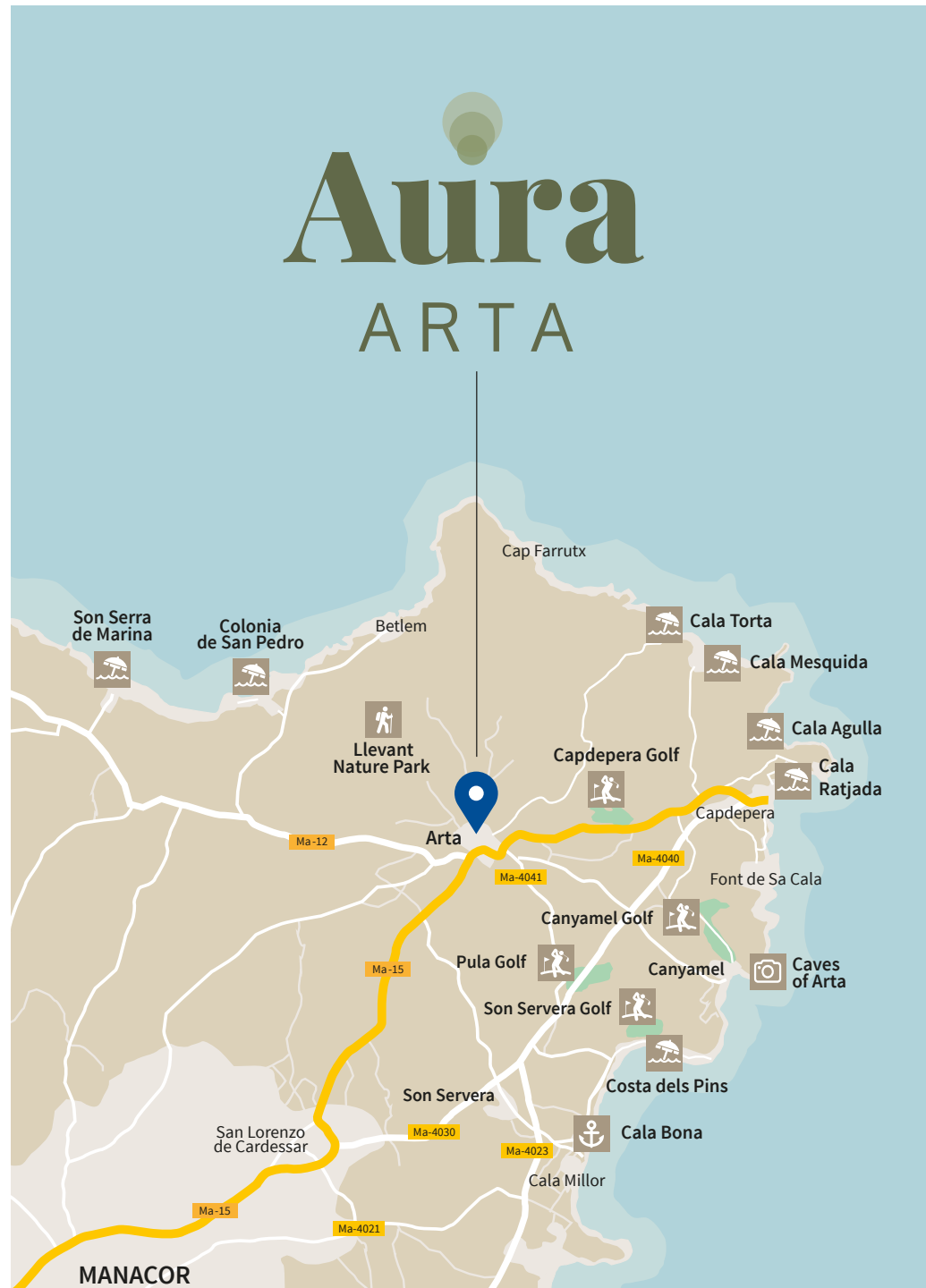
At the heart of **Arta**, visitors can explore the narrow, cobbled streets and discover beautifully preserved historic buildings such as the impressive parish church of Sant Salvador and the old Town Hall. The Plaza de España is the town's nerve centre where locals meet to enjoy the outdoor cafés and the lively atmosphere.

Arta's gastronomy is a treat for the senses, with a wide variety of restaurants serving traditional Mallorcan dishes. Market days, usually Tuesday, offer the perfect opportunity to try fresh local produce such as fruit, vegetables, cheeses, and cured meats.

The area surrounding Arta is a paradise for nature lovers and hiking fans. **The Llevant Nature Park** has various hiking routes that snake around impressive scenery, with pine-covered hills, sheer cliffs, and hidden coves.

For those who enjoy relaxing on the beach, nearby **Cala Torta** and **Cala Mesquida** are popular choices. These unspoiled beaches with crystalline waters and golden sands provide a tranquil refuge from the crowds.

Arta is a delightful destination that combines history, nature, gastronomy, and culture, ensuring a memorable experience for all who visit.



Airport: 67 km



Varied traditional gastronomic offering



Cycling routes



Palma: 70 km

HOMES TO ENJOY ALL YEAR ROUND

This townhouse has two floors and boasts spacious terraces and a private garden as well as access to the communal area with a pool and landscaped gardens.

The property has 3 bedrooms, 2 bathrooms (1 en-suite) and a guest toilet.

The home will enjoy large south facing terraces and their own private garden with access to the communal pool and landscaped garden areas.

Each property will have its own private parking space with individual direct access.



A HOME LIKE NOWHERE ELSE

On the ground floor, you'll find a bright and airy space that combines the living and dining areas with an open plan fully equipped fitted kitchen. The living room has direct access to the terrace and south-facing private garden, guaranteeing plenty of natural warmth and light. The ground floor also has a practical courtesy bathroom.

The first floor has three double bedrooms and two full bathrooms, one of which is en-suite. The master bedroom also has a dressing room and its own terrace.



TOP QUALITY FINISHINGS

The fitted kitchen is equipped with appliances from **Siemens** or a similar brand with oven, induction hob, and an extractor hood.

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

The flooring throughout the homes is a large format ceramic tile by **Saloni**, with the same tile in its non-slip version for the terraces.

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



DESIGN, COMFORT AND PRIVACY

TOWNHOUSES - 3 BED PROPERTIES

Build area	From	151,16 m ²	to	151,16 m ²
Terrace	From	41,45 m ²	to	41,45 m ²
Garden	From	43,29 m ²	to	69,04 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.



1 private parking space with individual direct access.

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:

- Appliances with maximum energy efficiency ratings (specify where possible).
- Descaler and particle filter for treating drinking water.
- Individual heat pump for efficient domestic hot water production.
- A separate individual aerothermal system for indoor air conditioning via an independent system that provides the house with a more robust installation and greater comfort.
- LED spotlights with exceptionally low energy consumption throughout the dwelling.
- Bioclimatic elements for solar radiation control.
- Mechanical ventilation system for indoor air renewal.
- Preinstallation of EV charging point in each private garage.
- Installation of irrigation, preferably a drip irrigation system.
- Individually controlled air conditioning in each room.
- Taps fitted with aerators to reduce output.
- Toilets with dual flush technology.
- Installation of solar panels to provide communal services and with compensation for excess production.
- Smart planting with native plants, grouped according to watering requirements.
- Use of recycled materials at our developments (ceramic materials, bathroom fittings).
- Waste classification conducted by an authorised management body (C and DW and urban waste).
- Rainwater collection for reuse.
- Timer for outdoor lighting.
- Storage tank for drinking water.
- Rainwater cistern for irrigation.
- Grey water is recycled for irrigation purposes and WCs.
- Prioritization of local businesses and suppliers.
- Located in an urban area with nearby services, facilitating access on foot for our clients.



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
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España



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OTHER DEVELOPMENTS IN MALAGA - CADIZ, ANDALUCIA

