

OLIU

CAPDEPERA / MALLORCA



CAPDEPERA: AN ENCHANTING VILLAGE ON THE NORTHEAST COAST
OF THE ISLAND OF MALLORCA

Oliu

CAPDEPERA

Oliu is a residential project situated at the heart of Capdepera, a charming Mallorcan town in the northeast part of the island, which is relaxed and authentic, with local customs and traditions still very much alive. Oliu provides the perfect blend of comfort and style in a Mediterranean setting and is just a few minutes away from pretty beaches such as Son Moll or Cala Agulla.



MEDITERRANEAN LIFESTYLE BY THE SEA

Capdepera is a picturesque town on Mallorca's east coast, known for its rich history and authentic feel. It's found about 76 kilometres from the airport in Palma de Mallorca, which can be reached by car in just over an hour.

Capdepera offers a range of activities to suit all tastes; one of the prime attractions is the imposing fortified **Capdepera Castle**, with this fourteenth century fort regaling us with spectacular panoramic views of the surrounding countryside and the coastline.

Beach fans will find paradise nearby; **Cala Agulla**, **Son Moll** and **Cala Ratjada**, are only a few minutes' drive and are perfect for enjoying the sunshine and the clear waters of the Mediterranean.

Golf fans will find the **Capdepera Golf** course is an exceptional place to enjoy their favourite sport.

Capdepera is a place that combines history, nature, and the sea, providing the full Mediterranean experience. To live in Capdepera is to enjoy a relaxed and authentic lifestyle, surrounded by the natural beauty and rich culture to be found in Mallorca.



Oliu
CAPDEPERA



Airport: 76 km



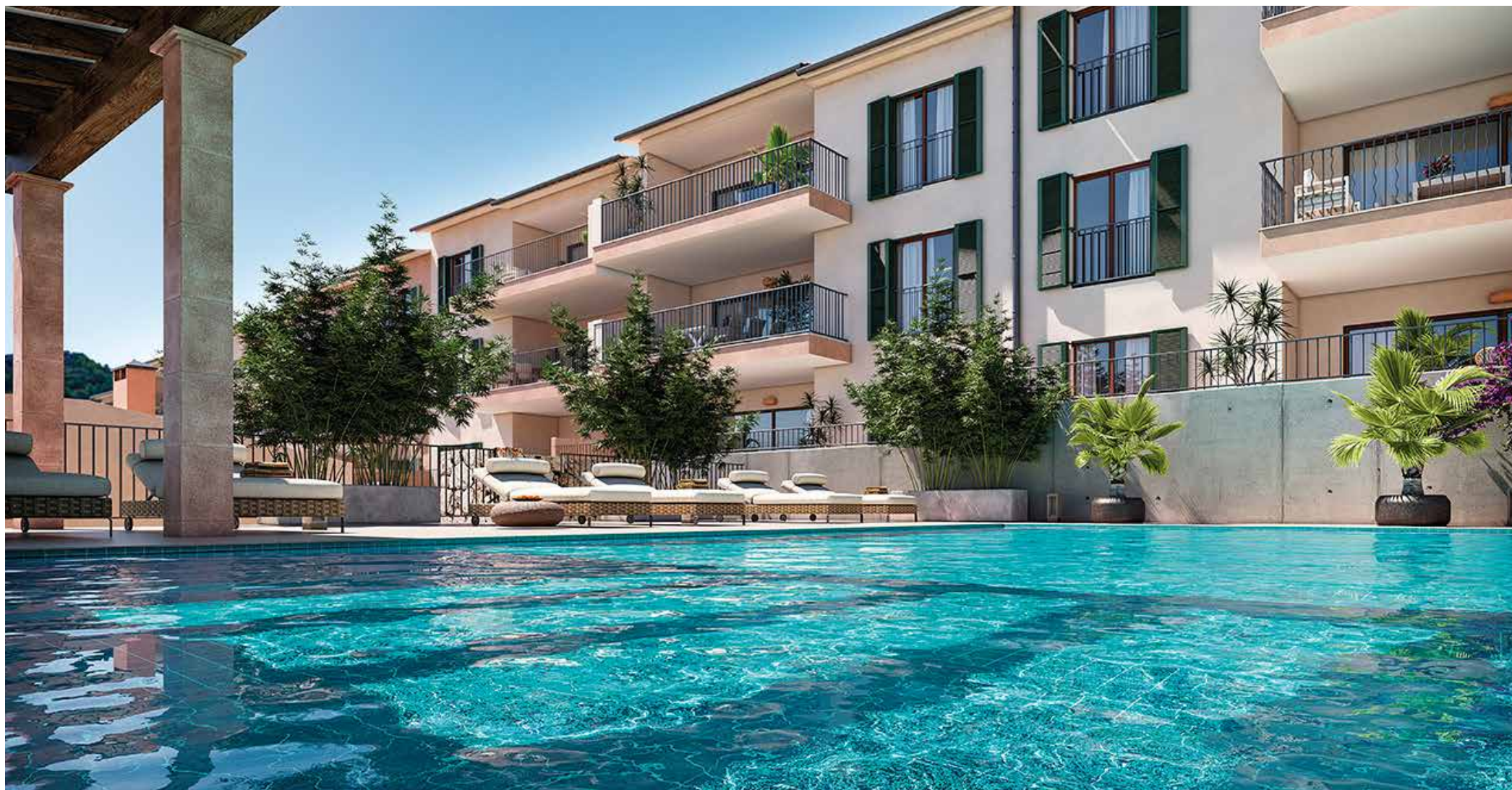
Beach: 1,5 km



Golf: 5,5 km

COMMUNAL AREAS WITH A POOL AND GARDENS

Communal areas at **Oliu** are designed to offer comfortable, relaxing, outdoor space. Residents will have access to a shared pool, landscaped gardens with native plants, and a relaxation area. All this in a traditional Mallorcan town where you can enjoy the local customs, Mediterranean architecture and a wide range of gastronomic delights. Every home includes an underground parking space with pre-installation of an EV charging point.



LARGE TERRACES TO ENJOY

The apartments have two or three double bedrooms and two full bathrooms. Some of the homes also offer amazing views of the sea and the eastern coastline of Mallorca, or the majestic Capdepera Castle, built in the fourteenth century during the reign of Jaime II, meaning you can enjoy the spectacular surroundings from your own home.

The townhouses have two bedrooms and two full bathrooms. The large terraces, one on the ground floor and another on the first floor, allow you to enjoy time outdoors with family and friends.



TOP QUALITY FINISHINGS

At **Taylor Wimpey España** we build to strict quality standards. This traditional Mallorcan-style development has everything needed for maximum comfort, following the new European building regulations, guaranteeing a maximum level of soundproofing between homes and thermal insulation.

The kitchen is delivered fully fitted and equipped with appliances by **Siemens** or a similar brand which include an oven, induction hob, and extractor fan, as well as an integrated refrigerator and dishwasher.

The bathrooms have a suspended wooden unit by **Kyrya**, a flush shower tray, and recessed taps and shower plumbing by **Tres**.

The flooring throughout the homes will be large format ceramic tiling by **Saloni**, with the same tile in its non-slip version being used on the terraces.



DESIGN AND COMFORT

TOWNHOUSES – 2 BED PROPERTIES



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Build Area	From	98,30 m ²	to	101,60 m ²
Terrace	From	31,50 m ²	to	50,40 m ²



APARTMENTS – 2 BED PROPERTIES



APARTMENTS – 2 BED PROPERTIES

Build Area	From	89,20 m ²	to	113,10 m ²
Terrace	From	19,30 m ²	to	88,50 m ²



Every home includes an underground parking space with pre-installation of an EV charging point.

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:

- An individual aérothermal system for the efficient production of hot water.
- Individual air conditioning system with inverter technology and R-32 refrigerant.
- 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:

- Photovoltaic panels to supply power to the building's communal services.
- Preinstallation of charging station for an electric vehicle in each parking space.
- Automatic timer for outdoor and pool lighting.
- Garden irrigation using a drip system.
- Storage tank for drinking water.
- Designated space for refuse bins.
- Predominately native plants with low water consumption.
- 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**
España



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

