



Description of the 'garden house' in Santa Ponsa, Calvia

Situation and architecture:

This elegant villa lies embedded in a large and varied garden with different kinds of vegetation. It is located in an exclusive residential area in Santa Ponsa, in a small cul-de-sac, and stands out due to its situation and access. The entrance area is bordered by a palm court and a living patio near the kitchen. The high entrance hall is dominated by a long skylight and leads to the dining room, the connection between the living area and the kitchen.

The living room with its high ceiling defines the character of this house, which receives light from all sides. The guest house, with a bathroom facing the patio, connects the main house with the pool and the porches and represents the centre of the outer area. The 3 bedrooms of the main house, all with en-suite bathrooms, are situated on the ground floor. Additionally, the master bedroom has a comfortable walk-in cupboard. All rooms are very spacious and stand out not only for their beautiful design but also for their functionality. The colours in the interior are bright and positive, and the room layout and atmosphere are ideal for families with children.

The lush gardens have various lawns that invite to play or rest for a while. The vegetation that surrounds the house is the real attraction and makes you feel like home. The slightly sloping plot has different garden areas and is separated from the street by a public green area.

Both buildings, the main and the guest house, are situated in the middle of the triangular plot, and their architectural design, with recessions and projections, creates very interesting exterior spaces in combination with the gardens. The play of flat and pitched roofs emphasizes the heterogeneous character of the house. The facade has a plaster finish in bright earth colours and is stone framed.

Room layout:

The entrance and living floor comprises the following rooms: entrance area with toilet and wardrobe, entrance hall, dining room with terrace, L-shaped living room, home office with a bay window, living room pergola with view to the pool, kitchen with breakfast area, utility room with separate access and living patio with outdoor barbecue.

Spacious stairs connect the ground floor with the living area, which features a master bedroom with a separate walk-in cupboard, a strong room, luggage room, master bathroom with shower, bath tub and separate toilet, 1st children's room with dressing area, bathroom with shower and access to the garden, 2nd children's room with bathroom and view at the plant patio, a plant room and a store room.

The guest house at the pool has one bedroom with high ceilings, a bathroom with shower facing a plant patio and a pergola. The swimming pool is an overflow pool with an adjacent plant room. A roofed carport for 2 cars and further parking spaces in the entrance area complete the access area of the house.

Architecture and quality features

The house, which is a skeleton construction, was built in 2007 by the architect Botho von Oheimb. The architectural design seeks the union of the building with the garden and the interior. Using many different apertures in the facade and the roof allows the house to be filled with light and impressions from the outside. Different ceiling heights and connections between interior spaces are attractive architectural features. The addition of building parts with different functions gives the house a special charm, seen from both the inside and the outside.

The outer walls are multi layer walls with thermal insulation and air chamber. The outer layer is made of cement plaster and is completed and bordered by 'Premarés' sandstone. All roofs have thermal insulation and are sealed with bitumen. The barrel tiles have a high quality and resistance. The terrace floors are tiled with easy-care travertine, the access area is covered with beige sandstone slabs. The wooden pergolas have a plastic cover with a bamboo underside.

The inner walls and suspended ceilings are made of plasterboard and gypsum plaster. The different skylights and the windows provide the living spaces with a comfortable illumination. The vegetation at the property boundary is the real 'outer wall' to the neighbour. The floors of the main rooms are covered with high-quality marble and travertine slabs, the other rooms and the plant rooms are tiled. The wooden windows and doors are of high quality and have safety glass. The bathrooms have a straightforward and practical design and finish.

Building equipment

- Underfloor heating in the whole house.
- Oil heating with external tank.
- Solar panels for hot water generation.
- Electric heating in floors or walls in the bathrooms.
- Towel radiator in the bathrooms.

- Air conditioning warm/cold in two main bedrooms and guest house.
- Forced ventilation in all bathrooms and toilets.
- Natural ventilation in utility room, plant room and strong room.

- Classical electric installation.
- Interior lighting with down and interior lamps.
- Garden and facade lighting.
- Internet wiring to the server.
- Pre-installation for audio equipment.
- Outdoor and indoor cameras.
- Alarm system.
- Outdoor motion sensor lights.
- TV and radio system with antennas.
- Wlan with 3 access points.

- Central vacuum system.
- Electric blinds in two bedrooms.

- Hot and cold water for shower and bath tub.
- Irrigation and sprinkler system for the garden.
- Sewerage disposal through pumps with own pump room.
- Rain and domestic water tank on the outside.
- Outside water taps in different places.

- Saltwater pool system in its own plant room.
- Multicolour pool lighting.
- Automatic access gate (for cars).
- Entrance gate with digital key.

Fittings and furnishings

- Kitchen furniture with household appliances.
- Utility room with furniture, washing machine and dryer.
- Sanitary ware and built-in furniture in bathrooms.
- Bathroom accessories and mirrors.
- Storage racks in strong room and store room.
- Built-in furniture in dining room, office area, dressing rooms.
- Other furniture according to list. Optional.
- Tree house for kids.

Flächenberechnung Objekt - Calculo de superficie			01.05.2014	F91	
Num.	Bereich - BGF	Zona - Superficie construida	m2	m2	Bemerkungen - Notas
1	Grundstücksgrösse	Solar		2.220,00	Dreiecksform
2	Haupthaus Wohnräume OG	Planta superior vivienda principal		217,22	
3	Gästehaus	Planta superior vivienda invitada		35,62	
4	Porche Grill	Porche barbacoa	256,86	4,02	
5	Pergola Holz	Pergolas de madera		52,76	
6	Pergola Parken	Pergola Parking	93,99	41,23	
7	Haupthaus Wohnräume EG	Planta inferior vivienda principal		169,80	
8	Nebenräume und Technik	Sotano, sala tecnica	253,65	83,85	
9	Terrassen bewohnbar	Terrazas habitables		151,90	
10	Zufahrtsbereich Auto	Entrada coche pavimentada		196,82	
11	Schwimmbad	Piscina	392,04	43,32	
12	Garten, Bäume und Pflanzen	Jardin, arboles y plantas		1.426,45	
	Bruttogeschosfläche BGF	Superficie construida	510,51		ohne Pergolas

15/07/2014

Superfices-F91-01.05.14

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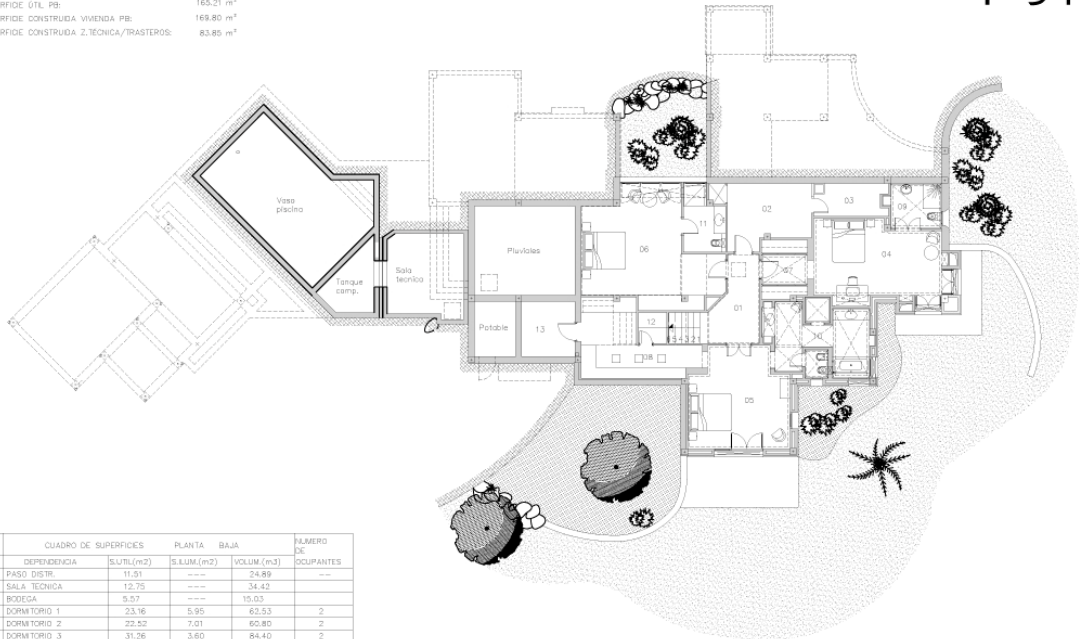






TOTAL SUPERFICIE 01L PB: 165.21 m²
 TOTAL SUPERFICIE CONSTRUIDA VIVIENDA PB: 169.80 m²
 TOTAL SUPERFICIE CONSTRUIDA 2, TÉCNICA/TRASTEROS: 83.85 m²

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CUADRO DE SUPERFICIES				PLANTA BAJA	NÚMERO DE OCUPANTES
DEPENDENCIA	S.U.T/L (m ²)	S.LUM. (m ²)	VOLUM. (m ³)		
01.01 PASO DISTR.	11.51	---	24.89	---	---
01.02 SALA TÉCNICA	12.75	---	34.42	---	---
01.03 BODEGA	5.57	---	15.63	---	---
01.04 DORMITORIO 1	23.16	5.95	62.53	2	---
01.05 DORMITORIO 2	22.52	7.01	60.80	2	---
01.06 DORMITORIO 3	31.26	3.60	84.40	2	---
01.07 VESTIDOR 1	6.38	---	15.90	---	---
01.08 VESTIDOR 2	12.35	---	41.44	---	---
01.09 BAÑO 1	5.50	0.48	13.75	---	---
01.10 BAÑO 2	16.23	---	40.57	---	---
01.11 BAÑO 3	5.91	1.38	14.77	---	---
01.12 TRASTERO	2.07	---	3.31	---	---
01.13 CAJA FUERTE	7.02	---	18.95	---	---

PLANTA BAJA
 ESCALA: 1/150 DIN-A3
 FECHA: 01.05.2014



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ALZADO DERECHO

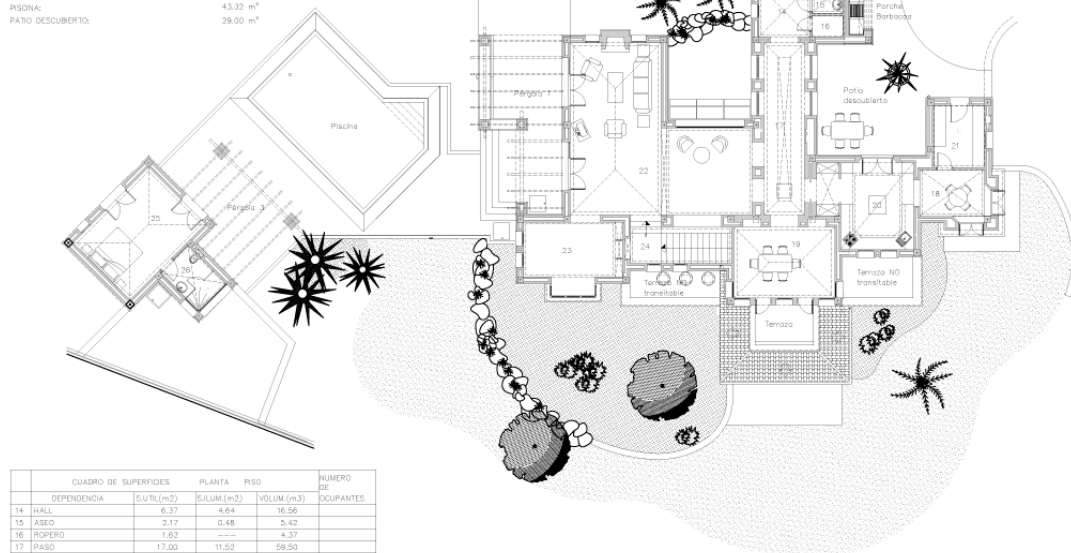


ALZADO IZQUIERDO
ESCALA: 1/ 100 DIN-A3
FECHA: 01.05.2014

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TOTAL SUPERFICIE ÚTIL VIVIENDA PP: 158.81 m²
TOTAL SUPERFICIE ÚTIL ANEXO VIVIENDA PP: 26.30 m²

TOTAL SUPERFICIE CONSTRUIDA PP: 217.22 m²
VIVIENDA: 35.62 m²
PÉRGOLA 1: 28.98 m²
PÉRGOLA 2: 3.80 m²
PÉRGOLA 3: 19.95 m²
PORCHE: 4.02 m²
PISCINA: 43.35 m²
PATIO DESCUBIERTO: 28.00 m²



CUADRO DE SUPERFICIES				NUMERO DE OCUPANTES
DEPENDENCIA	S.ÚTIL(m ²)	S.ÚTIL(m ²)	VOLUM.(m ³)	
14 HALL	6.37	4.64	16.56	
15 ASO	2.17	0.48	5.42	
16 ROFERO	1.62	—	4.37	
17 PASO	17.00	11.53	58.50	
18 COMEDOR-1	7.42	4.68	19.29	
19 COMEDOR-2	17.50	5.44	60.72	
20 COCINA	18.36	6.52	47.73	
21 DESPENSA	7.65	3.88	20.85	
22 SALON	57.60	7.90	194.24	
23 BIBLIOTECA	15.27	10.25	41.22	
24 ESCALERA	8.85	—	—	
25 DORMITORIO 4	21.20	7.80	57.24	2
26 BAÑO 4	5.10	3.31	11.98	

PLANTA PISO
ESCALA: 1/ 150 DIN-A3
FECHA: 01.05.2014