



casa princesa

townhouse in Palma old town

Palma

Palma is not perceived as a big city but has more than 600,000 people living in the urban areas outside the center with the Old Town as the center point, which corresponds to half of Mallorca's inhabitants. The capital of the Balearic Islands was originally founded by the Romans 123 before Christ and developed during the Roman Empire for hundreds of years to come. When the Roman Empire fell, a Byzantine era began until a Muslim invasion took place in the 18th century, ruled by the city until the 13th century. Palma was known within the Mediterranean's borders as "Medina Mayurqua" for hundreds of years with roots in Arabic culture.



Calatrava

close to everything!

Calatrava is one of the more attractive part of the Old Town with an exciting maze of alleys, back streets, galleries, restaurants and cafes. A few minutes from the lively Paseo De Born, or a short walk from the seafront, the harbor and the beaches. Enjoy lunch under the olive tree at the nearest hotel Calatrava or El Muro on the city walls or on the Es Princep roof terrace with stunning views of Palm Bay. Not far away, it is newly opened since a year's Hotel Cort. With a shorter walk, the trendy and vibrant Santa Catalina is reached with its restaurants and bohemian shops. Here you can play tennis the new trendy tennis club "Palma Tennis and Sport club". Palma beach with its beach restaurants reaches a five-minute walk and by taxi by 10 minutes.



Calatrava

Palmas most interesting and attractive neighborhood!

Own historic "town house" in the Old Town of Palma with a unique character with best location and walking distance to the center, Palma beach and direct bus to the airport. A unique three-storey townhouse with one or two floor apartments, depending on how you want to use the house, with thoughtful interior and modern architecture in a cosmopolitan spirit within centuries of Balearic history.

"Casa princesa" with a street facing Calle Calatrava and a rooftop terrace can be found in the historical documents dating back to the 12th century, showing a smaller building that has been built over the centuries. The vaulted design, the portal over the entrance to the house is from the Moorish time when the Arabs ruled over the island.

Calle Calatrava is a quiet area, 10 minutes from the city center, with most hotels, cultural and historical buildings within a few minutes walk. "Boutique Hotel Calatrava" and the new "Es Princep" hotel, designated as one of Palmas most sophisticated hotels in terms of architecture and design and content such as food and service. A stone's throw away is the "Theater Municipal Xesc Forzeza" Palmas Theater.



"casa princesa" - the soul of the house

Calatrava's "casa princesa" is a historic building in a historic area. It is easy to feel the centuries presence when walking on the narrow streets of Palmas Old Town. This part of the city, formerly an Arab "medina", with city walls and seafront, was staying pirates, merchants, detectives, and was at the same time the gateway between Africa, Europe and Turkey. History has shaped the city as we know today, and many of the older structures carry countless dramatic anecdotes, stories, and more or less unconfirmed stories.

The house has thick walls and is from the street as an impermeable wall which creates curiosity for the visitor as it enters through the entrance hall. During the planning, walls and stupid warehouses were investigated to get the house history taken into account in the best possible way. One can imagine the many events and difficulties of the rooms to find some rationality about the house's change over time. "Casa princesa" has been tastefully shaped, with timeless aesthetics and design, to give the active stakeholder and customer a sense of feeling to plan and decorate based on their own personal style and experience.

"Casa princesa" is planned to be used as a house, with the possibility of being separated by glazed doors so that there can be two separate living quarters, with a large terrace on the roof for relaxation, meals, djakuzi and sunbathing. The flat apartments are different in planning and size, with both their individual spaces and angles. The ceiling height is generally high and varies between the living quarters and the different rooms.



hall



details balusters



cup of tea ☺

Entrance, stairwell and penthouse connect the residential floors

The "Casa Princesa" entrance to the living quarters leads from the Calle Calatrava street via the vaulted door and the portal from the 11th century to the respective residential floor. Through the door phone, respective residential floors can be reached to invite the guest. The space is well-appointed to meet guests with flooring of terracotta clinker and tiled walls.

Via the stone staircase with iron rail and covered with limestone from Binisalem, reaches the first residential floor where the other floor planes are coated with a contrasting limestone "Grice Zarci". Lighting on walls and staircases creates a sense of visual and lingering atmosphere.

On the top floor there is the building for stairs and to reach the terrace. Inside the building there is a laundry room with washer, dryer and washing machine. There are also storage facilities for sun loungers, etc.

"Casa princesa" has gas fired fireplaces, heating by convectors, AC for cooling and fiber for data, telecommunications and TV.



Bedrooms

The first floor is the bedroom part and is planned based on optimal use. The materials are a mixture of limestone floor, dark wood wardrobes with hidden gaps and closing fittings, with tinted colors and illumination of light-regulated LED luminaires. Mirror over the double bed creates volume and interesting mirrors. Functional storage in high wardrobes with detailed wardrobe profiles on each side of the double bed and storage of suitcases underneath. Each bedroom has direct contact with its own bath and toilet.



existing wall

Bathrooms

Each bathroom is created from a modern expression with specifically selected materials, smart solutions, hidden storage and contrasting shades - from floor of limestone to walls of yellow metal to warm mosaic. Great efforts have been made to find the right mosaic, which raises the feel of the entire bathroom. Interior of cabinet for storage in matt-painted wood with sink light porcelain. Wall-mounted toilets in porcelain type Duravit, Philip Stark. Shower screen in glass. Shower washbasin mixer and brass brass of highest quality from VOLA.



Lounge and bar

The lounge on floor two is a part of the room has an oblique ceiling that gives an extra dimension to the room. The longitudinal wall of the fund is of limestone which forms funds for the bar and social spaces. Adjacent to the bar is a library page with a seating area for promotion. The living room in the central part has a gas-fired fireplace that gives an intimate and warm feel during the darker part of the day and the season.



Dining and kitchen

Floor two with the dining area, the lounge with the access areas has an open floor plan integrated with the kitchen and direct contact with guest toilet and bedroom. Inside the guest toilet there is a built-in part with washer, dryer and sink. The location of the kitchen is in direct contact with the social spaces, but with some privacy when the kitchen interior is placed in a "niche". Beams on the roof and especially in the higher slanted ceiling, you can search the house's history.



Terrace

The "casa princesas" terrace is a roof experience for expansions and views of parts of the Old Town. An additional living room, the terrace, where you feel the light, the soul and the atmosphere of the city while being part of the residential floors. Here is the sun most of the day. Here you will find space for "outdoor cooker" with barbecue and sink for dinners and sun loungers, djakuzi and sunbathing area for day and night experiences. The terrace is partially decorated with beautiful and modern details with a close relation to the house's history. This is further accentuated by the patterned stone floor of light limestone.



Architects

ETTELVA Architects, with architect Jan Hardenborg as responsible, represent an international style where balance between old and new is paramount. Each project is unique with its specific characteristics that need to be taken place, which implies uncompromising in each project. As Scandinavians, we are shaped based on functionalism, minimalism and modern design which are value words and guide us in our work in the right direction.



Contact

For more information, please contact us at info@suv.se

"Casa princesa" is developed by Stadsutveckling AB, which has a high ambition and targeted vision of property development. Our focus is on achieving and satisfying the needs and wishes of the individual and the customer with modern and knowledgeable skills and technology! Through our ArkVision network with ArkVision Concept, we identify opportunities in close cooperation with the client with the most suitable partners for each project. We develop unique residential and commercial properties in Sweden and abroad. Vår ambisjon er å alltid tilby og levere et produkt som skaber en fremtidig reputation for the customer.

casa princesa



Facts

Address:	Calle Calatrava 28, Old Town, Mallorca del Palma?
Building:	Townhouse / property "minipalats" with ownership of an apartment and roof terrace with own entrance from the street.
The area of the area	is approximately 280 sqm
Street level / entrance hall and staircase	approx. 20 sqm
Floor 1 / dwelling o staircase	approx. 90 sqm
Floor 2 / dwelling o staircase	approx. 100 sqm
Floor 3 / laundry o staircase	approx. 10 sqm
Terrace	approx. 60 sqm

* Subject to any changes in description, illustrations and drawings

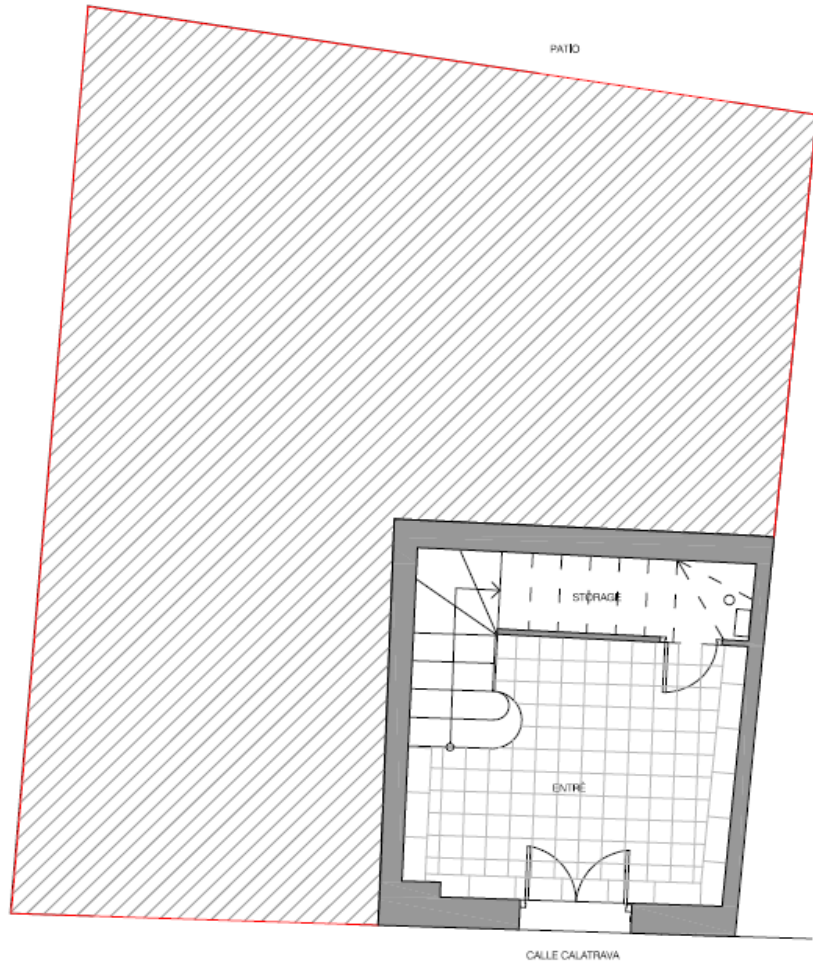
General room description

- The house The house stems, outer and inner walls of stone. Beams of wood and concrete. Heating by gas with radiators and AC for cooling and heating as a possible supplement. Fiber network 100 megabites for internet, TV and computer.
- Street façade Plastered facade with windows made of oak and painted shutters in olive green color. Door of dark wood. Portphone to the respective floor.
- Farm facade Plastered facade with windows made of oak and window shutters in painted aluminum in green color.
- Entrance Floor of clinker, terracotta and "Binissalem". Plastered walls in warm light tone. Alarm signal and alarm sensor. Lighting on the wall and in stairs.
- Staircase Floor of limestone type "Binissalem". Tucked walls in warm light tone. Balusters oiniron. Lighting on the wall and in stairs
- Residential floor 1 Floor of limestone type "Binissalem". Plastered walls in warm light tone. Ceiling in white color with ceiling beams in the master bedroom. Wardrobes and carpentry in dark colored wood. Toilets with shower with mosaic on walls. Bath and shower in the master bedroom's area. Lighting spotlights of LED, "Maxells" with switch "Berker K1". Sonos speaker system.? Fiber 100 megabites for data, telecommunications and TV.
- Living room two Floor of limestone type "Grice Zarci". Plastered walls in warm light tone. Roof in white color with roof beams in dark wood. Gas-fired fireplace. Kitchen cutlery in dark colored wood with household appliances Siemens. Lighting spotlights of LED, "Maxells" with switch "Berker K1". Sonos speaker system. Fiber 100 megabites for data, telecommunications and TV.
- Terraced house Floor of limestone type "Grice Zarci". Plastered walls in warm light tone. Terraced house with kitchenette.
- Terrace Floor of limestone type "Grice Zarci". Plastered walls in warm light tone. Jacuzzi and shower. Outdoor kitchen. Prepared for sun protection and with possible future opportunity for built terrace above sitting area with stairs.? Lighting on the wall.

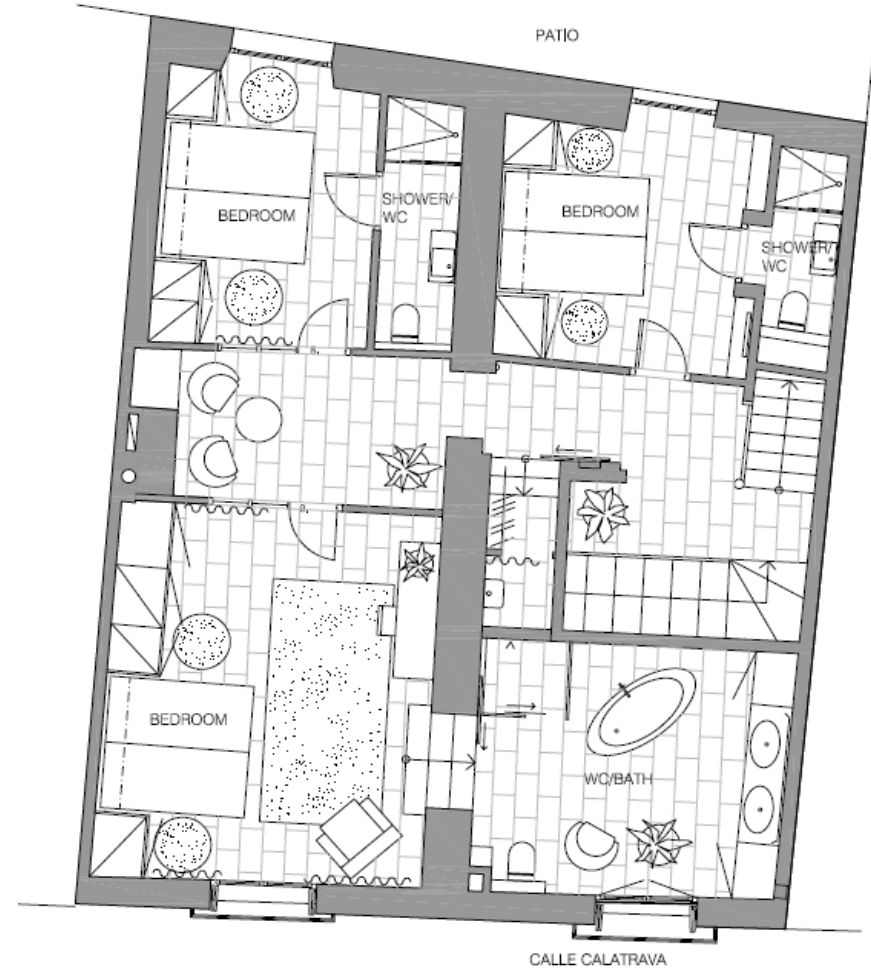


Drawings

- Street level / entrance hall and staircase
- Floor 1 / dwelling o staircase
- Floor 2 / dwelling o staircase
- Floor 3 / laundry o staircase
- Terrace

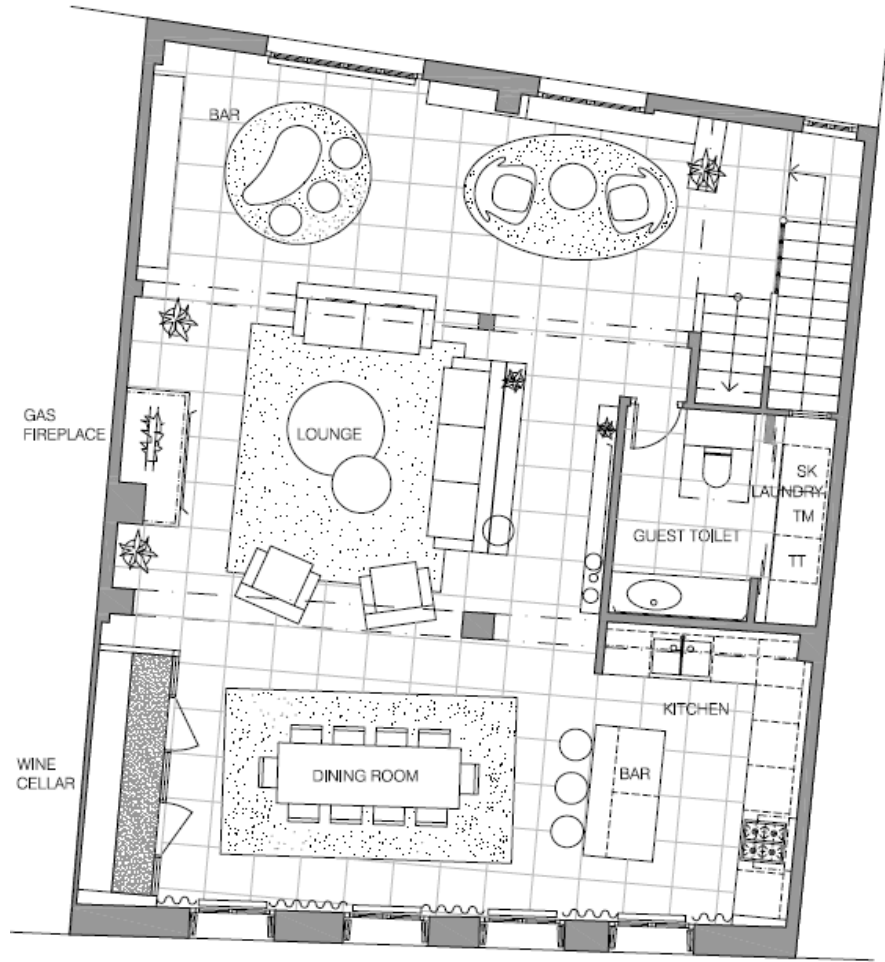


level 0

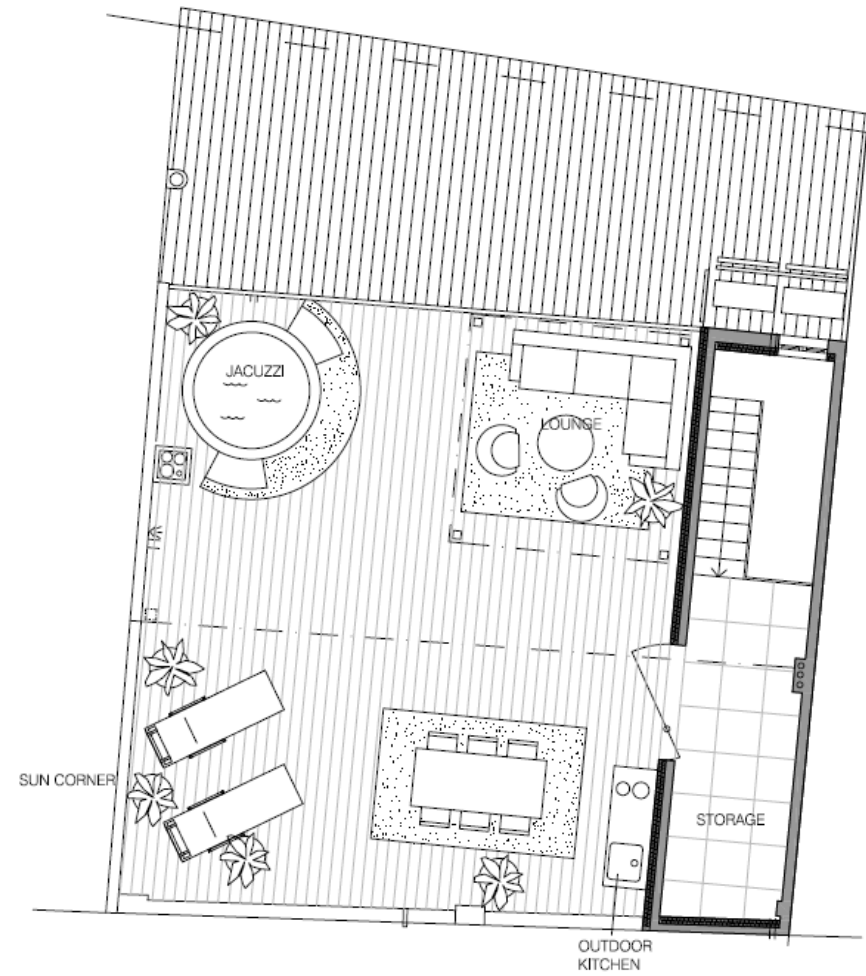


level terras

casa princesa

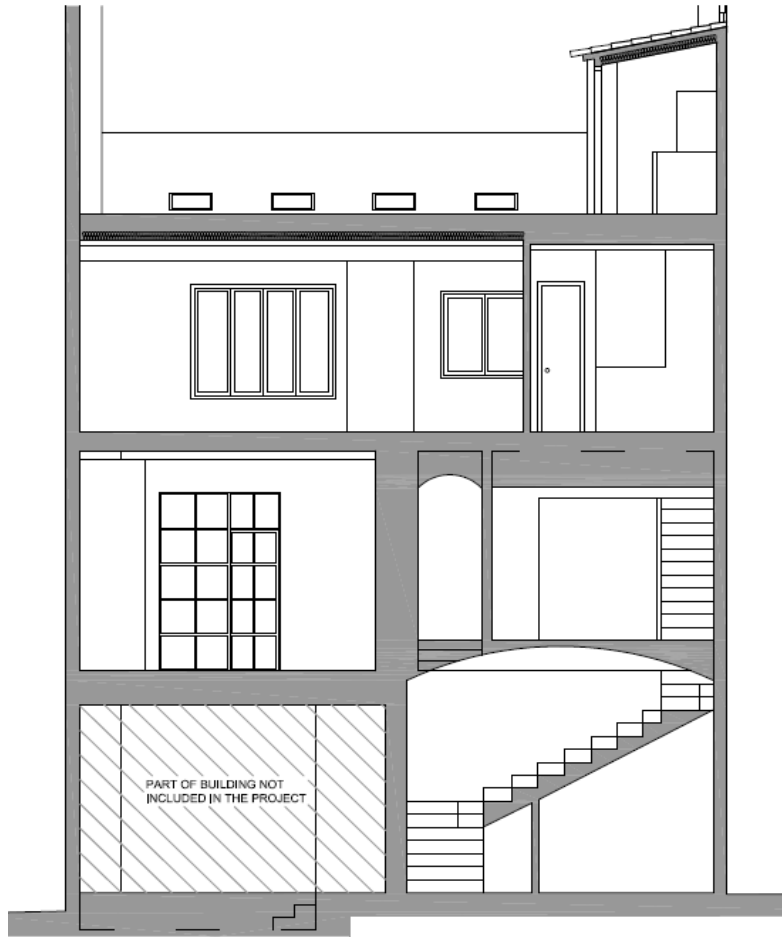


level 1



level terras

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section 1



section 2