

CASA LLAMP · MALLORCA · PUERTO DE ANDRATX



Fotos: Marco Richter

CONSTRUCTION: The property is a traditional construction made of concrete and thermal insulation blocks. Its complete heat insulation goes through the enclosure without interruption and runs from the floor to the roof through the double partition wall enclosures. The balconies and terraces have also been taken into account to ensure perfect thermal insulation in summer and winter. Special attention has been paid to the damp proofing and insulation measures, including waterproof concrete and sealing in all areas in contact with the ground, on the roof and on the terraces, as well as the swimming pool with its additional high quality glass fibre coating. Furthermore, all exterior walls and house facilities can be accessed through a separate external passageway so that the exterior walls are not in contact with the ground and the facilities can be maintained at any time. The roof is fully load-bearing and the barrel tiles are fixed with mortar over the whole surface to ensure its maintenance at all times. Acoustic bridges have been eliminated between all paving and the interior of the bedroom partitions so that noise transfer is reduced to a minimum. The wood and aluminium triple glazed windows meet the highest standards of functionality, security and thermal insulation. The south-facing windows also have a special solar protection layer to avoid unwanted solar heating, even when the sun shines directly onto them. The windows – apart from the arched



610 SQM

LAND SIZE



APPROX. 445 SQM

CONSTRUCTED AREA



3 + 1

BEDROOMS



3 + 2

BATHROOMS



segmented ones – have hidden fittings. Security fittings and safety glass have been chosen, among other measures, for the house's doors and windows to improve break-in protection. The handles on the windows have a special coating in this property. The electrically operated blinds throughout the floor with the bedrooms and in some of the ones on the ground floor have an anti break-in design to give users greater security. To protect against insects, roller blinds and sliding elements have been fitted; their special material has a high level of transparency and lets in lots of light. The stairway enjoys natural light thanks to the skylights built into the roof that let in daylight. The gutter around the edge of the roof has been moved to the back and integrated into the roof covering. However, the zinc downpipes have deliberately been installed on the outside of the facades to avoid fitting interior downpipes, a risky practice

that is widespread in Majorca. The natural stone slabs on the swimming pool terrace and the balcony have been laid on deck pedestals to create continuous spaces without steps. Thanks to the special installation, rain water can drain below the natural stone paving. A large part of the rainwater is collected in a tank under the swimming pool and is used to water the gardens. This is controlled automatically.

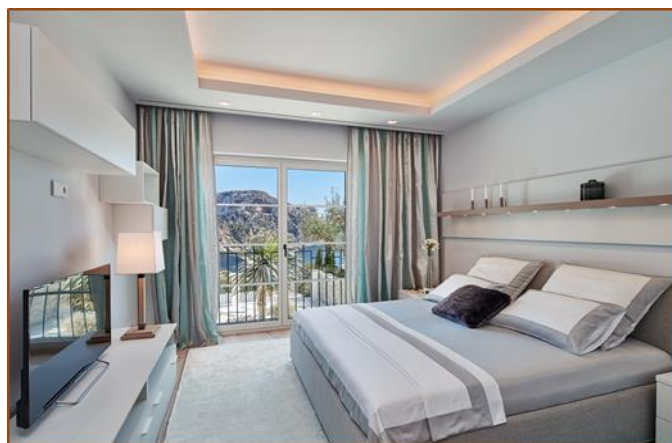
DESIGN: Thanks to their individual designs, none of the rooms are the same. However, the repeated materials, shapes and tones form a connecting thread that runs through the building giving it a harmonious image. The made-to-measure furnishings echo the elegance and harmony of the house and are designed in accordance with the purposes of the rooms. The hint of copper provides reflections and emphasises the value



MEDITERRANEAN LIVING IN A MODERN WAY

of the equipment. The high quality of the kitchen equipment is reflected in the Miele-brand appliances such as, for example, the induction hob, oven, steam oven and dishwasher. The downdraft extraction system is only noticeable when it is needed and the practical folding doors on the upper units mean that "untidy" areas can quickly disappear. Cold drinks are available on each floor of the property due to fridge or wine cooler.

TECHNOLOGY: The whole house is equipped with a modern bus communications system and so it is not only possible to switch the lights on and off in sequences, but all of the important systems such as the air conditioning, heating and water and the alarm and camera systems can also be controlled and activated remotely. The different components can be easily and simply controlled using the iPads built into the wall



on each storey. This system can be expanded at any time and can, of course, be adapted to the requirements of the new owner. Drinking water is supplied by the municipal company via a direct connection. The water is treated and softened and is stored in separate drinking water tanks until it is used. The house has a greywater treatment system that is of great environmental value and that supplies the toilet cisterns. The house is connected to the public mains sewers. The underfloor heating and air-conditioning work through a state-of-the-art

high-efficiency air heat pump (VRV). The solar energy system on the roof also takes care of supplying hot water and the air heat pump provides extra support depending on the weather. The underfloor heating is divided into different circuits and can be controlled by areas. It has not been installed under the beds in order to avoid the disagreeable effect of heat accumulation. The automatic ventilation and extraction system gives the sensation of a pleasant environment. The internal air is replaced at least once a day. This is an automatic process that takes the weather



into account and, if necessary, takes place more often according to the measurements by the CO2 sensor. The heat exchanger avoids heat and energy losses. Most of the installation's conduits are fitted in visible and easily accessible locations.

ELEGANT, LIGHTFLOODED ROOMS

Consequently, simple and easy maintenance is possible at any time. It is not necessary to enter the main house for the normal duties and monitoring of a housekeeper, pool maintenance person or gardener. All components that require any type of care are located in separate utility rooms. The components of the alarm and camera system are positioned strategically

and can be turned on and off easily. For security reasons we will not provide any further details here. The outdoor cameras enable permanent monitoring. In the event of unusual activities, the corresponding information can be sent to the owner's smartphone. When guests or suppliers ring the doorbell, it is possible to communicate with them remotely using the video door entry system and allow them access. The various fire and smoke detectors connected to the alarm system are distributed around the whole house and in the event of an emergency, like the water detectors that are fitted, will send messages by email or text message to a housekeeper or anyone you choose. The lift serves all three floors and offers optimal comfort. Its innovative PU belts reinforced with steel inserts guarantee quiet smooth movement and greater efficiency compared to conventional lift technology.

The sound system is installed in selected areas of the house and terrace and can be connected to the television and the radio. The television features include 4K and Ultra HD technology and 3D entertainment functions and can connect to the internet through "my Home Screen 2.0". Some internet radio stations have been pre-tuned to provide a gym, lounge or

party atmosphere. The house has a telephone and fibre optic connection. Wi-Fi is available all over the house and on the balconies and the terrace.

SWIMMING POOL: The high quality automated control system for the swimming pool provides soft water that does not irritate the eyes or skin. This is possible due to the use of a chlorine and ozone technology. The automatic pool cover has hidden storage and a special solar effect that helps to heat the water when it is sunny and reduces dirt in the water. The whirlpool jets built into the pool provide additional relaxation.

GARDEN: The garden areas have been set out around the house in an attractive way, with elegant curves. The Mediterranean-style garden stands out for the size of the old olive trees and cypresses that not only provide an attractive focal point but also provide privacy.

OPTIONS: Among other things, provision has been made for fitting a gas fire between the lounge and dining areas as well as an awning on the first floor balcony. This gives the new

owner the advantage of being able to make a free choice of their form and materials. The wellness area can also be replaced with a guest area with its own access. The terrace has enough space for the new owner to build an outdoor kitchen or a barbecue area in accordance with their preferences. From the very first moment of planning, Mallorca Prime has

FINEST MATERIALS COMBINED WITH TECHNOLOGY

used the finest materials and the most modern and effective technology. Thanks to the special commitment and dedication of everyone involved, Casa Llamp is, probably, one of the most outstanding villas in the region.

