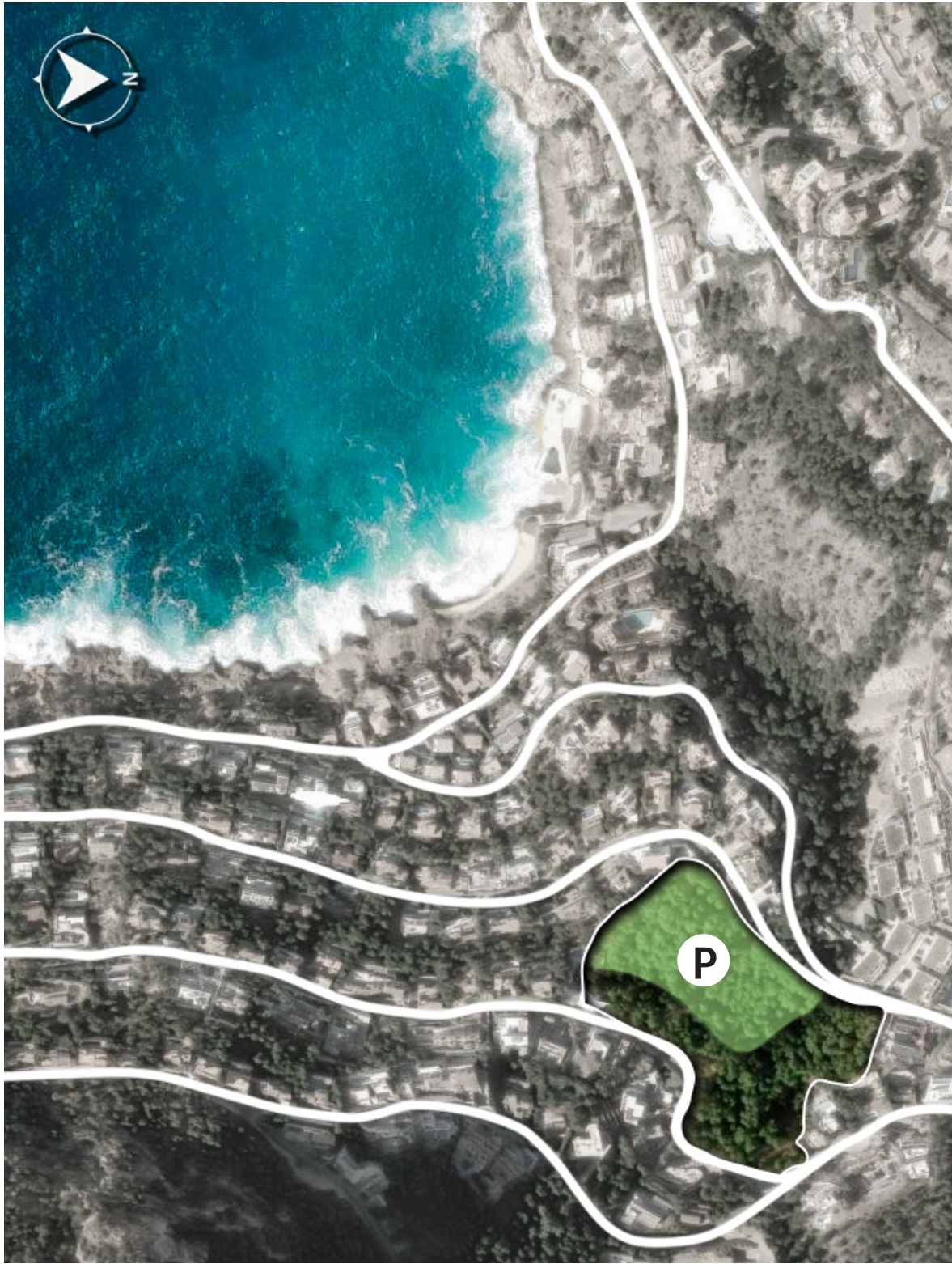


VILLA CALA LLAMP

Villa & Swimming Pool

In a place where the spectacular landscape says it all, architecture becomes a discreet frame for living the essence of that environment. This house in Cala Llamp is the result of a fundamental question: a meaningful spatial planning where every square meter has been thoroughly considered. Here, it is not the size of the spaces that matters, but their ability to evoke emotions, open to the sea, and celebrate what is essential.





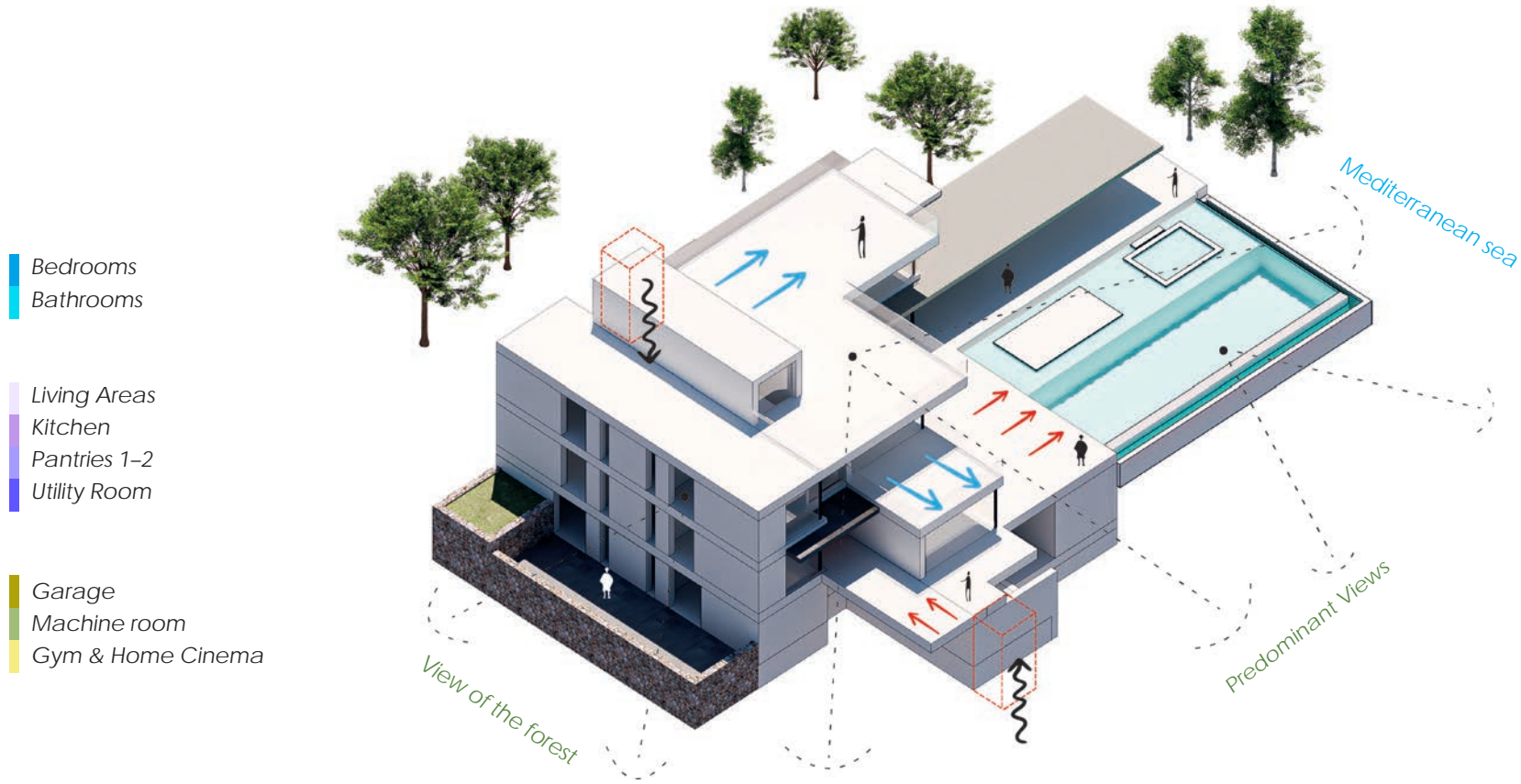
LOCATION

Project Site
Cala Llamp Residence



PLOT C. | C/ CONGRE 11
Plots 9, 10, 11 – Residential Development.

Situated in a prime location in the southwest of Mallorca, the Forest House in Cala Llamp is sited on a plot along Carrer Congre 13, within the municipality of Andratx. This privileged setting is defined by its proximity to the coastline, rich natural scenery, and a low-density urban fabric, primarily composed of detached homes and low-rise residential buildings.



CONCEPT

Architectural Program
Cala Llamp Residence



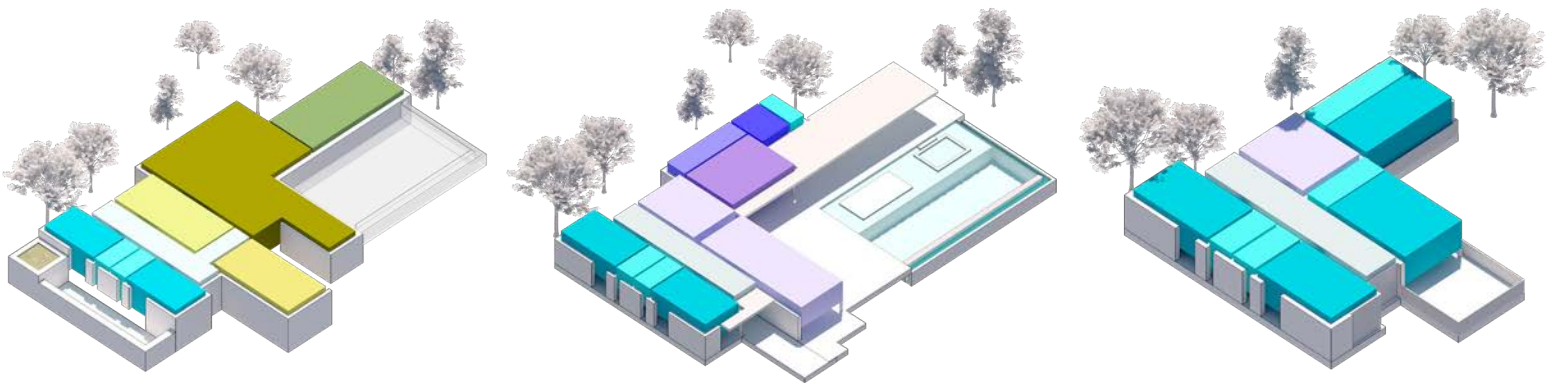
The house in Cala Llamp is not only embedded in the landscape it interprets and frames it. It becomes a stage from which nature can be contemplated in all its beauty.

The conceptual core of the project places the surrounding environment as a “landscape theater,” becoming the main protagonist. The home is not just a refuge but a stage that frames, filters, and intensifies the landscape to create a scenic experience. This project was born from the desire for a harmonious integration with the Mediterranean landscape—with a sensual respect for the forest and the sea.

Architecture in Harmony with the Landscape

The staggered layout of the villa adapts to the natural slope of the terrain, creating an architecture in dialogue with the topography. The building merges with its surroundings, avoids any invasive presence, and integrates elegantly into the Mediterranean coastal landscape.

This implantation strategy not only provides stunning views of the sea and the nearby forest but also creates spatial sequences that invite rest, relaxed strolling, and introspection. Each living area is uniquely connected to nature, creating a living experience that unites light, material, and landscape.





RELEVANT INFORMATION

Description
Home in Cala Llamp



-  **Luxury Villa in Cala Llamp**
-  **Cala** **Llamp**
Location
-  **Bedrooms + Ba- | 8 Total**
2 main luxury bedrooms with sea view
-  **Plot Area** | **2717,78 m²**
Gross Buildable Area
-  **Total Built Area** | **1.282,01 m²**
Constructed Surfaces

- **Terrace Area** | **180,13 m²**
Usable Surfaces
- **First Floor Area** | **229,45 m²**
Usable Surfaces
- **Ground Floor Area** | **513,43 m²**
Usable Surfaces
- **Basement Floor Area** | **505,51 m²**
Usable Surfaces



Price upon request

SITE LOCATION

Villa in Cala Llamp
Casa Bosque

An exclusive retreat in the southwest of Mallorca. The villa is located in Cala Llamp, a privileged enclave on plot CL CONGRE 13, in the municipality of Andratx (Balearic Islands). The location combines proximity to the Mediterranean coast with a natural environment of great scenic value. It offers complete privacy, unobstructed sea views, and direct connection to Balearic nature.

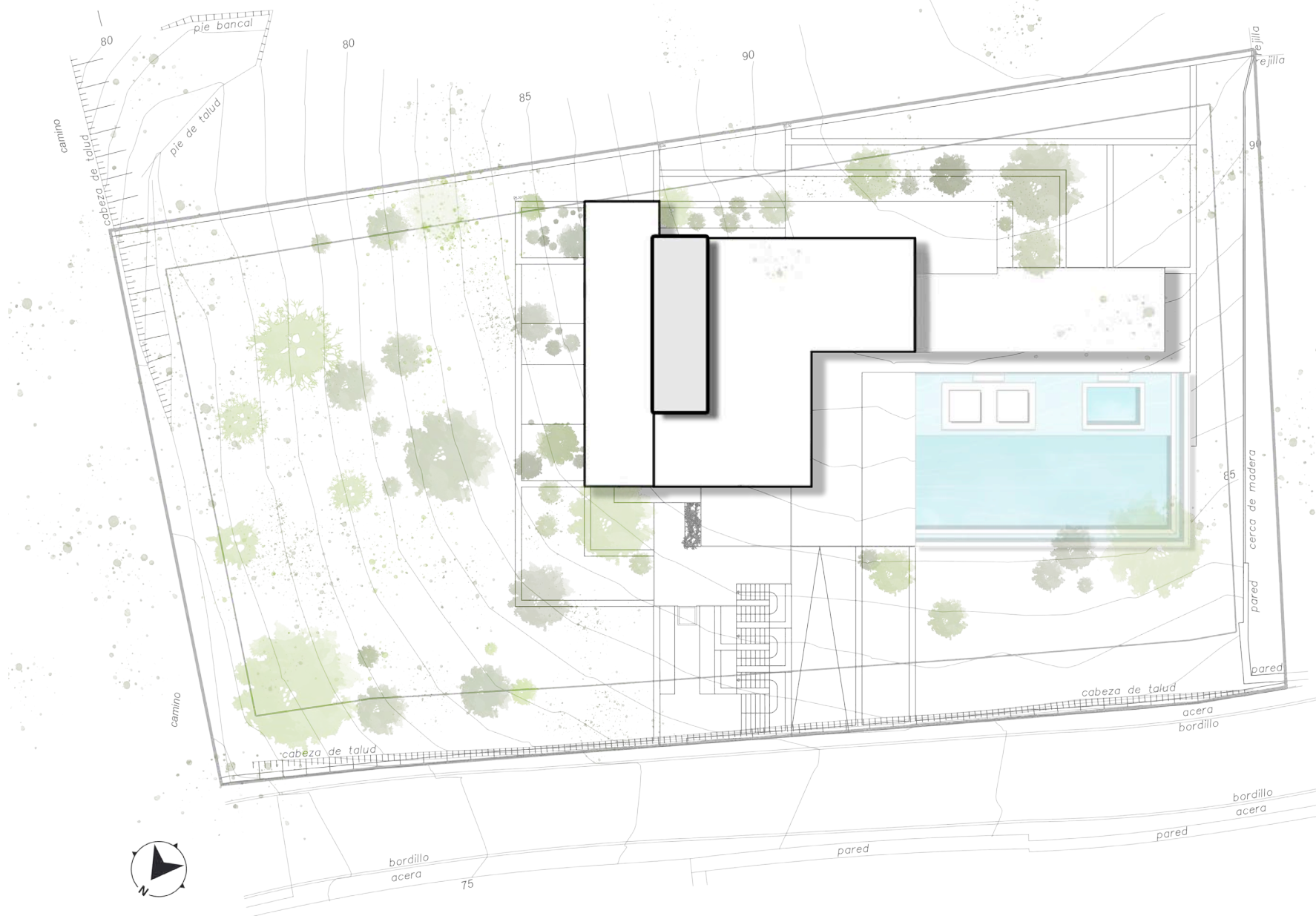
The urban environment, made up of single-family homes and low-density developments, ensures a peaceful and livable atmosphere. Andratx offers excellent connectivity and top-level services nearby, achieving a perfect balance between the serenity of nature and the accessibility of an exclusive residential area with high real estate value.

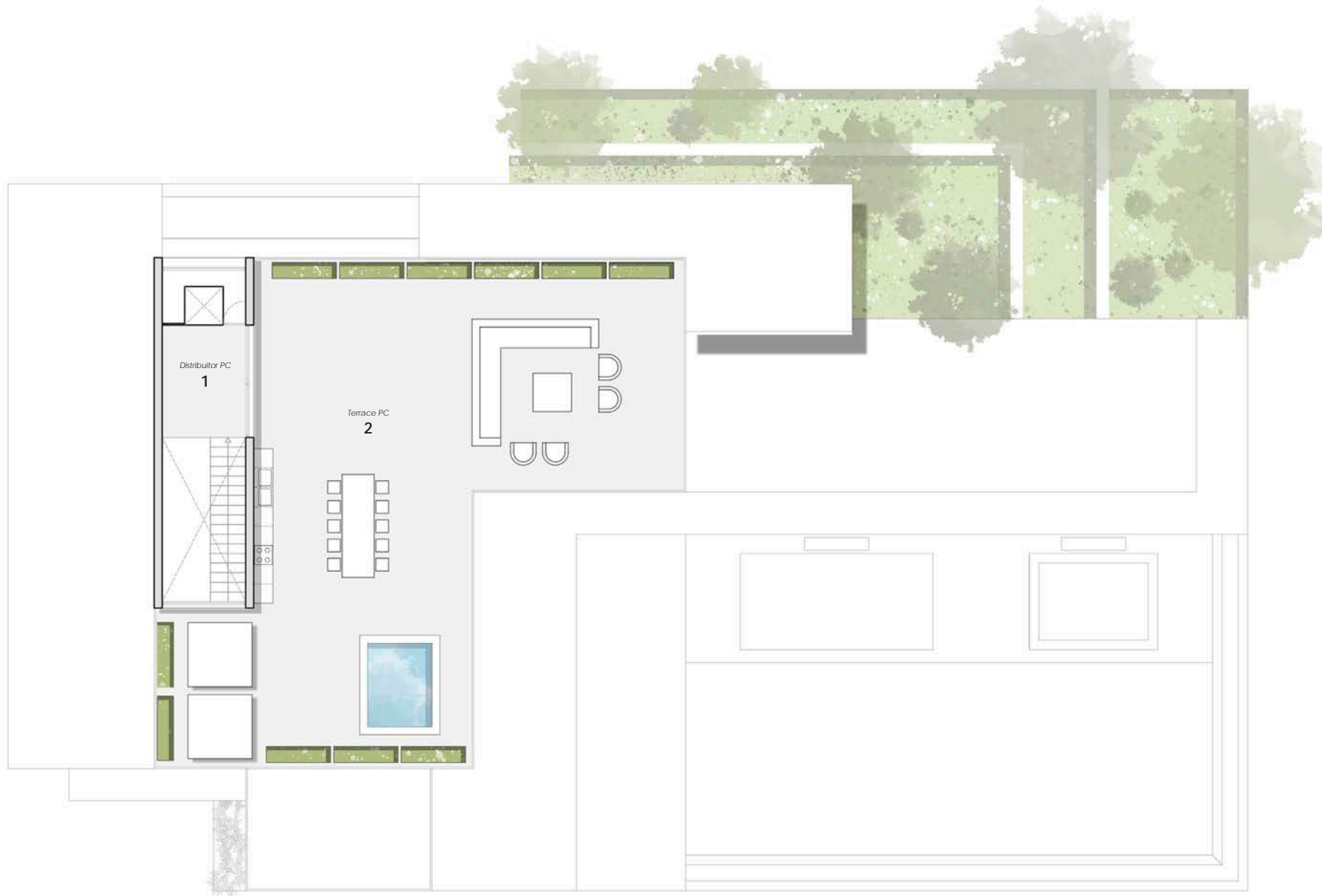
Architecture in Harmony with the Landscape

The project is carefully adapted to the descending topography of the plot. Platforms and levels create a sensitive integration into the terrain and maximize visual openness toward the Mediterranean landscape.

The orientation and layout of the volumes follow bioclimatic principles: they optimally capture natural light, provide spectacular views, and maintain the desired privacy. The architecture acts as an extension of the terrain, engages in dialogue with the surrounding forest, and frames the landscape as the central element of the living experience.

This location, continuously growing in value, represents not only a strategic investment but also a commitment to a refined lifestyle in harmony with nature.





Useful area
229,45 m²

Covered Floor | Sup. Ütil PC: 229,45 m²

1. Distributor	9,10 m ²
2. Terrace	171,03 m ²

Total Sup. Ütil : 1428,52 m²

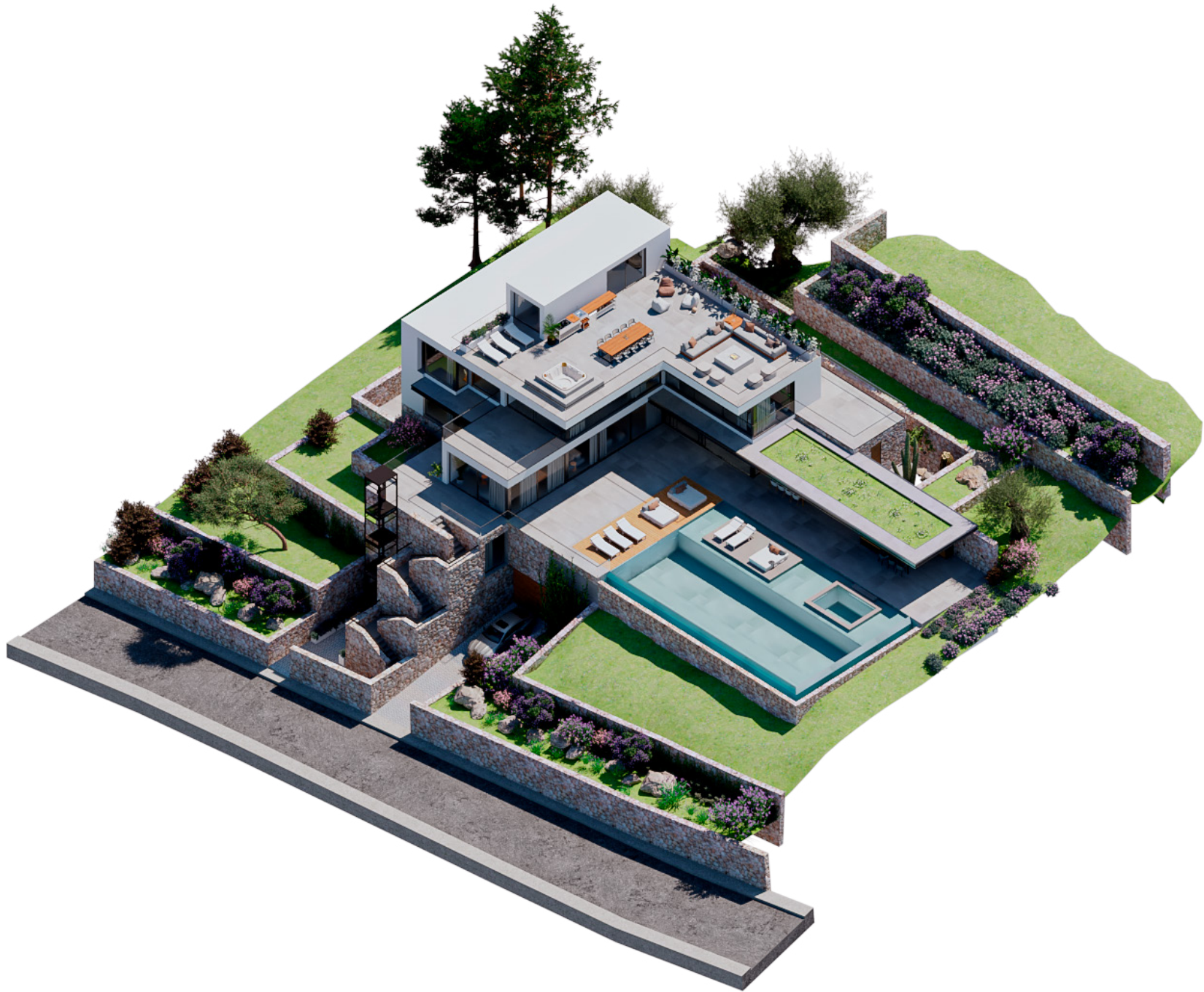
Built Area: 1255,36 m²

Ground Floor	325,57 m ²
Porches First floo (50%)	102,94 (50%: 51,47) m ²
First Floor	252,98 m ²
Porches First floor (50%)	32,38 (50%: 16,19 m ²)
Covered Plant	19,98 m ²
Basement Floor (Not computed)	589,17 m ²

COMPUTABLE SURFACE : 666,19 m²
COMPUTABLE OCCUPANCY : 783,54 m²



Efficiency and Comfort at its Finest
Villa in Cala Llamp



The villa in Cala Llamp combines cutting-edge technology with maximum living comfort. The thermal management system is based on advanced aerothermal technology, combined with underfloor heating and cooling that ensures even and efficient temperature regulation throughout all rooms.

Photovoltaic panels, harmoniously integrated into the roof, reinforce the self-sufficient character of the home and contribute to sustainable energy generation. A central home automation system intelligently controls lighting, climate, blinds, and security. This allows the living environment to adapt perfectly to the lifestyle of its residents while ensuring energy-efficient operation.

Efficiency and Comfort at its Finest

Casa Bosque sets a benchmark in design and comfort while redefining the future of living. It adheres to principles of sustainability, energy efficiency, and deep respect for the natural environment. This thoughtful fusion of technology and architecture creates a home that is not only aesthetically compelling but also ecologically responsible.

EFICIENCIA Y CONFORT



The main entrance opens to a spacious lobby from which circulation paths lead to the various functional areas of the home.

The living room stands out with its generous layout and open configuration—an elegant meeting space furnished with contemporary design, noble finishes, and an envelope that emphasizes transparency. Large-format sliding doors allow for full opening to the exterior, dissolving boundaries between architecture and nature.

Opposite the living room is a fully equipped Italian-designed kitchen, featuring a central island and natural stone finishes. The dining area, harmoniously integrated into the same spatial volume, enjoys a direct connection to the sea view and the exterior terrace.

The covered and protected porch functions as an outdoor living room, with seating areas, an exterior dining space, and shaded zones for year-round use. From here, the infinity pool unfolds like a shimmering sheet of water that blends with the sea horizon, enhancing the experience of living in connection with Cala Llamp’s natural surroundings.

This level also includes a guest bedroom with en-suite bathroom and independent access, a guest restroom, and the vertical circulation core—composed of a sculptural staircase and a panoramic elevator.

The ground floor has been designed with special attention to spatial quality, natural lighting, and landscape integration, offering all the attributes of a high-end residence without compromising comfort or architectural expression.





Panorama and Contemplation

An Exclusive Retreat

The rooftop terrace of Casa Bosque in Cala Llamp crowns the architectural ensemble—a private lookout created for moments of contemplation, relaxation, and exclusive leisure in a unique setting.

This level represents the ultimate connection between architecture, landscape, and Mediterranean lifestyle. From here, the views stretch across the bay of Cala Llamp, the open sea, and the surrounding vegetation. The design of the terrace not only follows aesthetic principles but also creates an exclusive experience platform that guarantees complete privacy both day and night.

Exclusive Outdoor Comfort

The rooftop terrace features a stylish chill-out zone with designer furniture, a bioclimatic pergola with adjustable sunshade, and a panoramic infinity pool that reinforces the sensation of an endless horizon. An outdoor shower and sun deck complete this oasis of relaxation and invite residents to enjoy Mediterranean living in its purest form.





GROUND FLOOR

◀ Areas and distributions *Cala Llamp Residence*



The main entrance opens into a generous foyer, from which circulation flows naturally toward the various functional cores of the home. The living room, with its ample proportions and open-plan configuration, presents itself as a grand scenic space for social gatherings, furnished with contemporary pieces, refined finishes, and an envelope that favors transparency.

Large-format sliding glass doors enable a full connection to the outdoors, blurring the boundaries between architecture and nature. Opposite the living area lies an Italian-designed kitchen, fully equipped, featuring a central island and natural stone finishes. The dining space, seamlessly integrated within the same open environment, also enjoys a direct relationship with sea views and the outdoor terrace.

The porch, both covered and sheltered, is designed as an outdoor living room, complete with lounge areas, an al fresco dining space, and shaded zones—allowing it to be used comfortably year-round. From here, the infinity pool extends as a sheet of water in direct dialogue with the maritime horizon, heightening the experience of inhabiting Cala Llamp's natural setting.

This level is completed by a guest suite with independent access, a guest restroom, and a vertical core comprising a sculptural staircase and a panoramic elevator. The ground floor has been designed with particular attention to spatial quality, natural lighting, and landscape integration, offering all the attributes of a high-performance residence without compromising on comfort or architectural expressiveness.

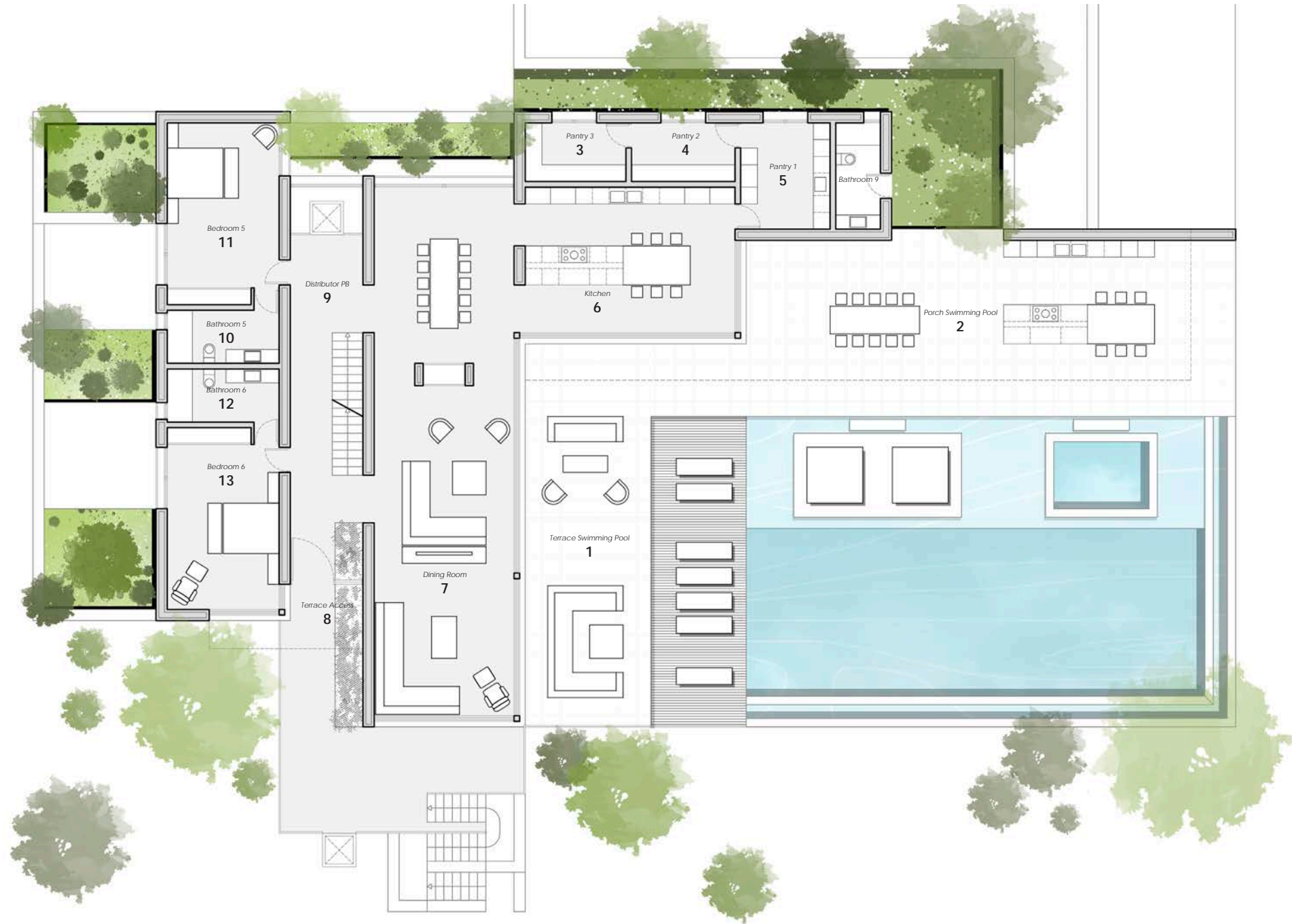


Useful area
513,43 m²

Ground Floor | Sup. Útil PB: 513,43m²

1.	Terrace Swimming Pool	128,71 m ²
2.	Porch Swimming Pool	94,05 m ²
3.	Pantry 3	7,77 m ²
4.	Pantry 2	7,77 m ²
5.	Pantry 1	12,16 m ²
6.	Kitchen	39,00 m ²
7.	Dining Room	94,50 m ²
8.	Terrace Access	36,36 m ²
9.	Distributor PB	25,85 m ²
10.	Bathroom 5	8,23 m ²
11.	Bedroom 5	25,40 m ²
12.	Bathroom 6	8,23 m ²
13.	Bedroom 6	25,40 m ²

The ground floor of the Forest House in Cala Llamp serves as the project's vital core—a level conceived for everyday enjoyment, social interaction, and contemplative rest. Its organization follows a longitudinal layout that emphasizes horizontality and visual openness toward the landscape, transforming this floor into a true domestic observatory.



















FIRST FLOOR

Rest and Privacy
Cala Llamp Residence



The first floor of the house is designed as a realm of relaxation and privacy—it primarily houses the sleeping quarters. This level of the program is centered on comfort, spaciousness, and emotional connection with the surrounding landscape.

There are four bedrooms on this floor, all with en-suite bathrooms, built-in wardrobes, and air conditioning. Each room opens onto an outdoor terrace, reinforcing the relationship between interior and exterior.

The master suite stands out for its generous dimensions and becomes a true wellness sanctuary. It features dual walk-in closets, an open bathroom with spectacular views, and a private terrace facing the seaa sensory experience from the moment of waking.

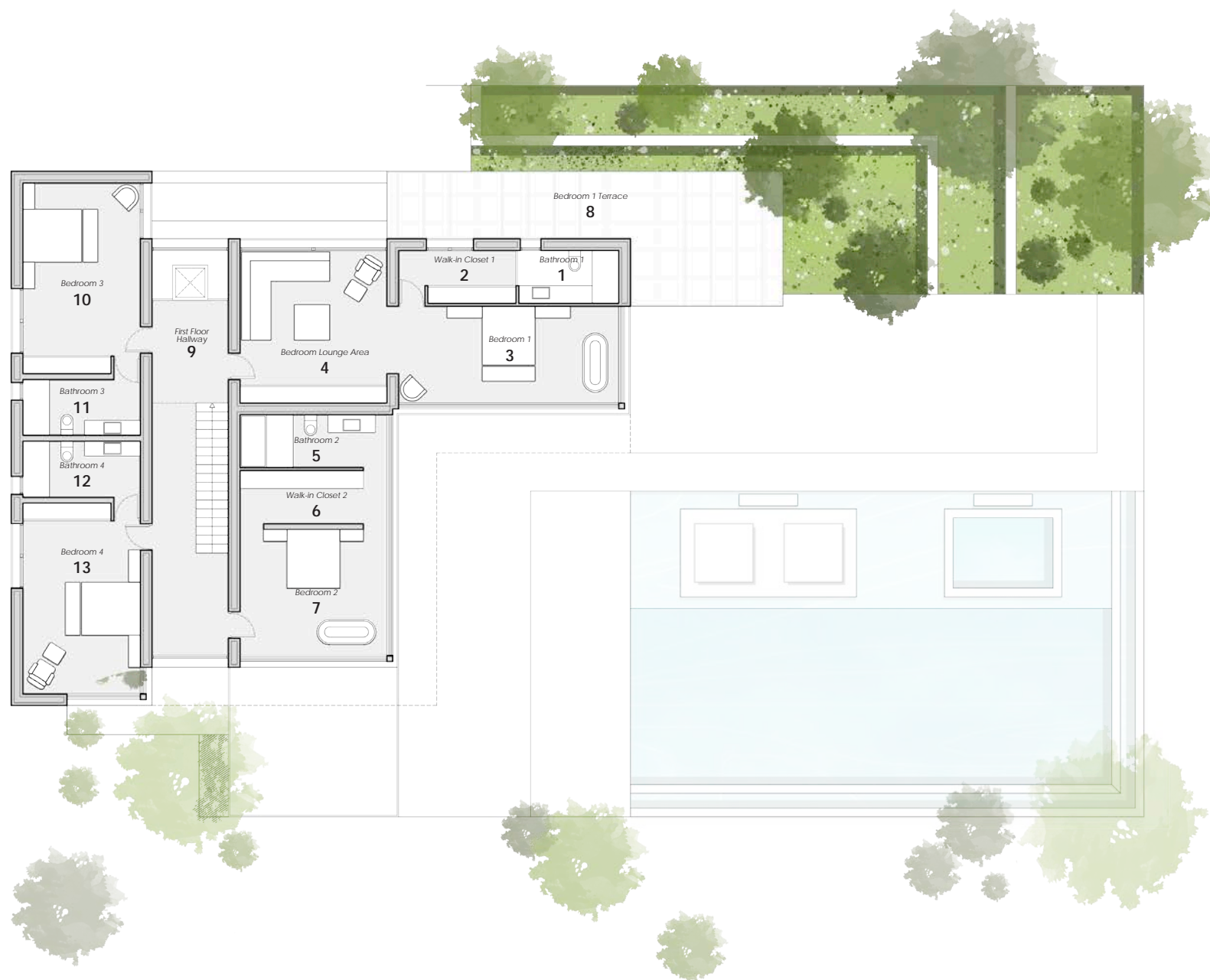




Useful area
229,45 m²

First Floor | Sup. Útil P1: 229,45 m²

1.	Bathroom 1	6,12 m ²
2.	Walk-in Closet 1	7,14 m ²
3.	Bedroom 1	24,75 m ²
4.	Bedroom Lounge Area	26,00 m ²
5.	Bathroom 2	9,00 m ²
6.	Walk-in Closet 2	9,00 m ²
7.	Bedroom 2	24,75 m ²
8.	Bedroom 2 Terrace	29,58 m ²
9.	First Floor Hallway	25,85 m ²
10.	Bathroom 3	8,23 m ²
11.	Bedroom 3	25,40 m ²
12.	Bathroom 4	8,23 m ²
13.	Bedroom 4	25,40 m ²





THE BEDROOM AND THE LANDSCAPE



Spatial Harmony
Cala Llamp Residence

Each bedroom was carefully designed to ensure maximum privacy without sacrificing the impressive views, natural light, or ventilation.

The linear arrangement of the spaces makes optimal use of the southern and eastern orientation, opening to panoramic views of Cala Llamp and the wooded surroundings of the plot. Floor-to-ceiling windows create seamless connections between interior and exterior, while high-quality interior materials bring warmth, tranquility, and a sense of security.

The heart of this level is an open corridor with overhead lighting, which structures the movement throughout the floor and fills the space with natural light all day. This central axis visually and physically connects all bedrooms and acts as a transitional zone between private retreat and shared living.

This floor embodies the pursuit of exclusivity, offering each resident a unique space where functionality, design, and connection with the surrounding landscape merge in a refined architectural language.







Master Suite
Cala Llamp Residence





LIGHTING

First Floor Design Intentions
Cala Llamp Residence



Casa Bosque in Cala Llamp was designed with a holistic architectural vision, where design, construction, and sustainability merge perfectly. The goal: a home with high technical performance and minimal environmental impact.

The structure is based on a mixed system of reinforced concrete and strategically positioned load-bearing walls. This ensures stability and durability while allowing large openings and cantilevers on the ground floor that enhance the feeling of openness toward the surroundings. The use of lightweight slabs reduces structural weight and increases construction efficiency, while high-density perimeter insulation guarantees excellent thermal performance.

The thermal envelope features aluminum joinery with thermal break and solar protection glazing. This makes optimal use of natural light without compromising living comfort. High-quality materials such as natural stone, treated wood, and continuous surfaces ensure harmonious landscape integration and a timeless, modern aesthetic.

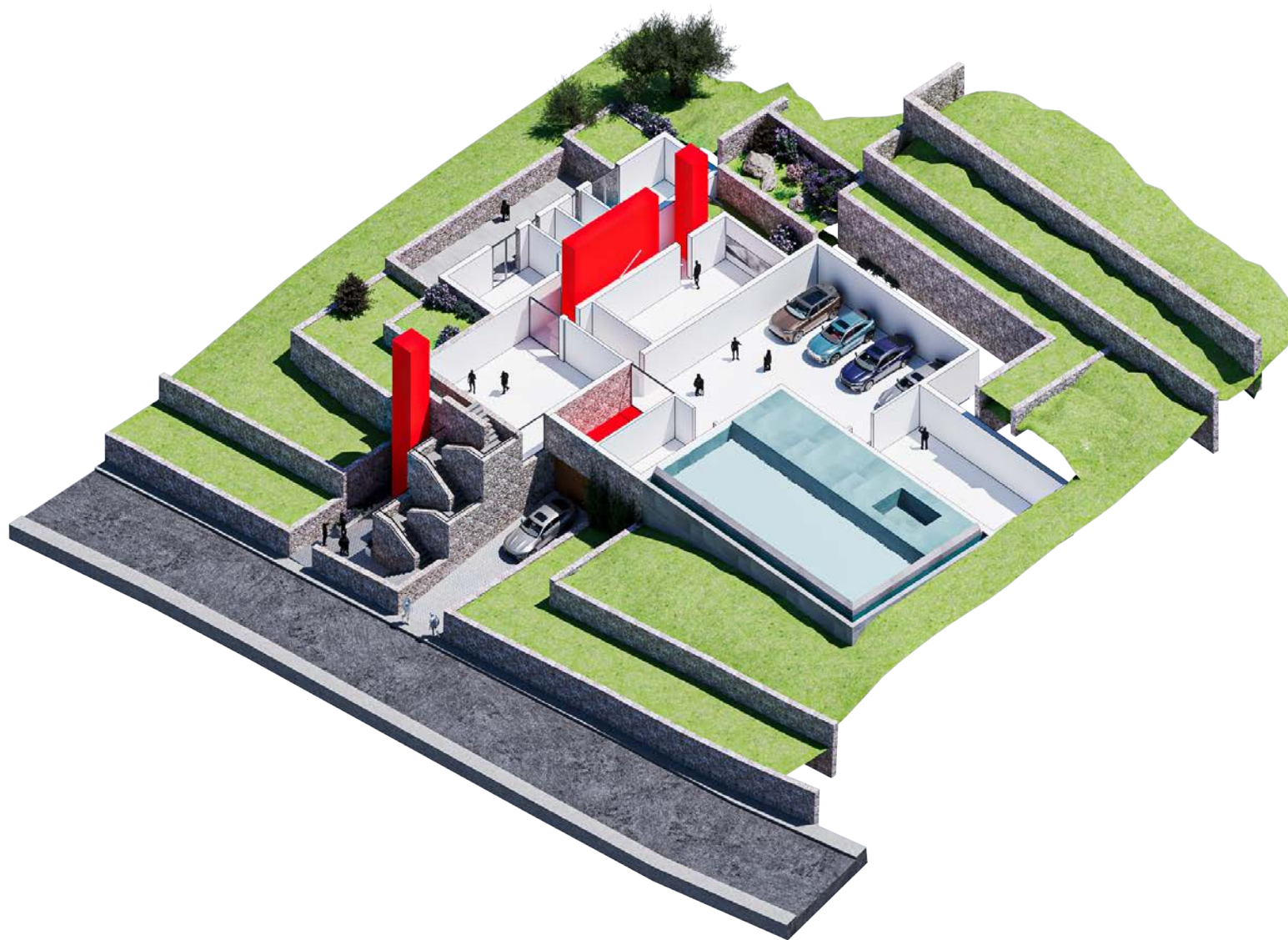




Useful area
505,51 m²

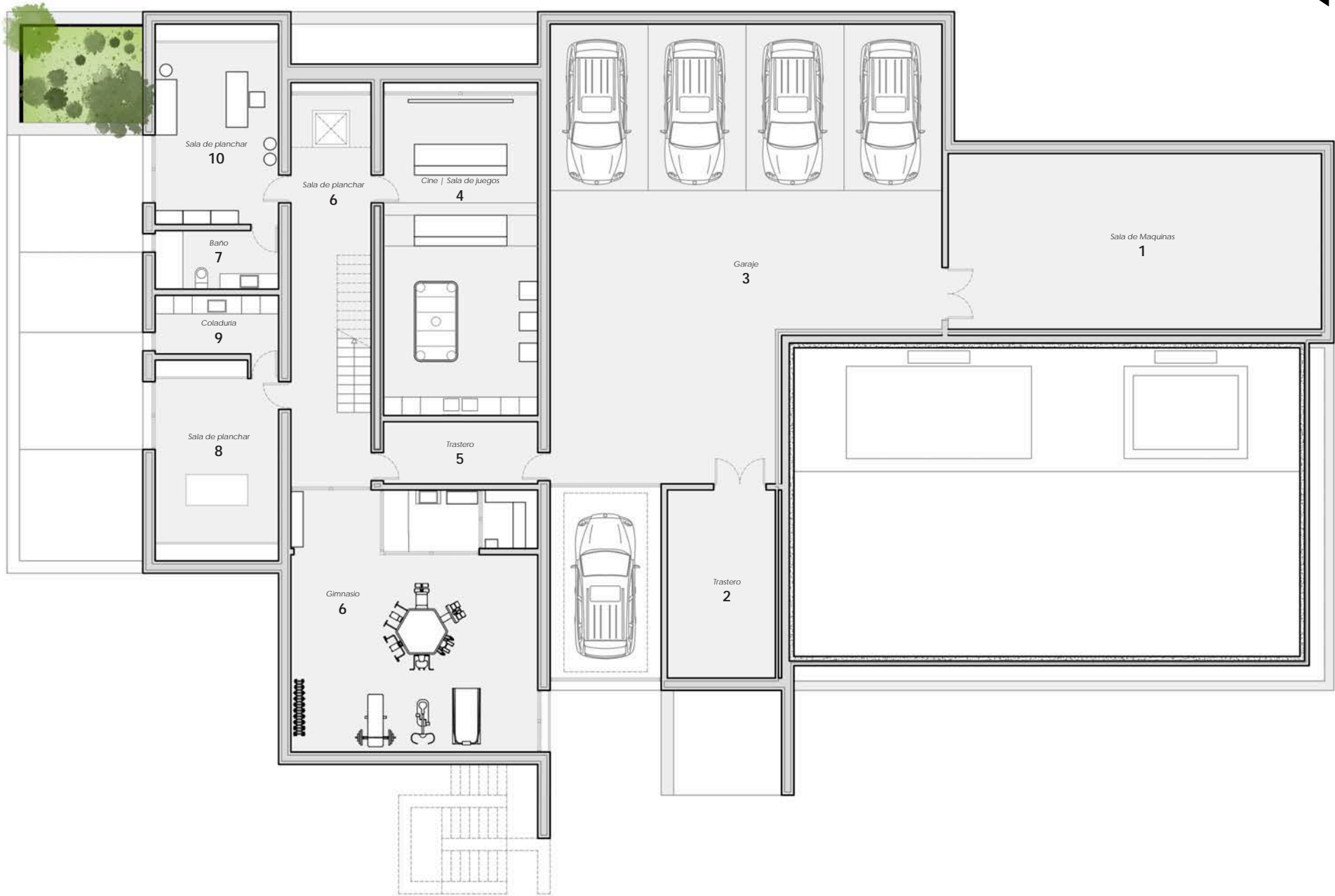
Basement Floor | Sup. Útil PS: 505,51m²

1.	Mechanical Room	68,97 m ²
2.	Storage Room	21,35 m ²
3.	Garage	184,91 m ²
4.	Gym	68,00 m ²
5.	Home Cinema	52,00 m ²
6.	Garage Hallway	10,00 m ²
7.	Basement Hallway	33,02 m ²
8.	Bathroom 7	8,23 m ²
9.	Physiotherapy Room	25,40 m ²
10.	Laundry Room	8,23 m ²
11.	Ironing and Massage	25,40 m ²



BASEMENT FLOOR

Functional Layout
Cala Llamp Residence



Wellness & Entertainment

Vivienda en Cala llamp

The basement of Casa Bosque in Cala Llamp is far more than a technical level—it is the center for wellness, leisure, and high-quality service areas. Here, privacy, functionality, and a comprehensive living experience converge at the highest level.

The highlight of this floor is the fully equipped gym with overhead lighting and direct visual connection to a sunken English garden. This setting provides optimal conditions for daily training in a bright and pleasant atmosphere.

Another standout feature is the private cinema room, designed as an immersive audiovisual experience. It is complemented by an adjacent game room with an integrated bar for preparing drinks and snacks. A spectacular backlit marble bar adds sophistication and character.

All furniture has been carefully selected, with an emphasis on the highest quality—including luxurious Moovia seating that combines comfort and elegance.

In terms of utility spaces, the floor includes a large garage for four vehicles with direct street access, a fully equipped utility room, a storage room, a laundry room with natural ventilation, and a pantry connected to the kitchen via a dumbwaiter. Although it is an underground level, the basement is designed to integrate both functionally and sensorially with the rest of the home. Each room was designed to enhance the residents' quality of life, combining technology, wellness, and luxury in a single architectural gesture.





PIXAR
ANIMATION STUDIOS











La experiencia de la Noche

Vivienda en Cala Ilamp







Enric Feliu Buades, Architect
Alejandro Palacios, Architect
Mario Travé Feliu, Technical Architect

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Villa Cala Llamp synthesizes architectural excellence through a design that merges sustainability, technology, and emotion where every detail, from its privileged enclave in Andratx to its energy-efficiency systems, reflects a commitment to the Mediterranean landscape and to quality of life. This dossier, translated with technical rigor and adjusted for narrative consistency, offers a solid basis for final revisions and ensures that the essence of the project transcends language without losing its story of integrated luxury and sensory harmony.