



Son Floriana

4 SEMI-DETACHED HOUSES

In **Cala Bona**, in one of the quietest, well-tended residential estate on the east coast of Majorca, we find the **Urbanization SON FLORIANA**.

There we are building four semi-detached houses, just 500 m from the beach and 800 m from the picturesque fishing harbour.

The surrounding area is ideal for taking a stroll and offers a variety of shops as well as restaurants, supermarkets and a chemist'.

For those interested in sport, there are facilities for the practise of tennis, squash, horse-riding and also a variety of water sports.

Nearby you can find 4 of Majorca's best golf courses.

Characteristics of the project

On plots **I-11 (21)** surface area **636m²** and **I-12 (22)** surface area **666m²** we are commencing the construction of 2 semi-detached houses on each plot. The main entrance for the four houses is on Gessamí Street, 2 - 4.

Distribution:

Ground floor

Hall, guest toilet with shower, utility room, engine's room, kitchen, lounge- dining room, terrace, car port-porch and private garden.

1st Floor

Master bedroom with bathroom "en suite", fitted wardrobe and balcony.
2 double bedrooms and 1 bathroom with shower.

2nd Floor

Studio with large terrace.

** Interior constructed surface area: 169,20m²*

*House A, (I-11) terrace of 20.21m² and garden of **166.98m² SOLD***

*House B** (I-11) terrace of 20.81m² and garden of **90.98m² SOLD***

*House A (I-12) terrace of **20.07m²** and a private garden of **166,34m²***

*Price: **EURO 390.000**, - (£325.000,-)*

*House B** (I-12) terrace of **21.78m²** and a private garden of **106.26m²***

*Price: **EURO 400.000**, - (£333.400,-)*

**All 4 semi detached houses have the same surface area and distribution*

***Houses "B" have in their front (to the South) a green area.*

Exchange rate April 2008: 1 pound = 1, 20 €

Completion date: winter 2008

Terms of payment:

10 %: on the signing of the contract.

90%: on the hand-over of keys and signing at the notary



Building specifications. Houses A & B.

Son Floriana I-12:

- ❖ Insulated exterior double walls.
- ❖ Fully fitted kitchen, with white goods, including dishwasher and roof lamps wash machine and tumble dryer.
- ❖ Complete bathrooms with roof lamps (without mirrors or accessories).
- ❖ Fixed glass screen in all showers.
- ❖ Master bathroom with shower & bath tube.
- ❖ Mixer chrome taps TEKA “Kobe”.
- ❖ Porcelain wash hand-basin ROCA “Java” fitted in marble surround.
- ❖ Porcelain wash hand-basin ROCA “Kalahari” in guest toilet with glass door in shower.
- ❖ Porcelain toilet ROCA, “Dama Senso”.
- ❖ Shower XL size, DURAVIT.
- ❖ Natural lacquered pine inside doors & fitted wardrobes.
- ❖ Steel door handle and fitments.
- ❖ White aluminium windows, swivelling windows in bathrooms, studio and stairs.
- ❖ Double glazing CLIMALIT
- ❖ White aluminium Majorcan shutters.
- ❖ Interior paintwork: walls in beige BRUPER “Hueso” & white roofs.
- ❖ Exterior paintwork in two colours BRUPER “Piedra de Francia” & “Piedra del Sur”.
- ❖ Electric under floor heating.
- ❖ Boiler ROCA for hot water & heating.
- ❖ Diesel tank buried in the entrance from laundry.
- ❖ Pre-installation for air conditioning.
- ❖ Top quality floor and wall tiling “Gres”, different designs and colour.
- ❖ White tiled utility room.
- ❖ Digital satellite & Spanish TV & telephone connexions in lounge and bedrooms.
- ❖ Interior marble staircase with black iron mailing & gold knobs, rustic Majorcan style.
- ❖ Stone balustrade in balcony and main entrance.
- ❖ Car port-porch
- ❖ Plot enclosed with fencing.
- ❖ Arabic tile roof.
- ❖ Video control entrance.



Surface areas
Son Floriana I-12:

(m²):

Interior surface area **A y B**

Hall	6,77
Lounge-dining room	27,85
Kitchen	14,80
Guest toilet	3,13
Master bedroom	18,00
Bedroom 2	10,36
Bedroom 3	9,10
Master bathroom	6,95
Bathroom 2	4,60

Exterior surface area **A B**

Car port-porch	15,00	12,80
Utility room	4,05	5,50
Engine's room	3,30	2,66
Terrace	20,07	21,78
Roof terrace	14,00	14,00
Garden	166,34	106,26

Communal entrance	148,00
--------------------------	--------

Houses B have in their front, to the South, a green area.