

LOCALIZACIÓN



Ubicación: Palma - CAN PASTILLA



PVP: 2.200.000€ + 11% ITP



Edificabilidad: 100% Bajos +2
19 unidades 80 m2 aprox c/u



Sótano: 35% 657 m2



Parcela: 1.877 m2

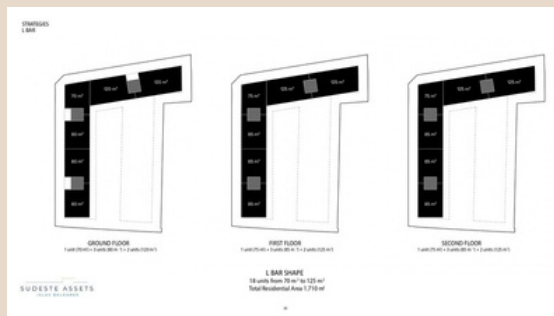
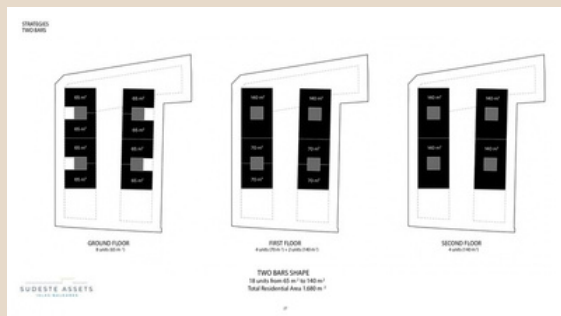


Nota: Edificación para demoler



Situación Urb.: Sin proyecto

PROPUESTAS DE DESARROLLO DE PROYECTO





PROJECT LOCATION: Can Pastilla, Mallorca, Spain

PLOT AREA: 1.877 m²

OCCUPATION: 657 m² (35%)

BUILDING AREA RATIO: 100%

GROSS FLOOR AREA: 1.877 m²

TOTAL AREA: 1.877 m² above ground (100% plot area)
+ 657 m² basement (occupation + 15%)

MAXIMUM UNITS: 18,77 ≈ 19 apartments (80 m² approx.)

PROGRAM: Residential

PALMA DE MALLORCA
City Center

PALMA AIRPORT
Infrastructure

XABEC
Residential Complex



15'
45'

10'
30'

5'
15'



PALMA DE MALLORCA
City Center

Can Pere Antoni
Playa de Palma

El Molinar
Playa de Palma

Es Coll d'en Rabassa
Playa de Palma

Can Pastilla
Playa de Palma

Les Maravelles
Playa de Palma

El Arenal
Playa de Palma

MALLORCA SCENARY
CITIES & VILLAGES



CAN PERE ANTONI



EL MOLINAR



ES COLL D'EN RABASSA



CAN PASTILLA



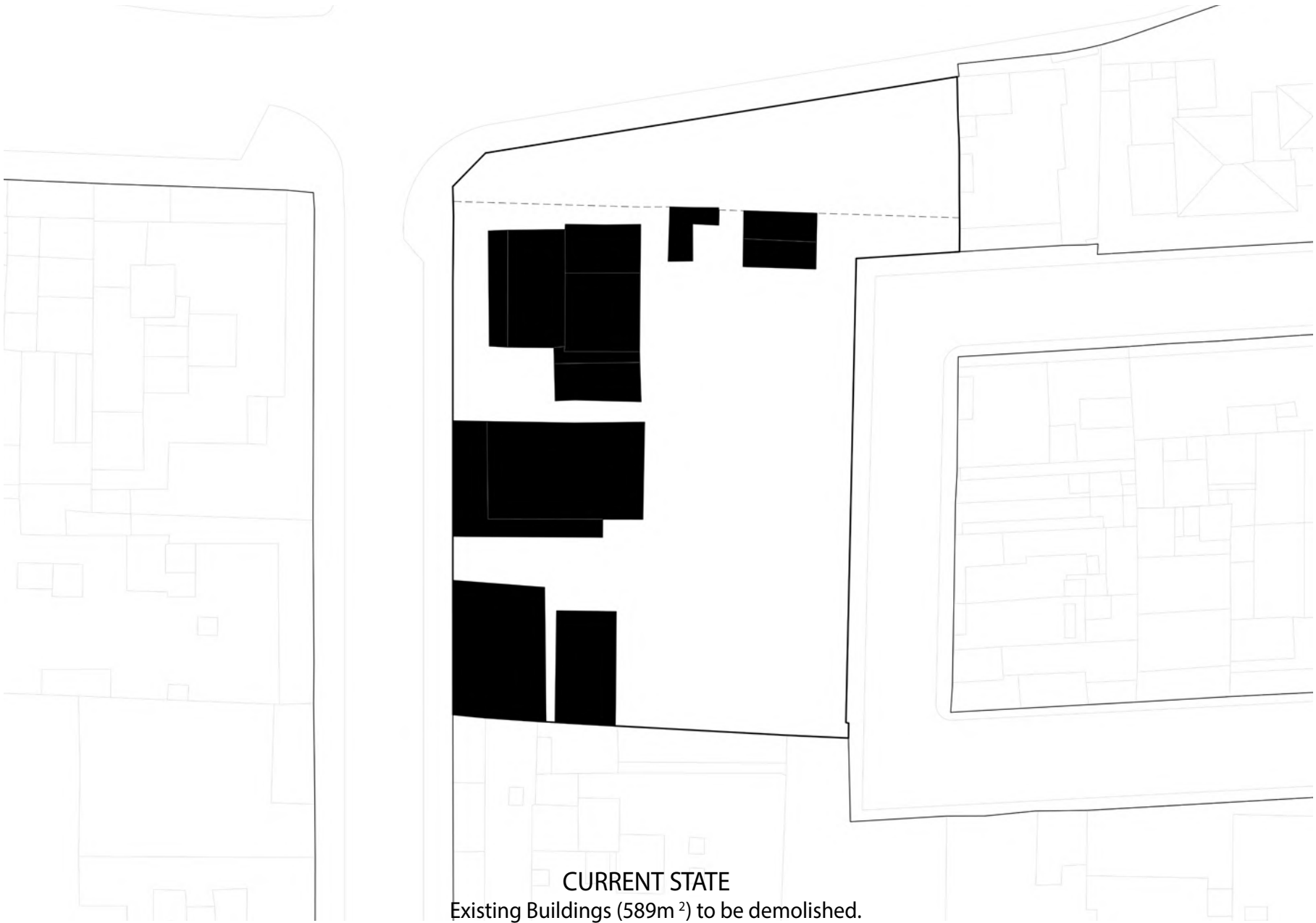
LES MERAVELLES



EL ARENAL

Residencial Plurifamiliar R.P.A (E4a-PI)

- Plot Area: 1.877 m²
- Occupation: 657 m² (35%)
- GFA: 1.877 m² (100%)
- Total Area: 1.877 m² above ground (100%)
+ 657 m² basement (occupation + 15%)
- Maximum Units: 18,77 ≈ **19 apartments (90 m² approx.)**

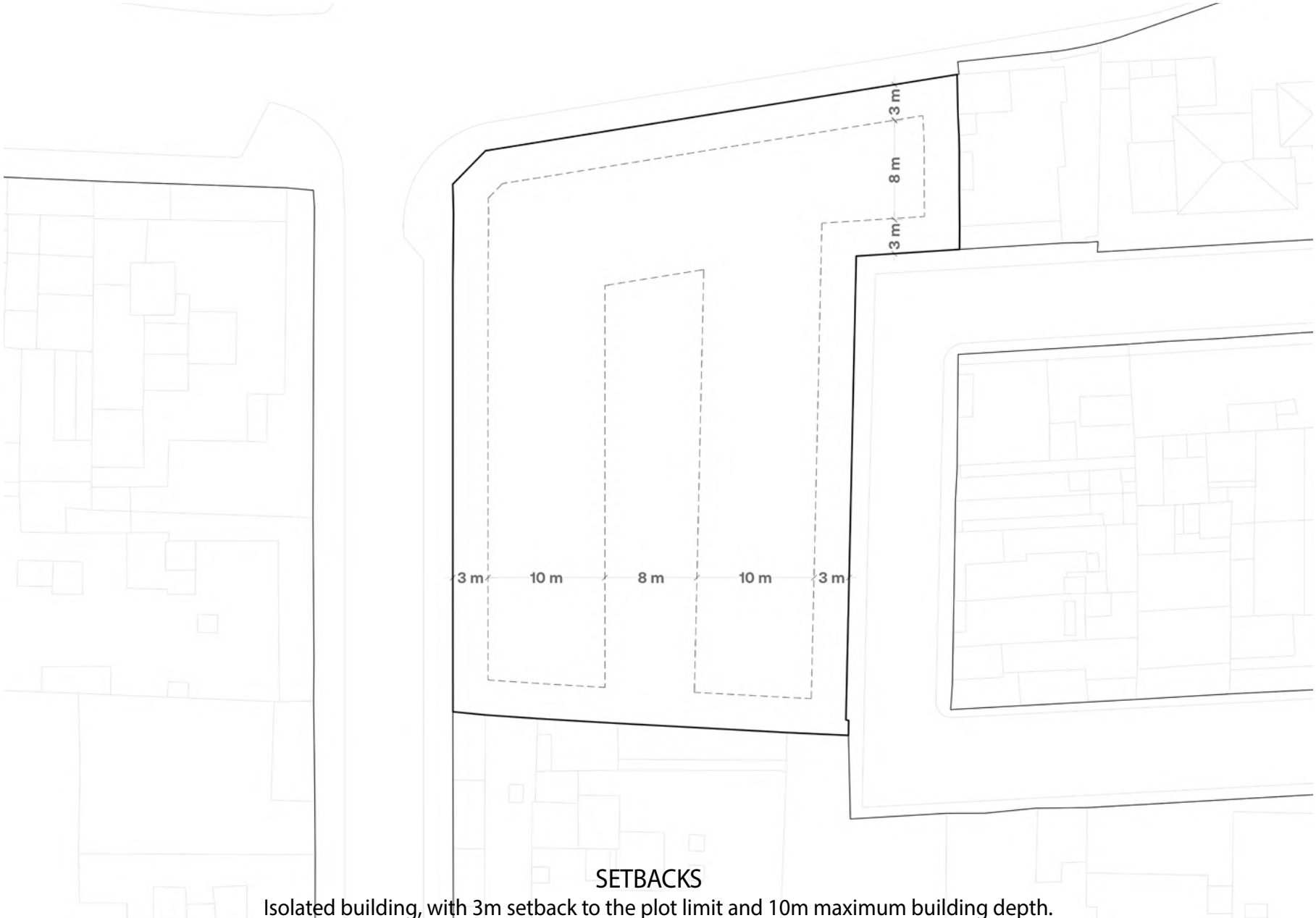


CURRENT STATE

Existing Buildings (589m²) to be demolished.





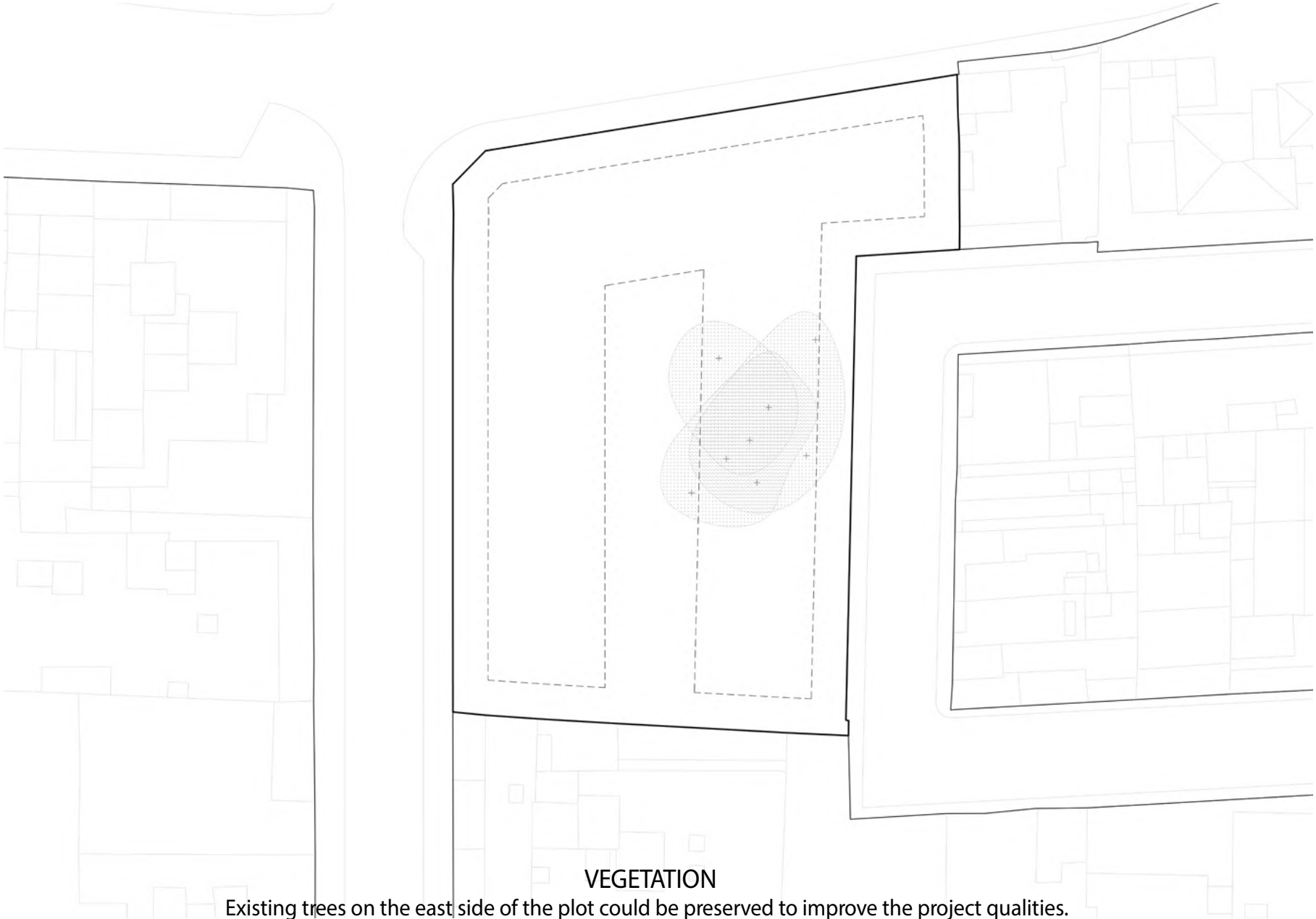


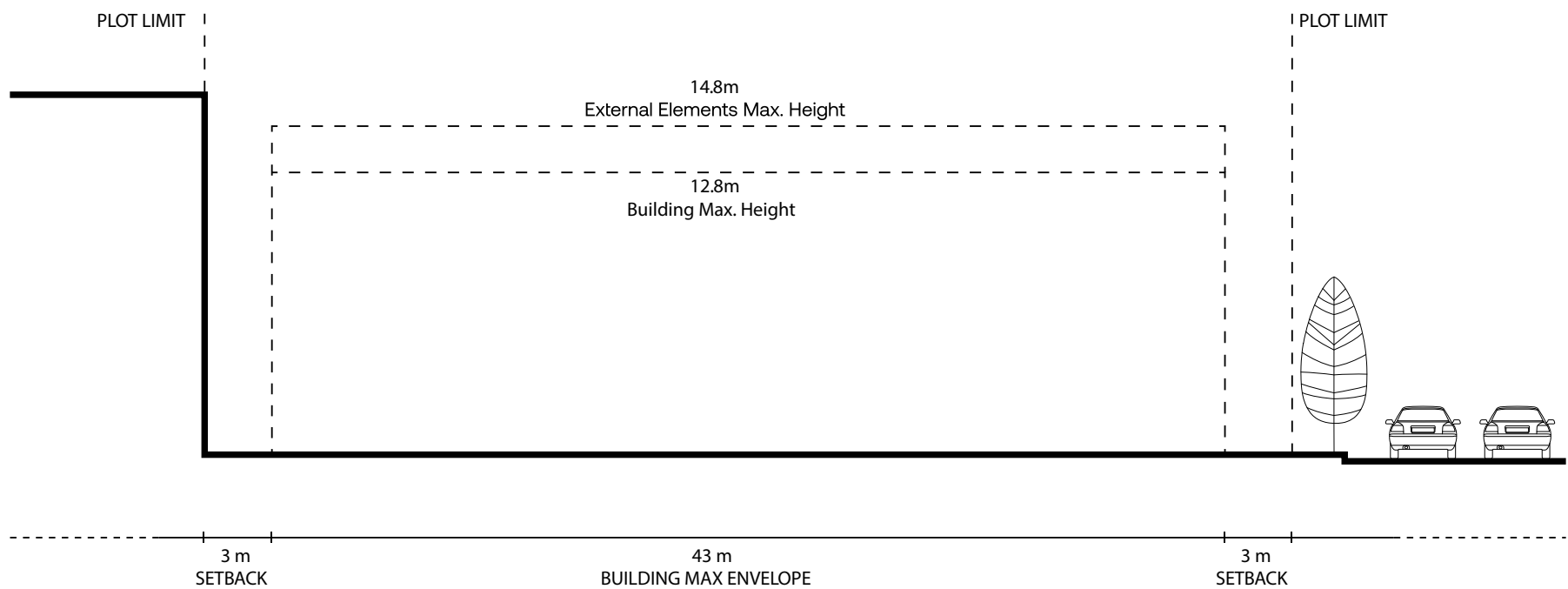
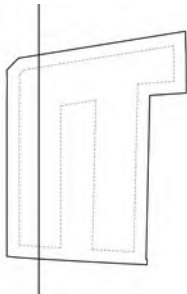
SETBACKS

Isolated building, with 3m setback to the plot limit and 10m maximum building depth.

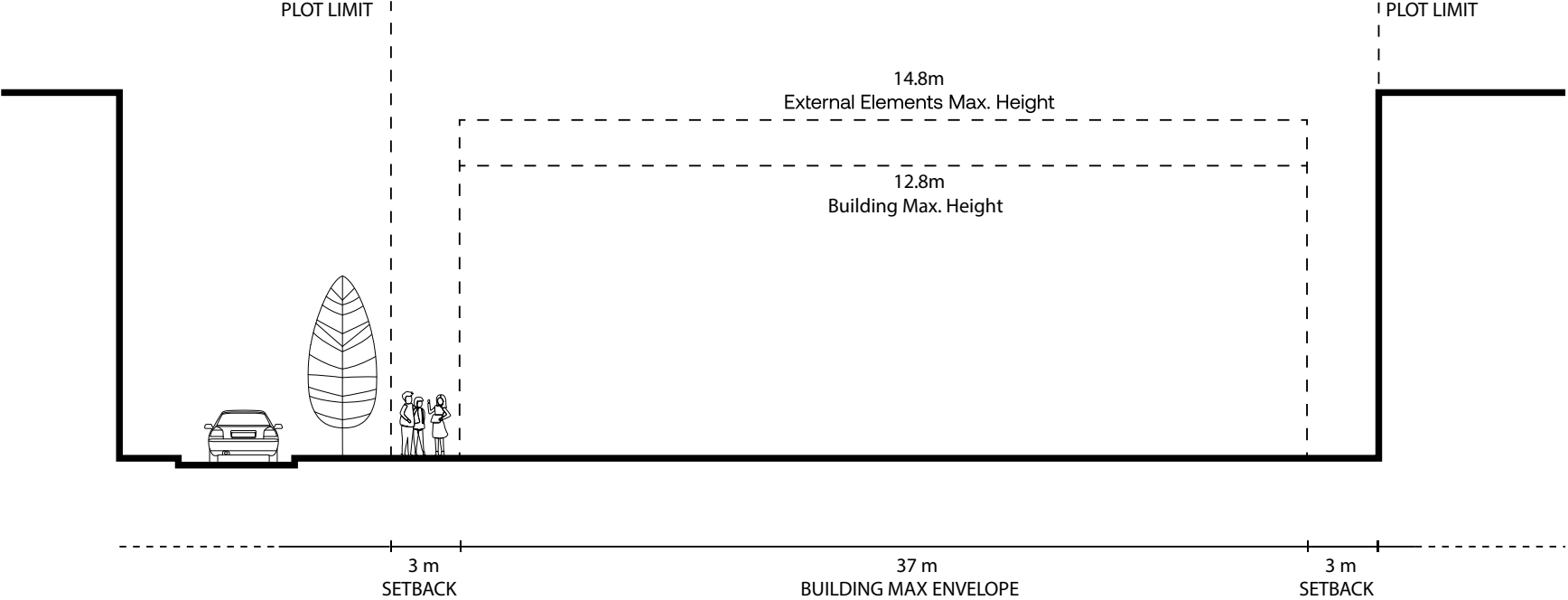
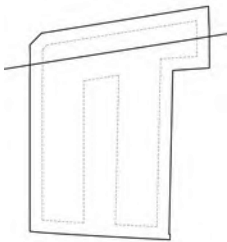




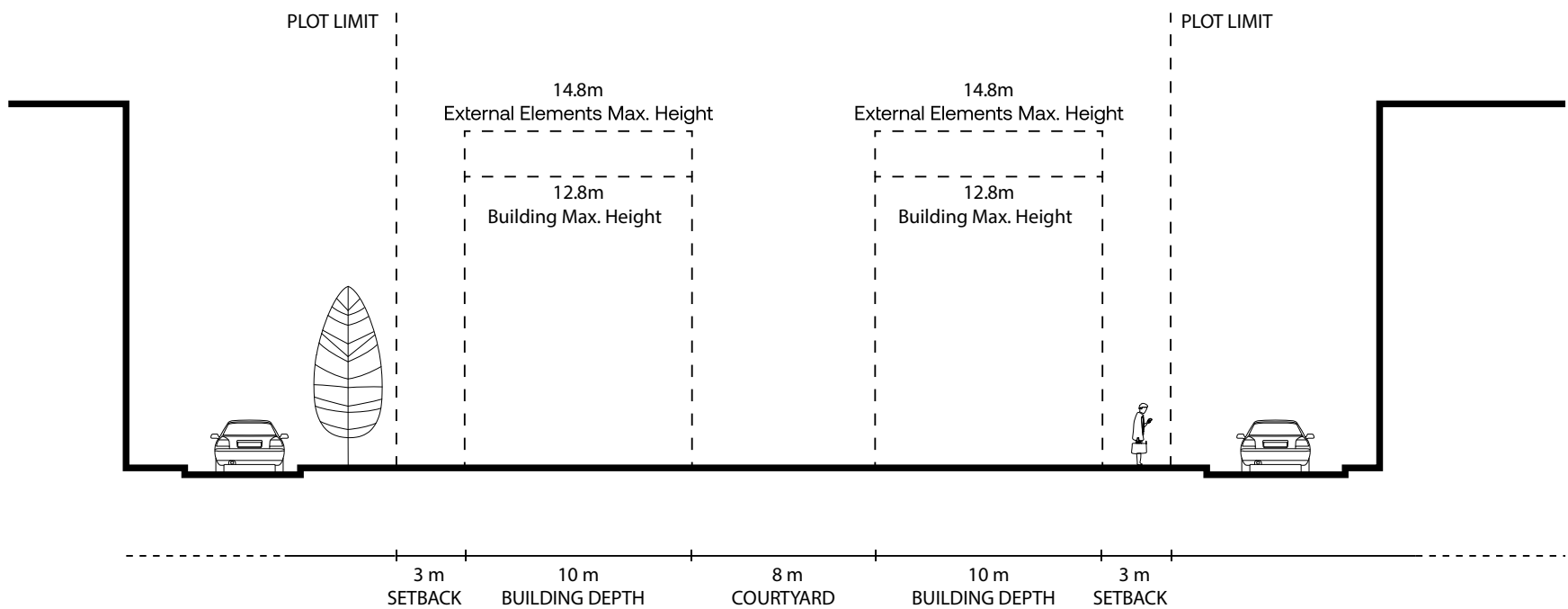
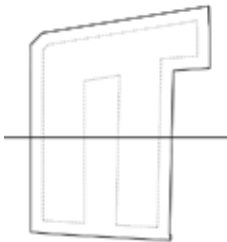




LONGITUDINAL SECTION (SW-NE)
Maximum envelope limited by 3m setbacks and a Building Maximum Height of 12.8m.



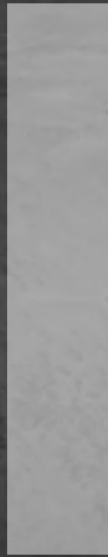
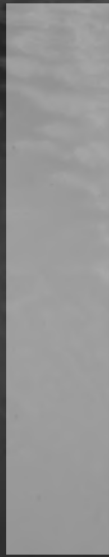
TRANSVERSAL SECTION 1 (W-E)
Maximum envelope limited by 3m setbacks and a Building Maximum Height of 12.8m.



TRANSVERSAL SECTION 2 (W-E)
Maximum envelope limited by 3m setbacks and a Building Maximum Height of 12.8m.



4 STRATEGIES



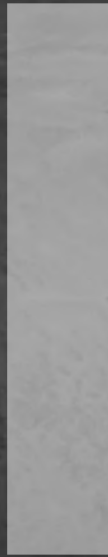
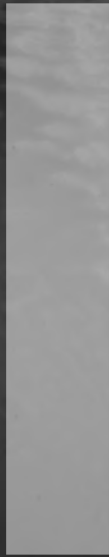
TWO BARS SHAPE

Two independent blocks with a central common spaces and opens to the north side.



L BAR SHAPE

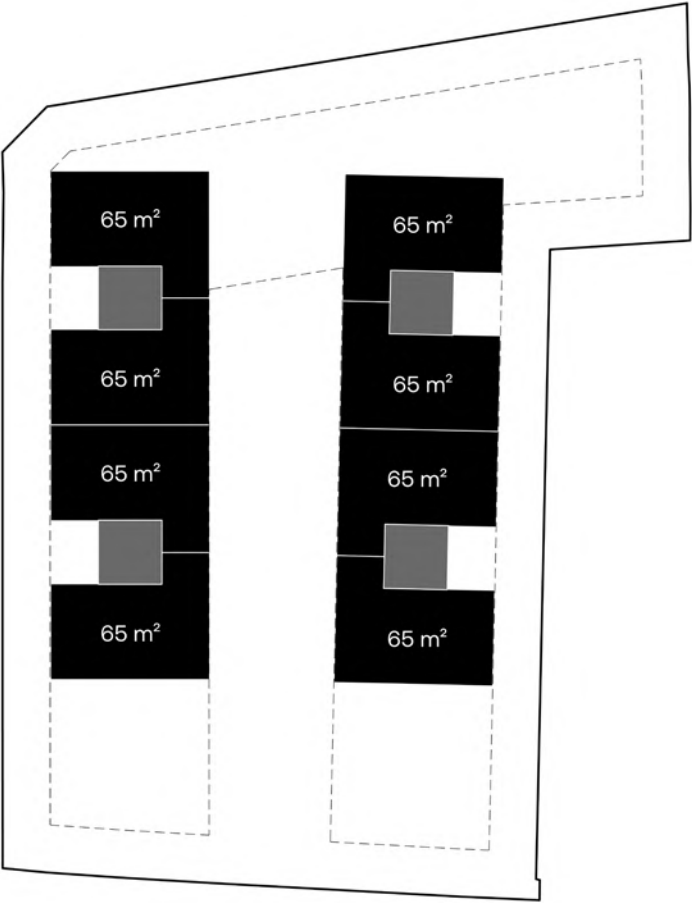
A single building that completes the corner and protects the common spaces.



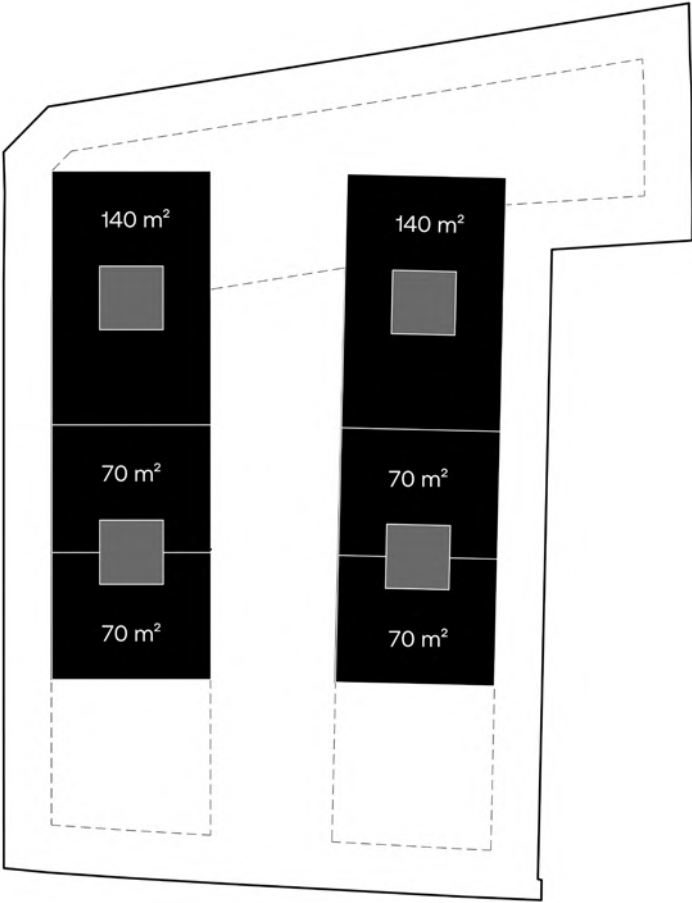
TWO BARS SHAPE
Two independent blocks with a central common spaces and opens to the north side.



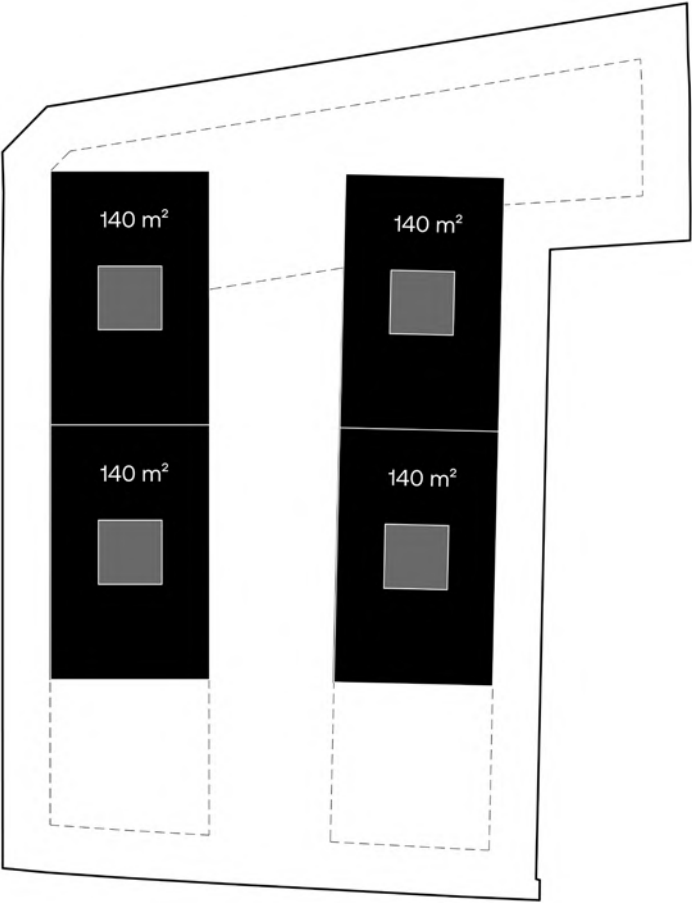
L BAR SHAPE
A single building that completes the corner and protects the common spaces.



GROUND FLOOR
8 units (65 m²)



FIRST FLOOR
4 units (70 m²) + 2 units (140 m²)



SECOND FLOOR
4 units (140 m²)

TWO BARS SHAPE
18 units from 65 m² to 140 m²
Total Residential Area 1.680 m²

SHADED COMMON AREAS

Possible areas for amenities (pool, garden, etc.) would be shaded during a great number of hours.

URBAN DISCONTINUITY

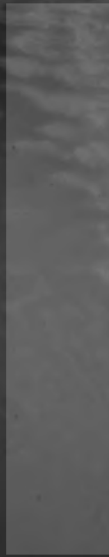
The volume is presented as an isolated object that does not give continuity to the urban facade, showing the area as incomplete.

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AFFECTED VEGETATION

The existing vegetation on the plot would be eliminated in order to fit the project.



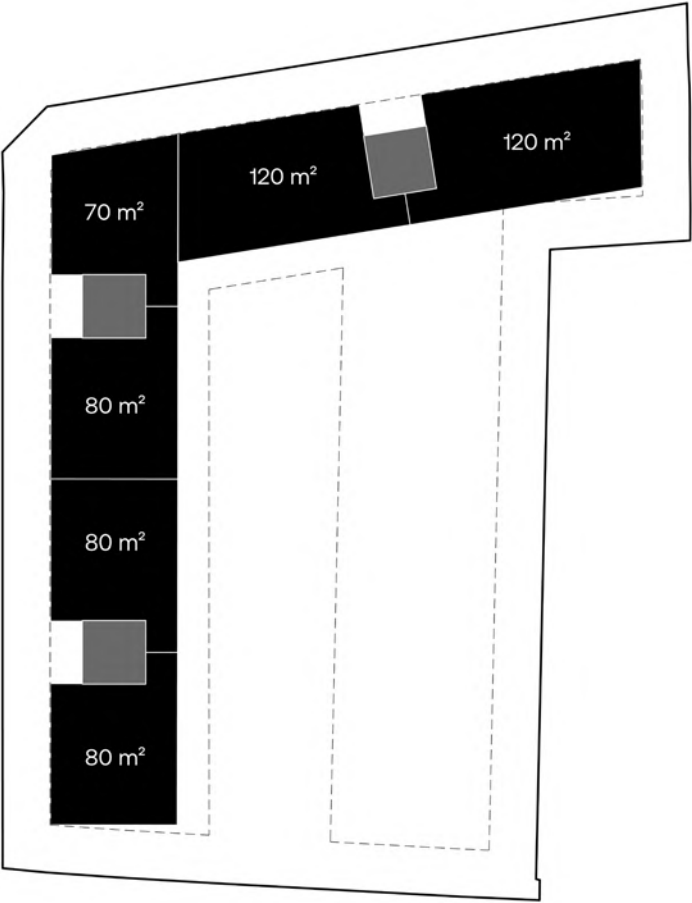
TWO BARS SHAPE

Two independent blocks with a central common spaces and opens to the north side.

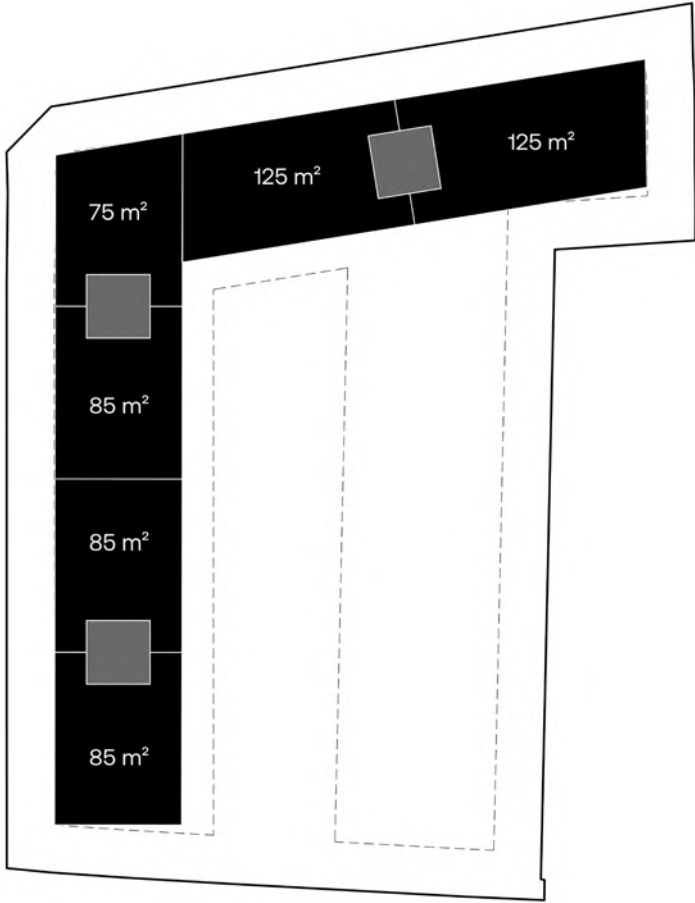


L BAR SHAPE

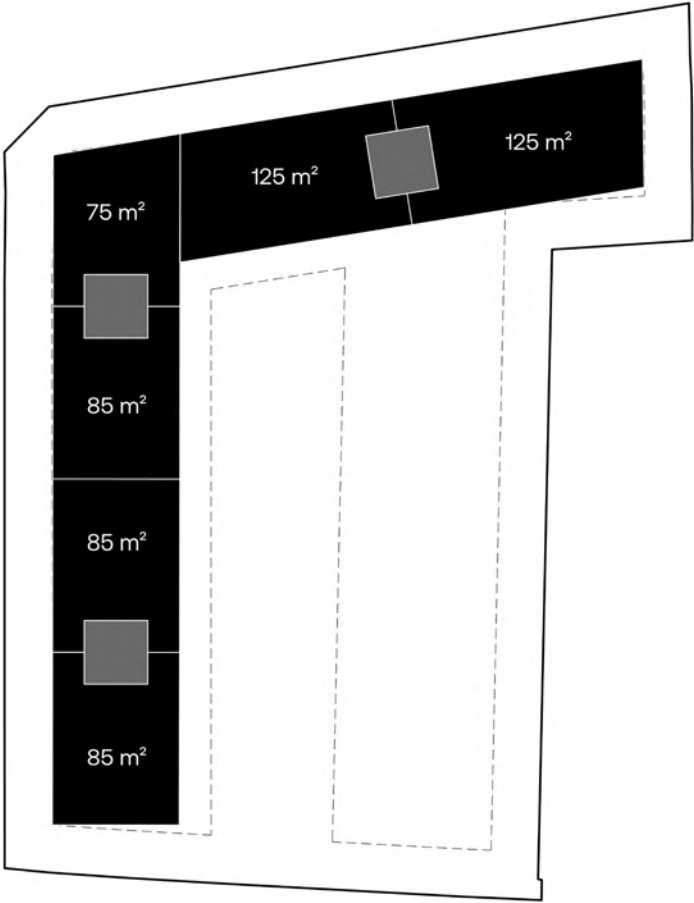
A single building that completes the corner and protects the common spaces.



GROUND FLOOR
1 unit (70 m²) + 3 units (80 m²) + 2 units (120 m²)



FIRST FLOOR
1 unit (75 m²) + 3 units (85 m²) + 2 units (125 m²)



SECOND FLOOR
1 unit (75 m²) + 3 units (85 m²) + 2 units (125 m²)

L BAR SHAPE
18 units from 70 m² to 125 m²
Total Residential Area 1.710 m²

MAIN ROAD PROTECTION

The building protects itself from the noisy road and opens to the calm side of the plot.

SUN EXPOSED COMMON AREAS

Possible areas for amenities (pool, garden, etc.) would be sun exposed during a great number of hours.

URBAN INTEGRATION

The volume of the building takes the whole urban corner meeting with the neighbouring party walls.

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The volume of the building takes the whole urban corner meeting with the neighbouring party walls.

PRESERVED VEGETATION

The vegetation would be preserved resulting in a direct benefit for the implementation of the project