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38

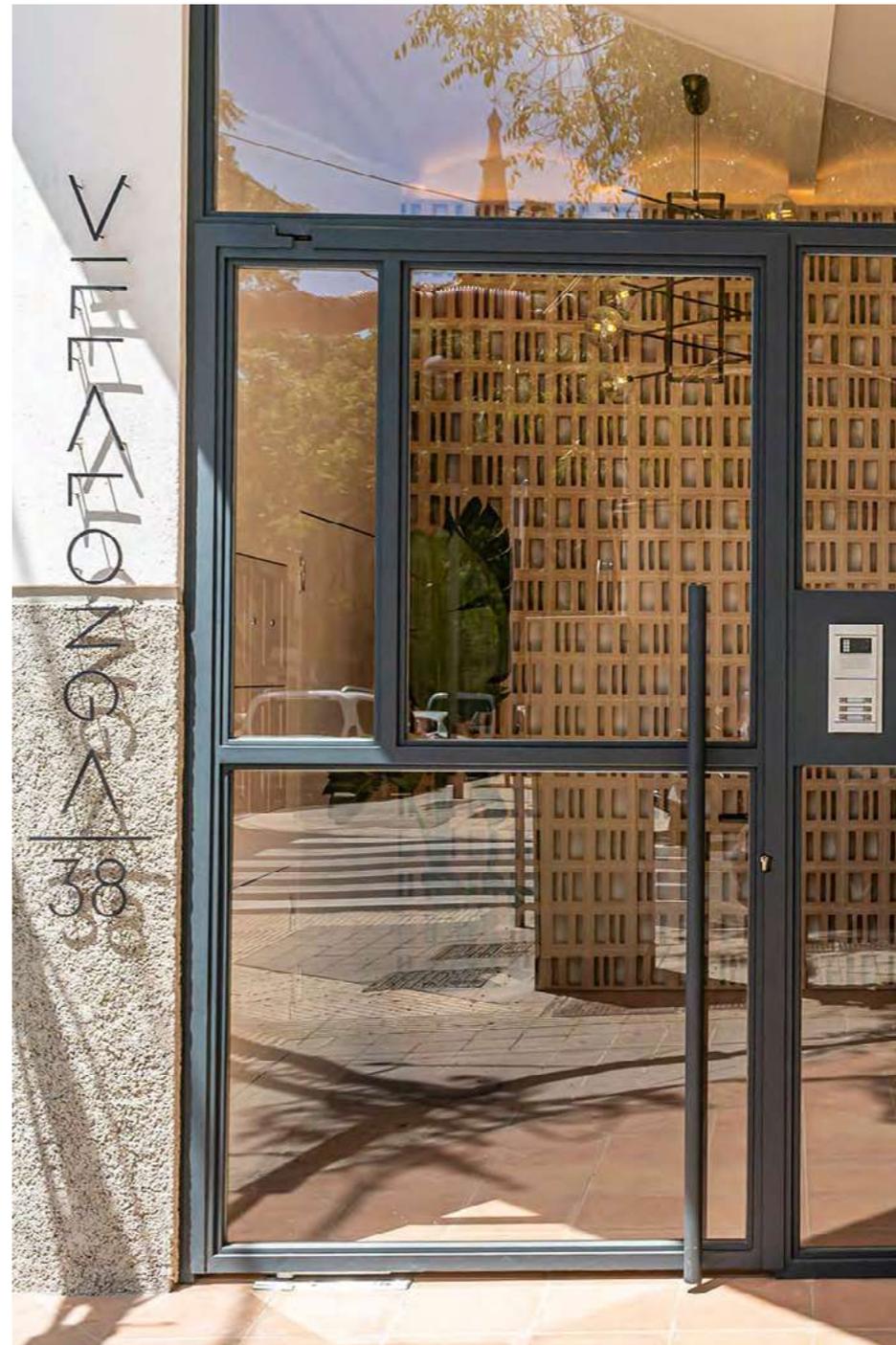
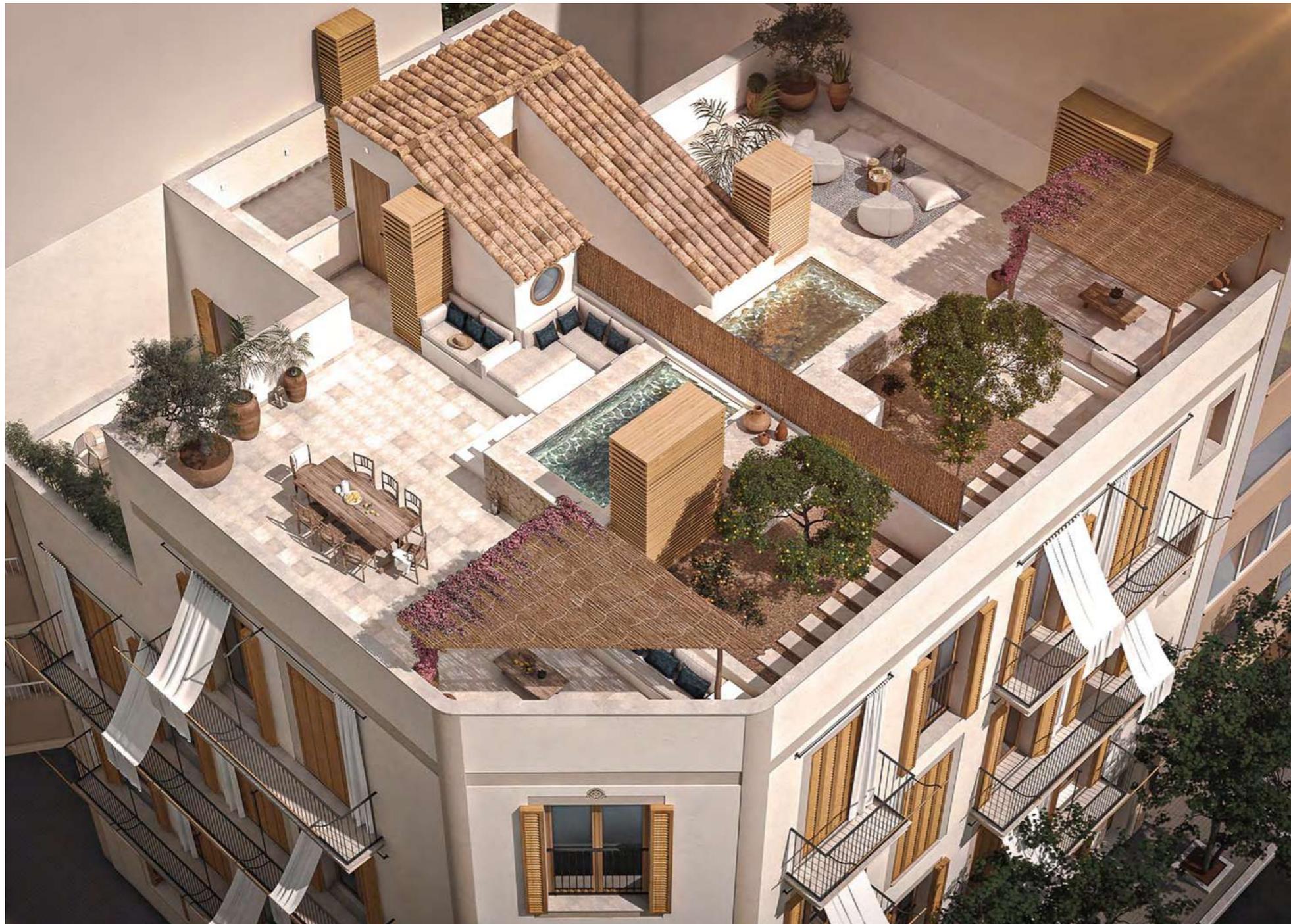
LEFRAJE LUXE

local . sustainable . design

A PROJECT BY  
LEFRAJE LUXE  
SLU



ARCHITECTURE & DESIGN BY  
COMPANY STUDIO  
ARCHITECTURE & DESIGN





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## INTRODUCTION

VILLALONGA 38 is a luxury residential development in Santa Catalina. Showcasing 8 bright mediterranean-style apartments in a traditional building with all the luxuries and details of today's world. Enveloped in a warm terracotta glow, every detail has been considered to make this a wonderful place to call home.

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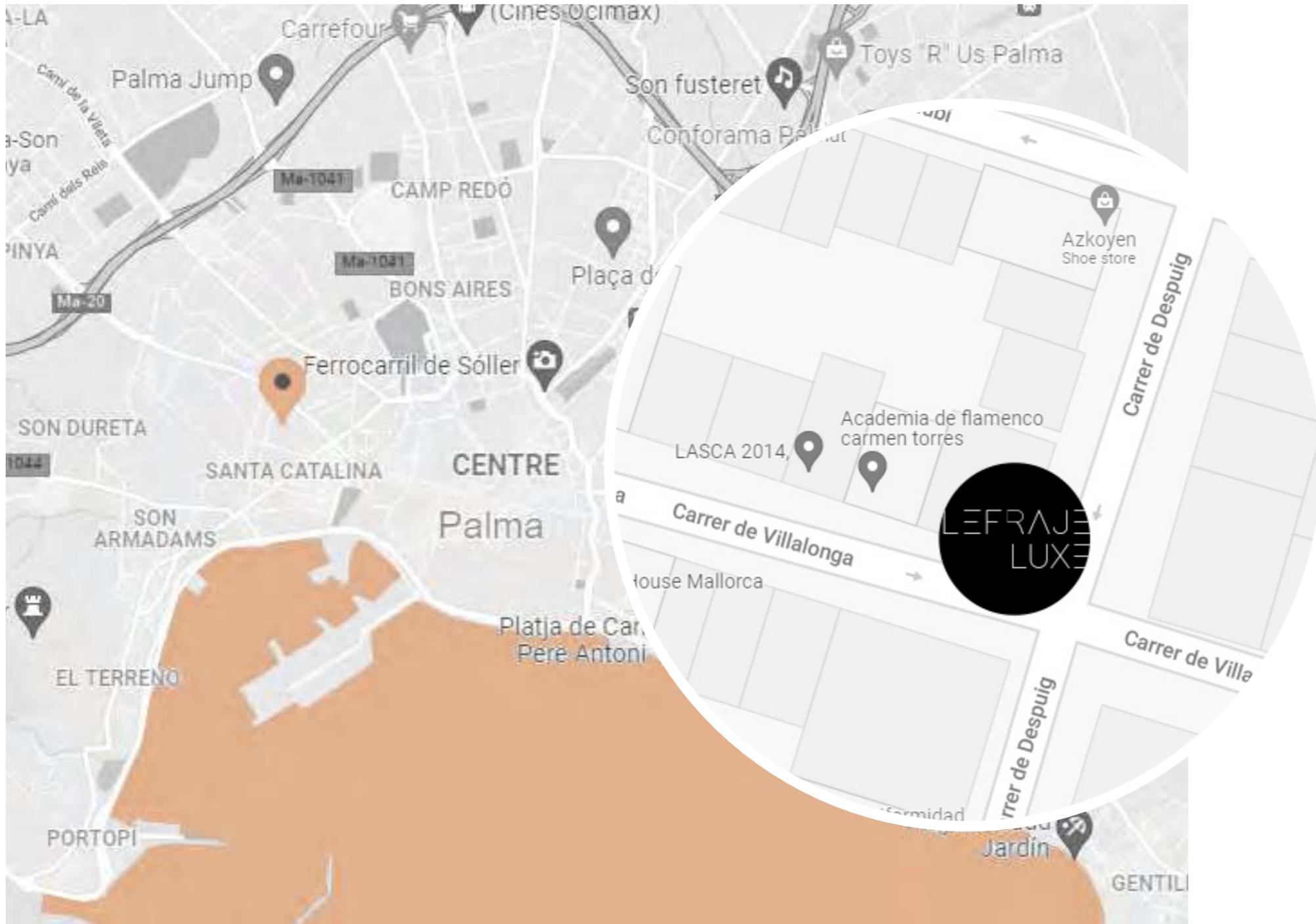
# KEY FEATURES

## A CONSCIOUSLY DESIGNED PROJECT

- We have created VILLALONGA 38 in heritage style to compliment the essence of Santa Catalina.
- The facade is elegant & understated echoing design details of the past.
- Featuring 8 apartments, 2 per floor.
- We have used 85% locally produced, natural materials handmade here in Mallorca.
- From upcycled original wooden 100 year old finca doors to handmade terracotta tiles, every detail has been carefully curated.
- Local workmanship by Diher 2000 SL, architectural design by Jaime Company of Company Studio.
- Locally manufactured signature lighting featuring handblown glass by Contain Studio.
- Custom made kitchens by Trikarp Balear. Featuring oak, local stone, and hand-painted Zellige tile backsplashes.
- Airothermic eco-energy units for the aircon, hot water, and underfloor heating. Energy-efficient insulation, climate control throughout water collection tanks under the building irrigate the citrus orchards on the roof terraces.
- Traditional marés stone-clad plunge pools, with Sukabumi emerald green self-cleansing stones.

WELCOME, HOME...





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## LOCATION

Located in a quiet tree-lined street in the residential area of Santa Catalina. Colorful facades lead you past a beautiful old church 'Parroquia Verge Del Carme', which can be seen from the upper floors of Villalonga 38.

Santa Catalina is bustling with life all year long. Coffee shops, bars, chocolatiers, yoga studios, and markets flavor the streets of this vibrant neighborhood. The iconic Palma Tennis club is also situated here.

- 15 mins to the airport.
- 10 mins to the beach.
- 20 minutes to the Tramuntana mountains.

EVERYTHING IN PALMA IS WITHIN WALKING DISTANCE.



C/VILLALONGA

3A

3B

2A

2B

1A

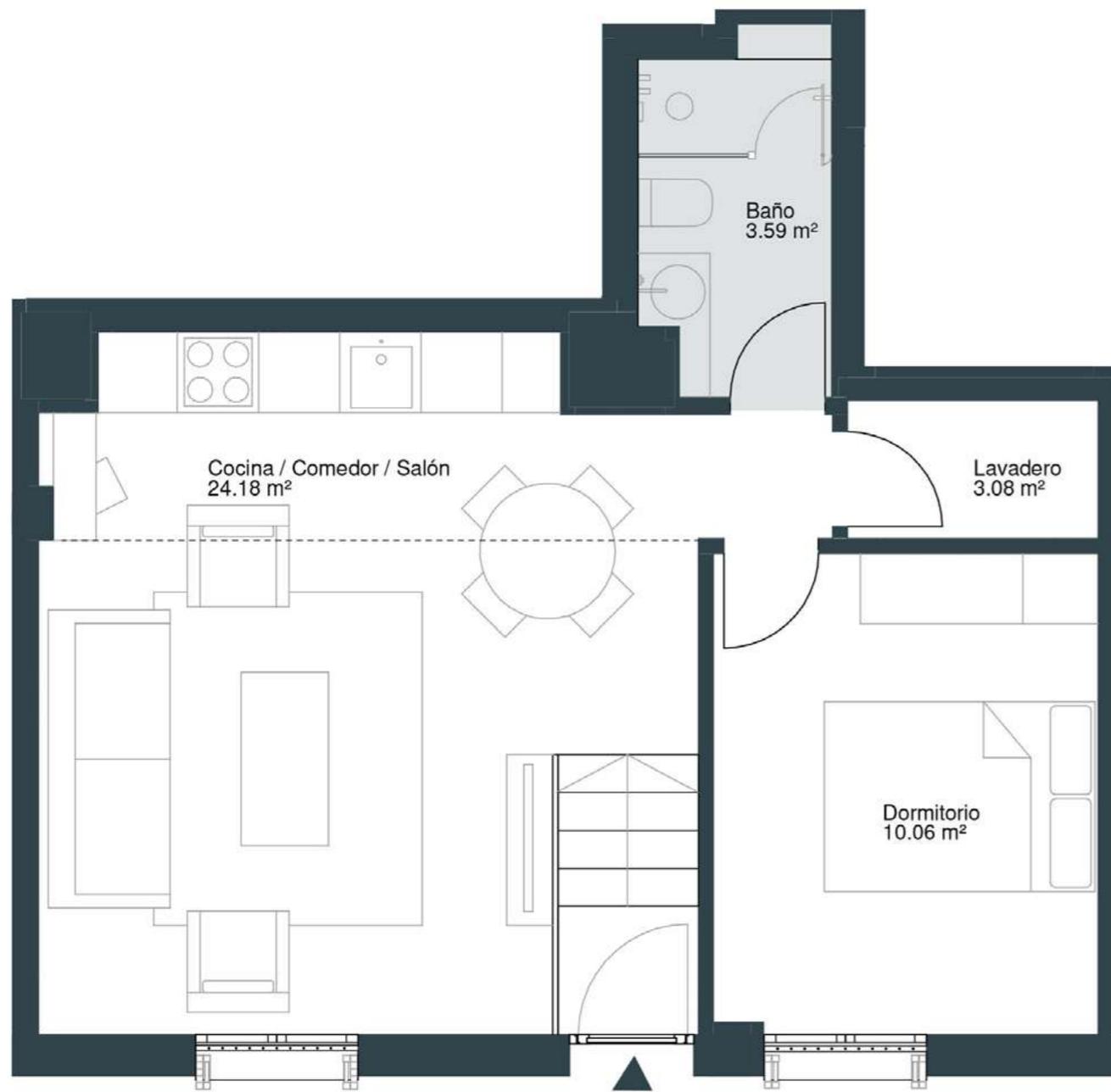
1B

0A

0B

C/DESPUIG





Vivienda 0A

# C/VILLALONGA

## 0A

BATHROOM: 3.59  
 BEDROOM: 10.06  
 LIVING ROOM / KITCHEN: 25.55  
 LAUNDRY: 1.89

**USEFUL AREA**

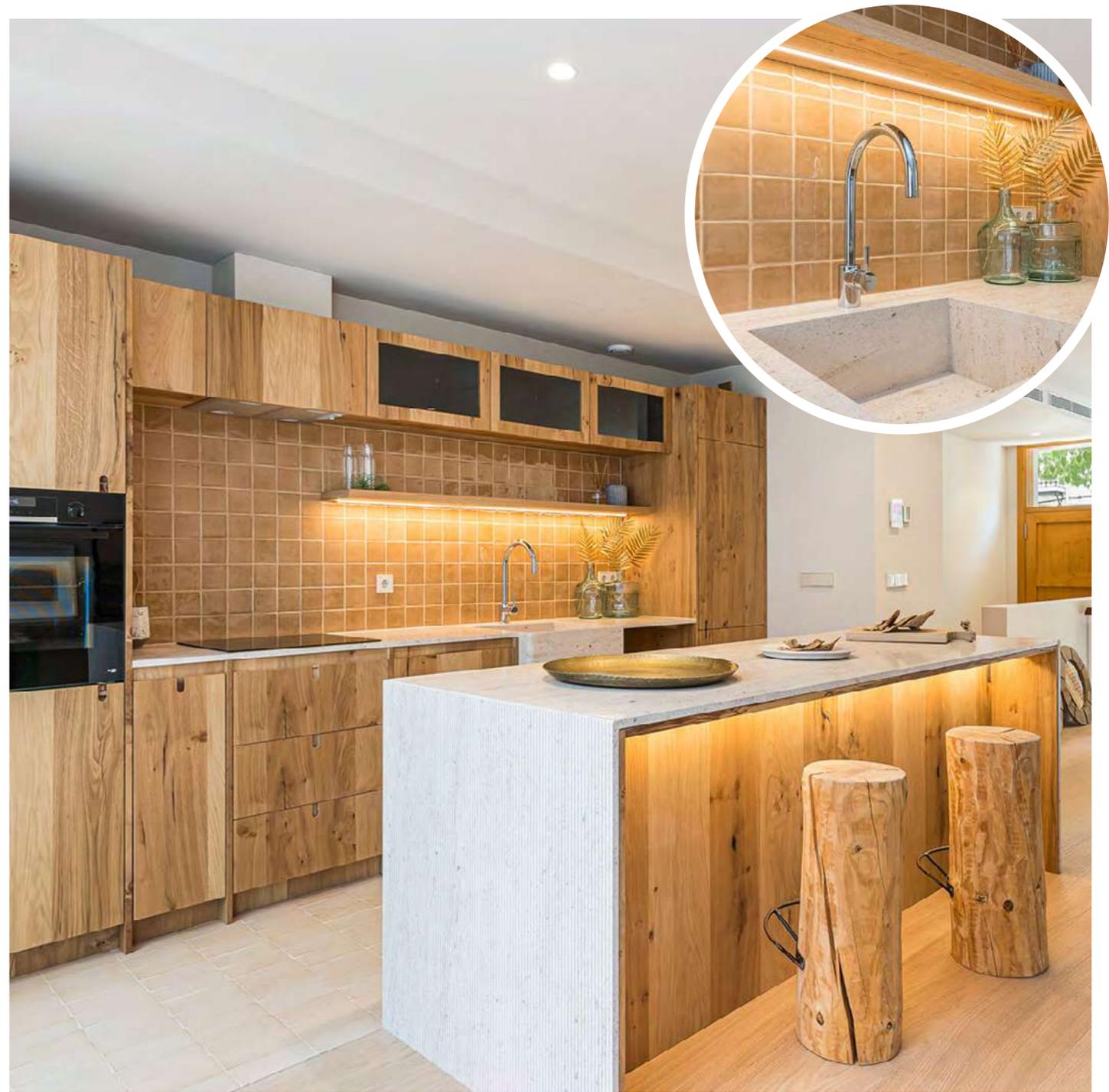
41.91

**BUILT AREA**

50.36

All measurements are subject to slight deviation. These diagrams are representational of the development.







# C/DESPUIG 0B

BATHROOM 1: 4.59  
 BATHROOM 2: 4.62  
 BEDROOM 1: 15.65  
 BEDROOM 2: 11.35  
 LIVING ROOM / KITCHEN: 48.57

## USEFUL AREA

84.78

## BUILT AREA

102.75

## PATIO

19.73







# C/VILLALONGA

## 1A

BATHROOM 1: 2.65  
 BATHROOM 2: 2.63  
 BEDROOM 1: 10.23  
 BEDROOM 2: 11.40  
 LIVING ROOM / KITCHEN: 32.51

### USEFUL AREA

59.41

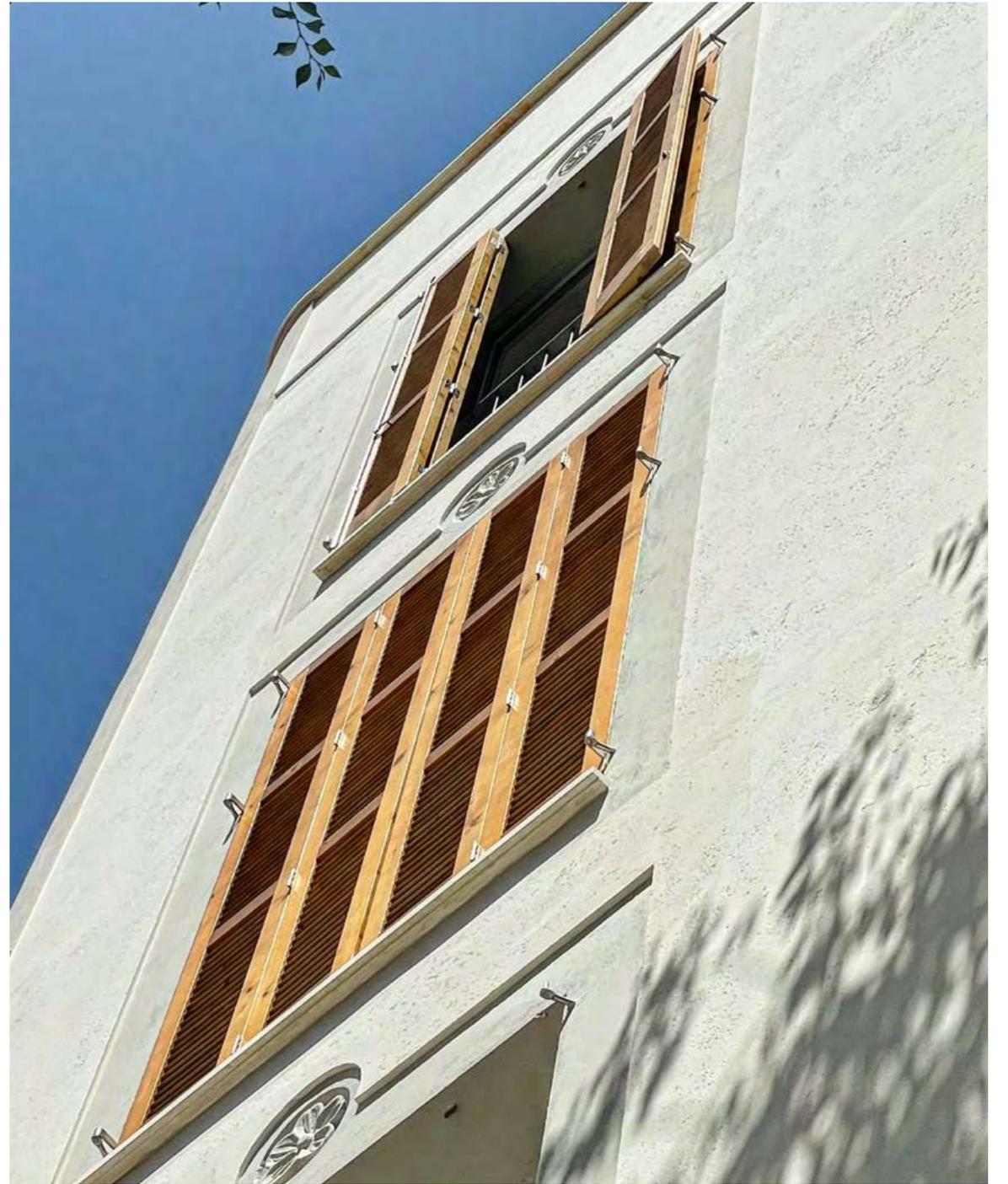
### BUILT AREA

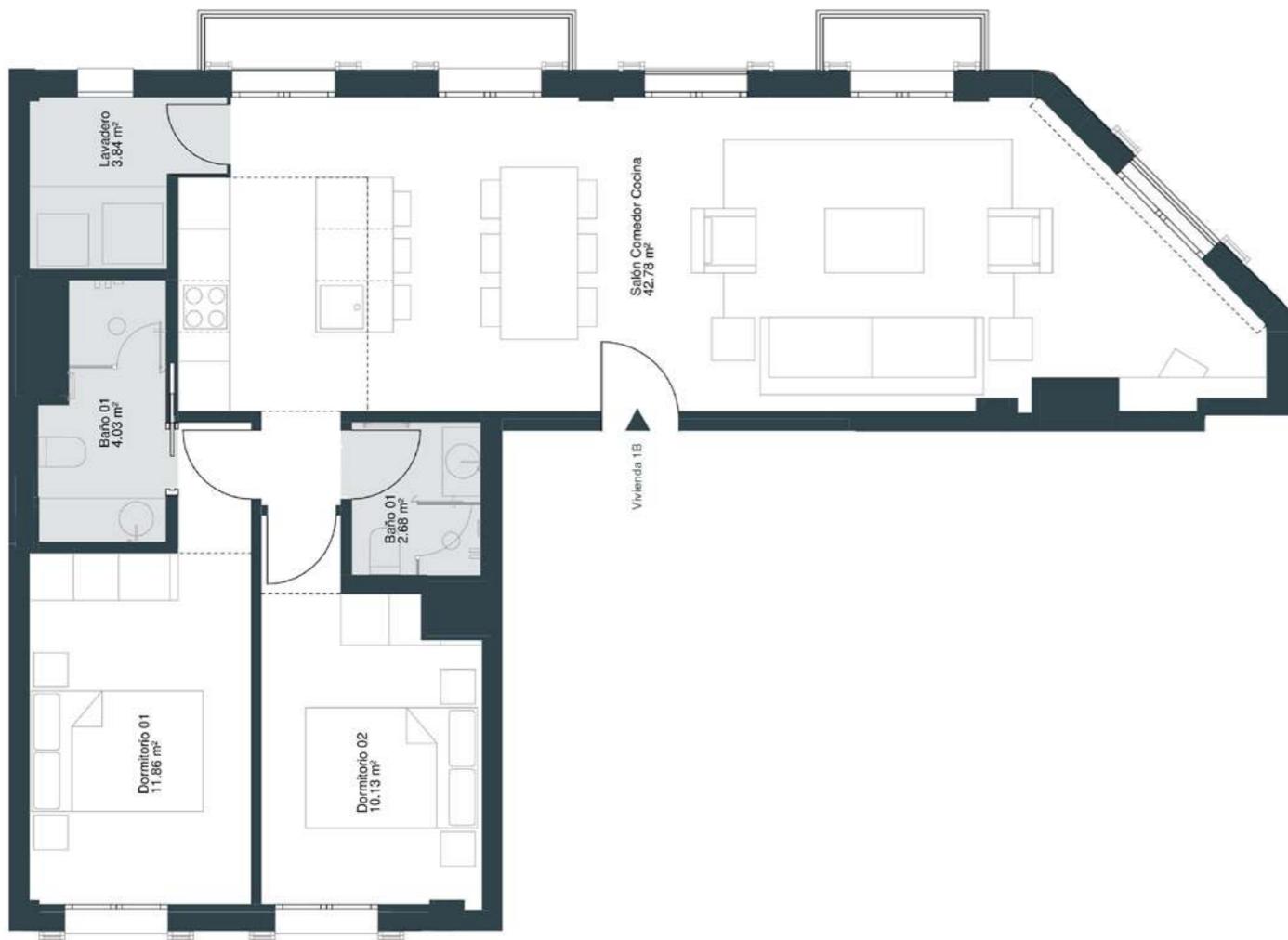
72.68

### BALCONY

6.15







C/DESPUIG

1B

BATHROOM 1: 3.85  
 BATHROOM 2: 2.68  
 BEDROOM 1: 12.07  
 BEDROOM 2: 10.13  
 LIVING ROOM / KITCHEN: 42.78  
 LAUNDRY: 3.84

**USEFUL AREA**

75.35

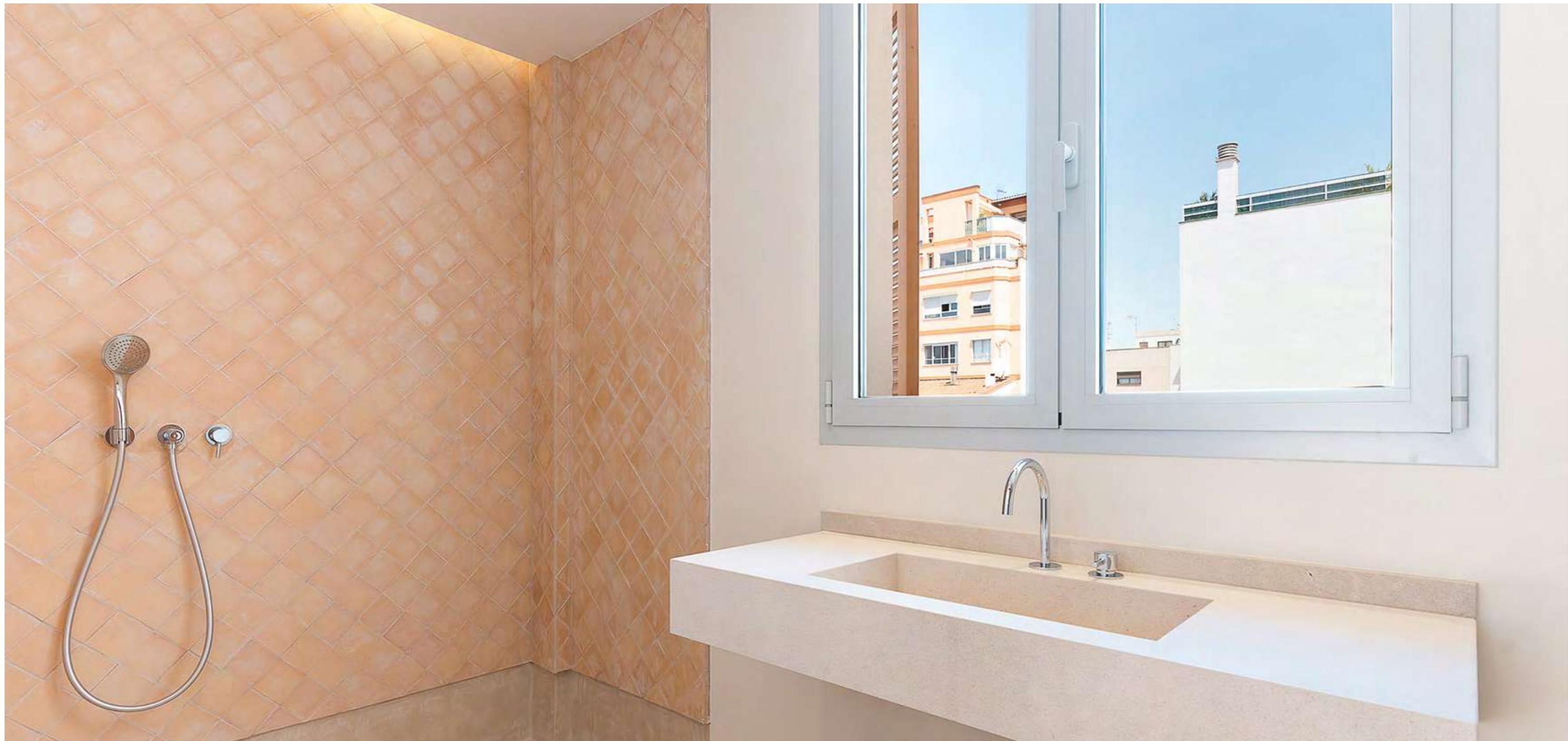
**BUILT AREA**

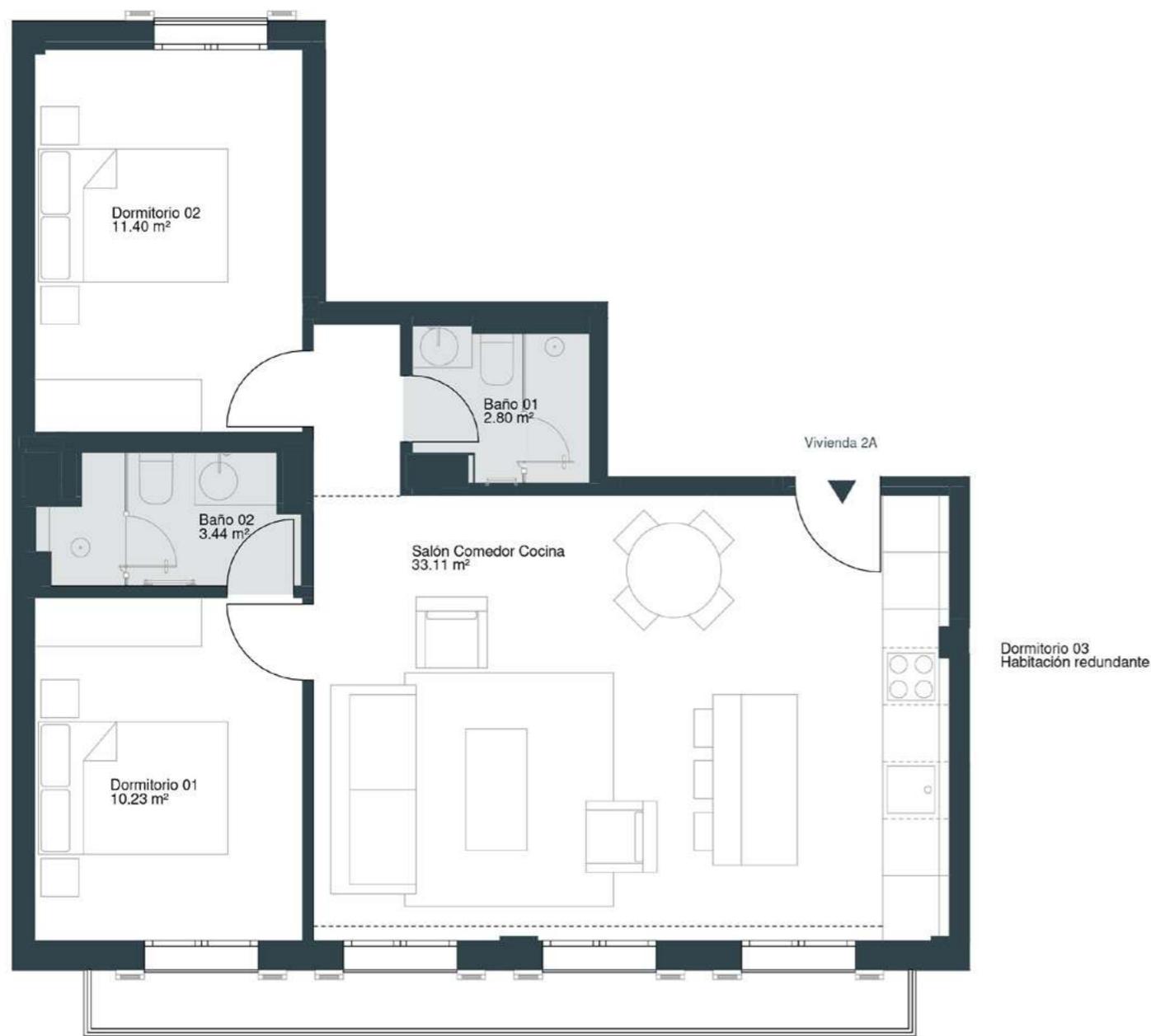
90.52

**BALCONY**

4.48







# C/VILLALONGA 2A

BATHROOM 1: 2.93  
 BATHROOM 2: 3.46  
 BEDROOM 1: 10.23  
 BEDROOM 2: 11.40  
 LIVING ROOM / KITCHEN: 33.11

## USEFUL AREA

61.14

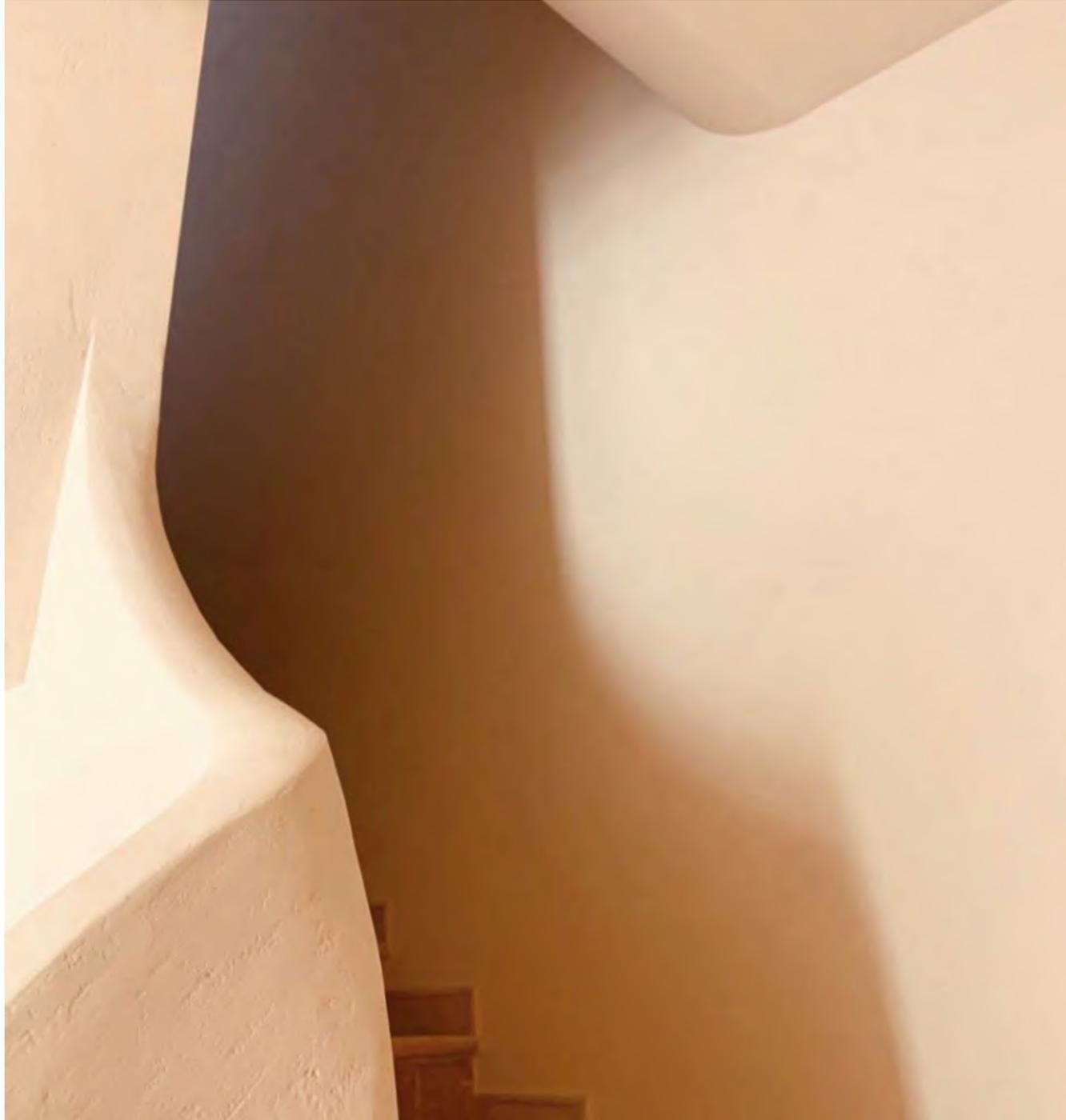
## BUILT AREA

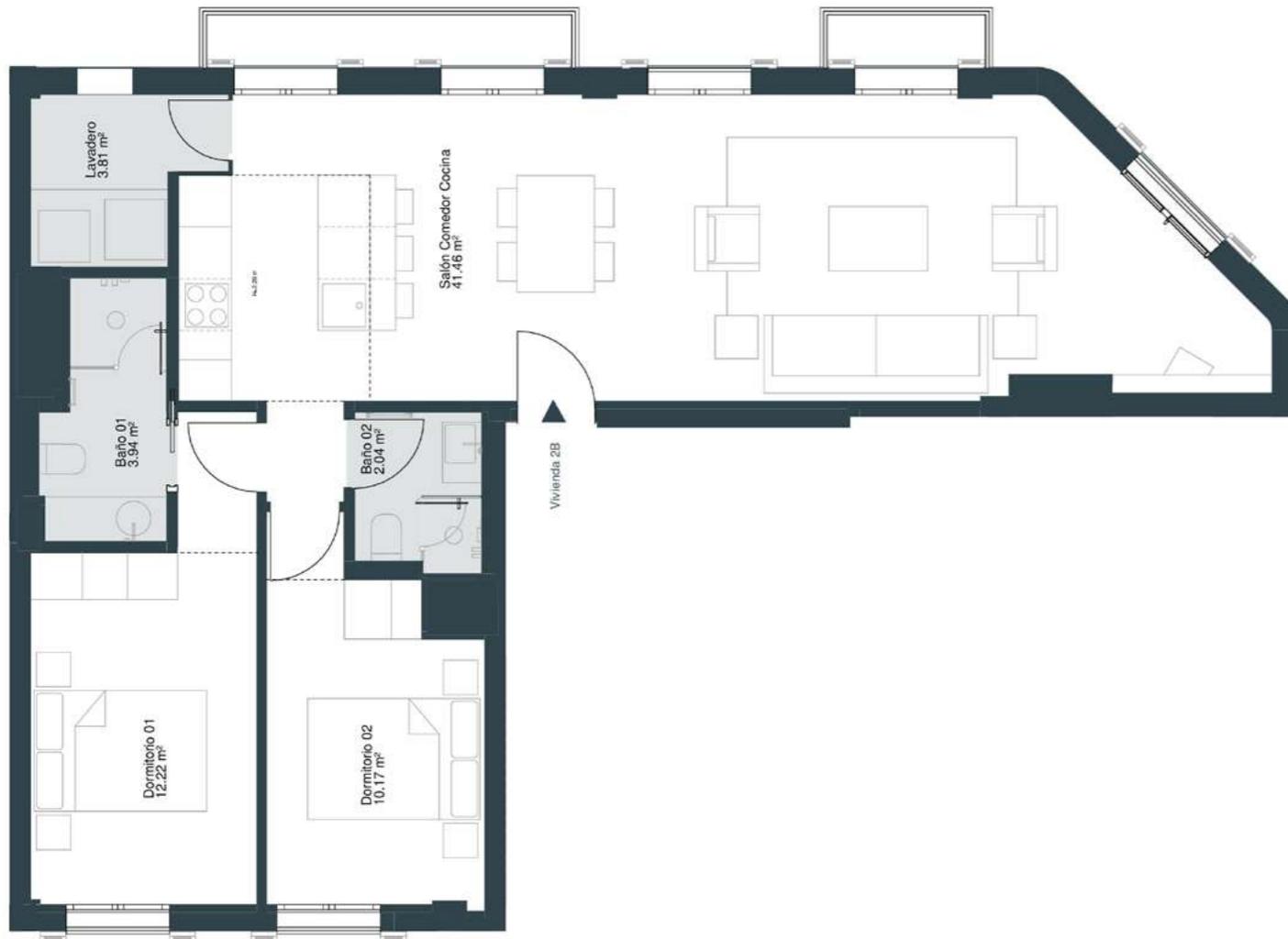
73.85

## PATIO

6.15







# C/DESPUIG 2B

BATHROOM 1: 3.76  
 BATHROOM 2: 2.04  
 BEDROOM 1: 12.43  
 BEDROOM 2: 10.17  
 LIVING ROOM / KITCHEN: 41.66  
 LAUNDRY: 3.81

## USEFUL AREA

73.87

## BUILT AREA

89.90

## BALCONY

4.48







# C/VILLALONGA 3A

BATHROOM 1: 2.92  
 BATHROOM 2: 2.22  
 BEDROOM 1: 10.43  
 BEDROOM 2: 10.26  
 LIVING ROOM / KITCHEN: 27.00  
 STAIRS: 3.23  
 LAUNDRY: 4.41

**USEFUL AREA**  
61.47

**BUILT AREA**  
77.54

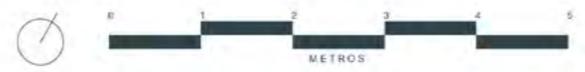
**BALCONY**  
4.59

**TERRACE**  
16.00

**ROOF TERRACE**  
64.63







# C/DESPUIG 3B

- BATHROOM 1: 3.80
- BATHROOM 2: 2.72
- BEDROOM 1: 11.74
- BEDROOM 2: 10.23
- LIVING ROOM / KITCHEN: 29.43
- STAIRS: 5.32
- LAUNDRY: 3.82

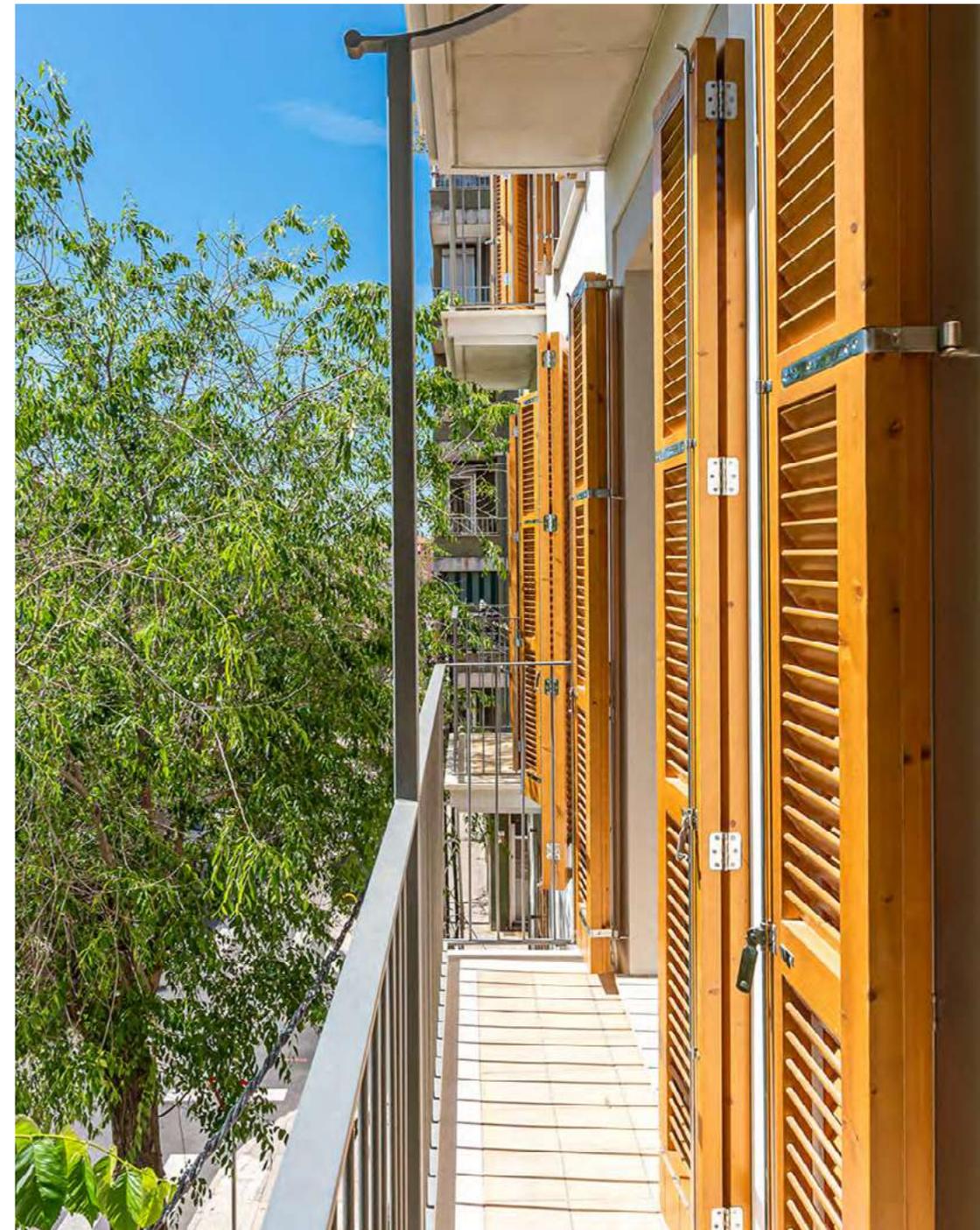
**USEFUL AREA**  
67.06

**BUILT AREA**  
90.77

**BALCONY**  
3.08

**ROOF TERRACE**  
69.70





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