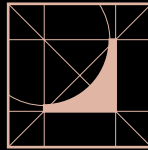


INSULA

· SANTA CATALINA ·



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INSULA

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# STATE-OF-THE-ART ARCHITECTURE IN UNIQUE LOCATIONS

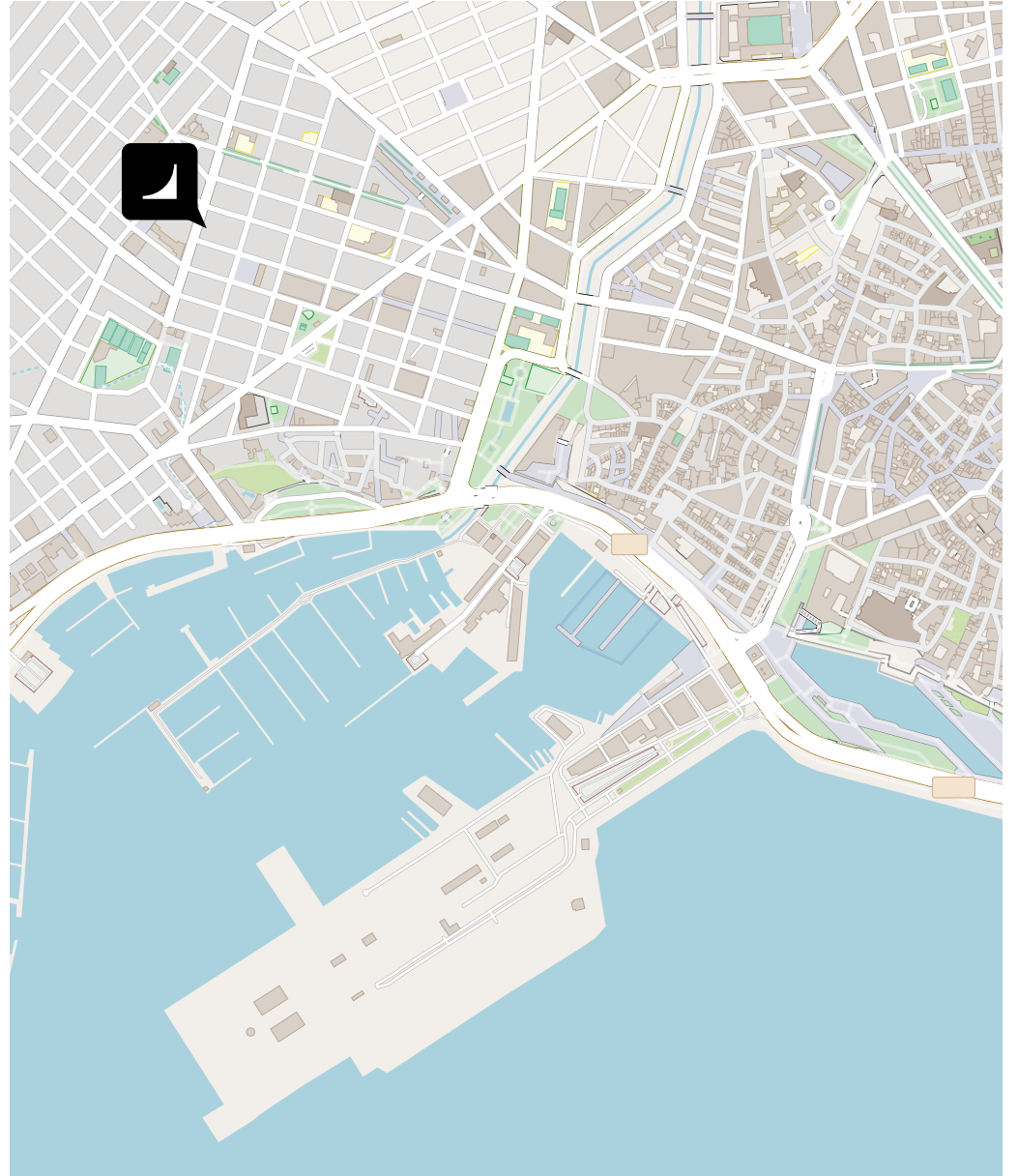
Insula Properties was founded to create unrivaled sites. Ideal locations in which to build dreams. Because the perfect spot deserves unique, sustainable and timeless projects, where design elevates the living experience to a lifestyle.

Distinguished residential houses in privileged settings, an investment for the future.



# INSULA

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# PALMA, A LAND OF CONTRASTS

## MALLORCA

Diversity scenario. You will find quiet and unique landscapes. White sand beaches and crystal clear waters. Olive trees and slopes that descend to the sea. Cliffs where you can embrace the magnificence of nature. An island of sun, sea and mountains. Luxury on board of dream yachts. Universe of water and salt. Living history in every turn you take.

## PALMA

Bustling streets filled of boutiques and restaurants. Innovating and cutting-edge studios, showrooms, and pop-up stores. A unique city for its surroundings, luxury, and sophistication.

## SANTA CATALINA

A privileged setting overlooking the harbour wrapped in tradition and design. A high standard of living with lots of charm and peaceful corners where you can enjoy a glass of cava feeling the Mediterranean Sea breeze. Renowned gastronomy with a Mediterranean touch. Tapas, cocktails, and sun-drenched terraces. From fresh fish straight from the market hall to gourmet rice; countless flavours for your senses. Santa Catalina offers everything your heart desires. A place not only to live in, but also to enjoy.



## YOUR PRIVATE ISLAND IN THE MEDITERRANEAN

In the heart of Mallorca, your private island of leisure and comfort. Located between the neighbourhoods of Santa Catalina and Son Espanyolet, the liveliest areas of Palma. From its terraces an urban landscape of both neighbourhoods can be contemplated. A place to enjoy a Mediterranean lifestyle.

A totally accessible construction, without barriers, where you can reach the top without stepping on a single step. A detailed design. Elegance within the reach of just a few, subtlety in every element. Different options that project your personality. Unique, a balm of serenity. Top quality and noble materials to offer you comfort, pleasure and well-being.



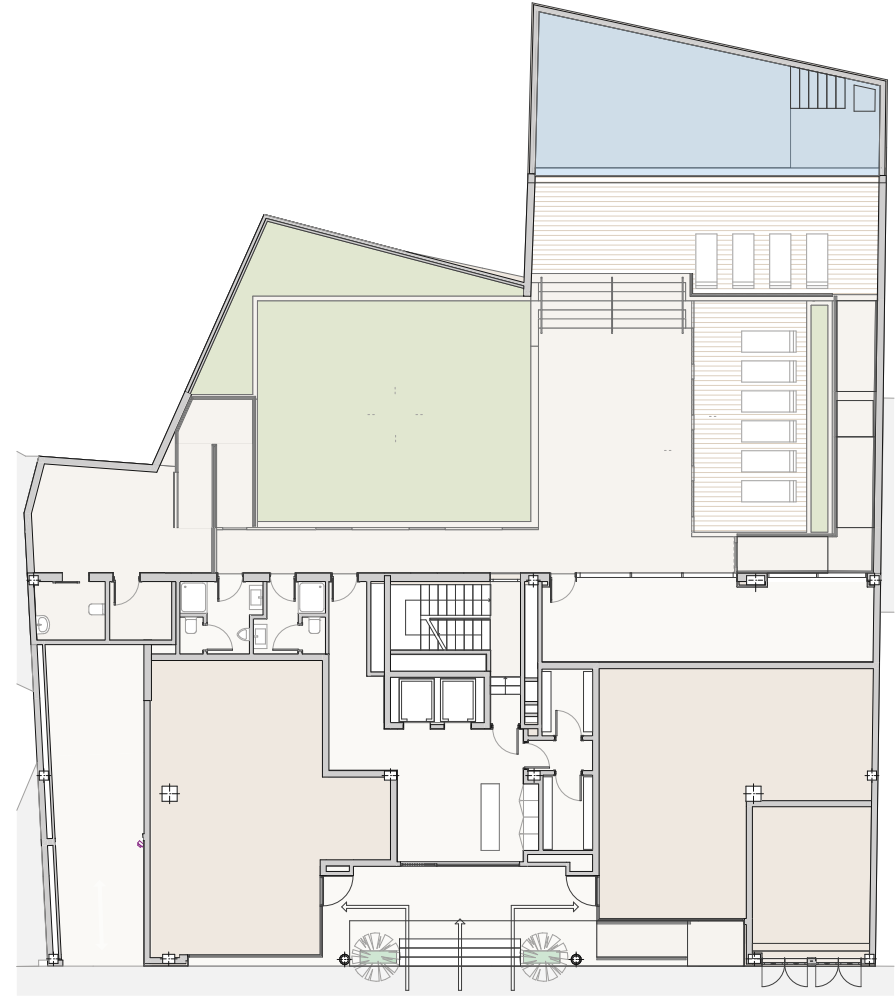




## COMMON AREAS IN A PRIVATE ENVIRONMENT

Privacy in the heart of the residential complex. Two areas, different surroundings. Pool, solarium, and garden: leisure and tranquillity. Energy and vitality in a bright gym. Common areas that provide health and serenity.

Comfort embodied in deluxe residential services. From the spacious entrance hall, where you can rise to your home in each of its two elevators or descend to its large parking lot on two levels, with spaces for bicycles and storage. Because design is luxury and practicality.

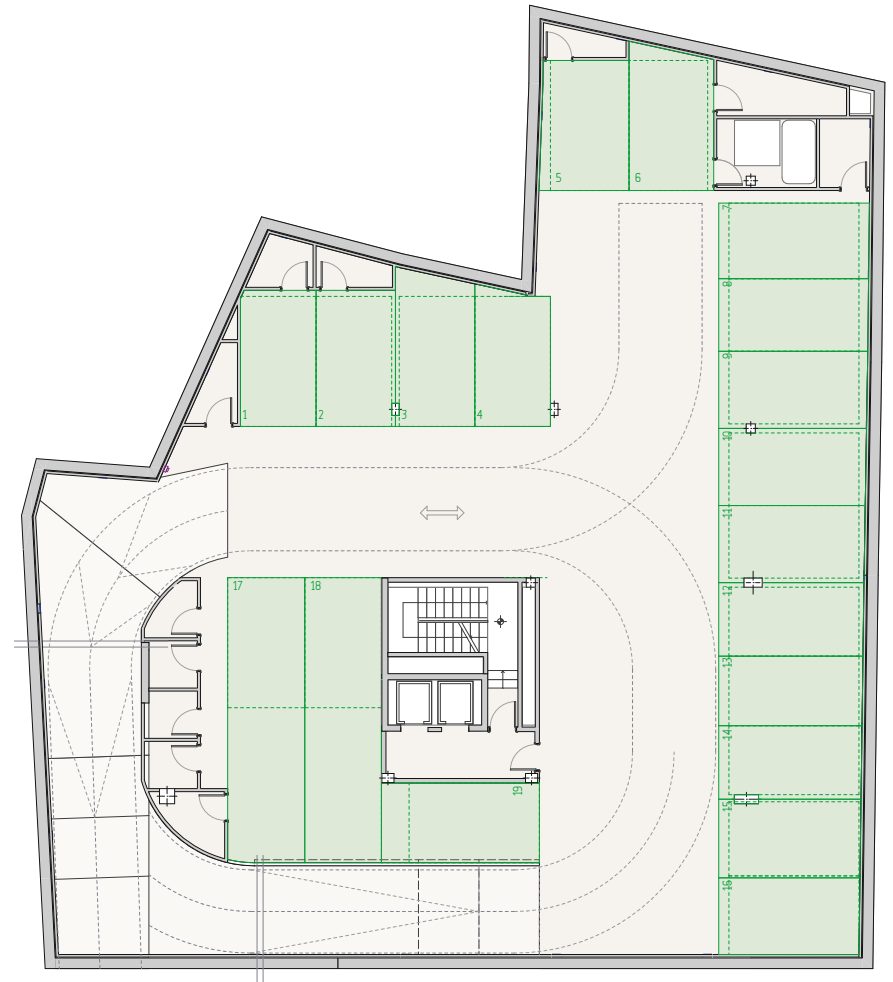




## Basement floor 1

Layout of parking lots  
and storage units in basement floors

Parking Lot 01	12,23 m <sup>2</sup>	Storage Unit 01	3,59 m <sup>2</sup>
Parking Lot 02	11,81 m <sup>2</sup>	Storage Unit 02	3,3 m <sup>2</sup>
Parking Lot 03	13,13 m <sup>2</sup>	Storage Unit 03	3,05 m <sup>2</sup>
Parking Lot 04	11,14 m <sup>2</sup>	Storage Unit 04	2,68 m <sup>2</sup>
Parking Lot 05	12,47 m <sup>2</sup>	Storage Unit 05	6,34 m <sup>2</sup>
Parking Lot 06	12,97 m <sup>2</sup>	Storage Unit 06	4,16 m <sup>2</sup>
Parking Lot 07	12,42 m <sup>2</sup>	Storage Unit 07	4,54 m <sup>2</sup>
Parking Lot 08	11,86 m <sup>2</sup>	Storage Unit 08	3,14 m <sup>2</sup>
Parking Lot 09	12,52 m <sup>2</sup>	Storage Unit 09	3,25 m <sup>2</sup>
Parking Lot 10	12,41 m <sup>2</sup>	Storage Unit 10	3,25 m <sup>2</sup>
Parking Lot 11	12,3 m <sup>2</sup>	Storage Unit 11	3,11 m <sup>2</sup>
Parking Lot 12	11,63 m <sup>2</sup>		
Parking Lot 13	10,94 m <sup>2</sup>		
Parking Lot 14	11,48 m <sup>2</sup>		
Parking Lot 15	12,19 m <sup>2</sup>		
Parking Lot 16	11,8 m <sup>2</sup>		
Parking Lot 17	24 m <sup>2</sup>		
Parking Lot 18	23,89 m <sup>2</sup>		
Parking Lot 19	13,77 m <sup>2</sup>		





## Basement floor 2

All floors have charging stations for electric vehicles.

Parking Lot 20	11,23 m <sup>2</sup>	Storage Unit 12	3,59 m <sup>2</sup>
Parking Lot 21	11,81 m <sup>2</sup>	Storage Unit 13	3,3 m <sup>2</sup>
Parking Lot 22	13,13 m <sup>2</sup>	Storage Unit 14	3,05 m <sup>2</sup>
Parking Lot 23	11,14 m <sup>2</sup>	Storage Unit 15	2,67 m <sup>2</sup>
Parking Lot 24	12,47 m <sup>2</sup>	Storage Unit 16	8,8 m <sup>2</sup>
Parking Lot 25	12,97 m <sup>2</sup>	Storage Unit 17	7,61 m <sup>2</sup>
Parking Lot 26	12,42 m <sup>2</sup>	Storage Unit 18	5,66 m <sup>2</sup>
Parking Lot 27	11,86 m <sup>2</sup>	Storage Unit 19	6,17 m <sup>2</sup>
Parking Lot 28	12,52 m <sup>2</sup>	Storage Unit 20	4,61 m <sup>2</sup>
Parking Lot 29	12,41 m <sup>2</sup>	Storage Unit 21	2,64 m <sup>2</sup>
Parking Lot 30	12,35 m <sup>2</sup>		
Parking Lot 31	11,59 m <sup>2</sup>		
Parking Lot 32	10,94 m <sup>2</sup>		
Parking Lot 33	11,48 m <sup>2</sup>		
Parking Lot 34	12,19 m <sup>2</sup>		
Parking Lot 35	11,8 m <sup>2</sup>		
Parking Lot 36	14,21 m <sup>2</sup>		
Parking Lot 37	12,5 m <sup>2</sup>		
Parking Lot 38	12,5 m <sup>2</sup>		
Parking Lot 39	13,66 m <sup>2</sup>		
Parking Lot 40	15,03 m <sup>2</sup>		



# APARTMENTS

## MINIMALISM AND SPACE

Compact and open-plan space. Optimized layouts. Open kitchen, living room, bathroom and a bedroom. Large windows to enjoy natural light and the Mediterranean breeze in three different, carefully chosen finishes. An intimate and personal space, the perfect investment.







	House 1	House 2	House 3	House 4	House 5	House 6
Built area + terraces	49,82 m <sup>2</sup>	69,98 m <sup>2</sup>	57,04 m <sup>2</sup>	56,25 m <sup>2</sup>	71,86 m <sup>2</sup>	50,44 m <sup>2</sup>
Built area + common areas	73,06 m <sup>2</sup>	102,82 m <sup>2</sup>	83,81 m <sup>2</sup>	82,65 m <sup>2</sup>	105,58 m <sup>2</sup>	74,11 m <sup>2</sup>
Bathroom	4,83 m <sup>2</sup>	4,81 m <sup>2</sup>	4,92 m <sup>2</sup>	4,92 m <sup>2</sup>	4,81 m <sup>2</sup>	5,1 m <sup>2</sup>
KT-LR	21,78 m <sup>2</sup>	27,88 m <sup>2</sup>	25,75 m <sup>2</sup>	25,34 m <sup>2</sup>	25,79 m <sup>2</sup>	21,74 m <sup>2</sup>
Room 1	10,16 m <sup>2</sup>	10,43 m <sup>2</sup>	9,98 m <sup>2</sup>	9,93 m <sup>2</sup>	10,56 m <sup>2</sup>	10,61 m <sup>2</sup>
Laundry Room	2,58 m <sup>2</sup>	2,63 m <sup>2</sup>	2,34 m <sup>2</sup>	2,34 m <sup>2</sup>	2,53 m <sup>2</sup>	2,21 m <sup>2</sup>



	House 7	House 8	House 9	House 10	House 11	House 12	House 13	House 14	House 15	House 16	House 17	House 18
<b>Built area + terraces</b>	49,72 m <sup>2</sup>	65,86 m <sup>2</sup>	57,04 m <sup>2</sup>	56,31 m <sup>2</sup>	67,78 m <sup>2</sup>	50,44 m <sup>2</sup>	49,72 m <sup>2</sup>	65,86 m <sup>2</sup>	57,04 m <sup>2</sup>	56,31 m <sup>2</sup>	67,78 m <sup>2</sup>	50,44 m <sup>2</sup>
<b>Built area + common areas</b>	73,06 m <sup>2</sup>	96,77 m <sup>2</sup>	83,81 m <sup>2</sup>	82,74 m <sup>2</sup>	99,59 m <sup>2</sup>	74,11 m <sup>2</sup>	73,06 m <sup>2</sup>	96,77 m <sup>2</sup>	83,81 m <sup>2</sup>	82,74 m <sup>2</sup>	99,59 m <sup>2</sup>	74,11 m <sup>2</sup>
<b>Bathroom</b>	4,83 m <sup>2</sup>	4,81 m <sup>2</sup>	4,92 m <sup>2</sup>	4,92 m <sup>2</sup>	4,81 m <sup>2</sup>	5,1 m <sup>2</sup>	4,83 m <sup>2</sup>	4,81 m <sup>2</sup>	4,92 m <sup>2</sup>	4,92 m <sup>2</sup>	4,81 m <sup>2</sup>	5,1 m <sup>2</sup>
<b>KT-LR</b>	21,78 m <sup>2</sup>	27,88 m <sup>2</sup>	25,75 m <sup>2</sup>	25,34 m <sup>2</sup>	25,79 m <sup>2</sup>	21,74 m <sup>2</sup>	21,78 m <sup>2</sup>	27,88 m <sup>2</sup>	25,75 m <sup>2</sup>	25,34 m <sup>2</sup>	25,79 m <sup>2</sup>	21,74 m <sup>2</sup>
<b>Room 1</b>	10,16 m <sup>2</sup>	10,43 m <sup>2</sup>	9,98 m <sup>2</sup>	9,93 m <sup>2</sup>	10,56 m <sup>2</sup>	10,61 m <sup>2</sup>	10,16 m <sup>2</sup>	10,43 m <sup>2</sup>	9,98 m <sup>2</sup>	9,93 m <sup>2</sup>	10,56 m <sup>2</sup>	10,61 m <sup>2</sup>
<b>Laundry Room</b>	2,58 m <sup>2</sup>	2,63 m <sup>2</sup>	2,34 m <sup>2</sup>	2,34 m <sup>2</sup>	2,53 m <sup>2</sup>	2,21 m <sup>2</sup>	2,58 m <sup>2</sup>	2,63 m <sup>2</sup>	2,34 m <sup>2</sup>	2,34 m <sup>2</sup>	2,53 m <sup>2</sup>	2,21 m <sup>2</sup>



# FLATS

## OPENNESS AND COMFORT

Spacious homes to experience comfort as you wish. Two or three bedrooms, two bathrooms, open kitchen to the living room and its large terraces. Three interior design finishes: Insula Light, Shine, and Glam Style. Inspiration and creativity seen in materials and shapes. The privilege of light and delicacy at the service of your identity.



	House 19	House 20	House 21	House 22
Built area + terraces	103,24 m <sup>2</sup>	76,19 m <sup>2</sup>	75,41 m <sup>2</sup>	105,81 m <sup>2</sup>
Built area + common areas	151,69 m <sup>2</sup>	111,95 m <sup>2</sup>	110,80 m <sup>2</sup>	155,47 m <sup>2</sup>
Bathroom 1	5,49 m <sup>2</sup>	3,71 m <sup>2</sup>	3,71 m <sup>2</sup>	5,49 m <sup>2</sup>
Bathroom 2	4,00 m <sup>2</sup>	3,92 m <sup>2</sup>	4,05 m <sup>2</sup>	4,15 m <sup>2</sup>
KT-LR	29,31 m <sup>2</sup>	27,66 m <sup>2</sup>	27,15 m <sup>2</sup>	31,11 m <sup>2</sup>

	House 19	House 20	House 21	House 22
Room 1	10,28 m <sup>2</sup>	12,77 m <sup>2</sup>	12,77 m <sup>2</sup>	10,27 m <sup>2</sup>
Room 2	7,56 m <sup>2</sup>	8,42 m <sup>2</sup>	8,32 m <sup>2</sup>	7,83 m <sup>2</sup>
Room 3	7,52 m <sup>2</sup>	-	-	7,56 m <sup>2</sup>
Laundry Room	3,00 m <sup>2</sup>	3,13 m <sup>2</sup>	3,12 m <sup>2</sup>	3,00 m <sup>2</sup>





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# PENTHOUSES

## ELEGANCE AND EXCLUSIVENESS

The delight of living under Palma's sky. Light, space, and sense in two heights. A house where the diaphanous living room integrates the kitchen, and it extends beyond its large windows to its wide terrace. On the top floor, a private solarium. Light, sun, breeze, and fortune. A maximized sensorial experience. Options in interior design from which to choose as Light, Shine and Glam Style. Or a personalized design service according to your taste and needs. An exclusive, unique, and unmistakable product.

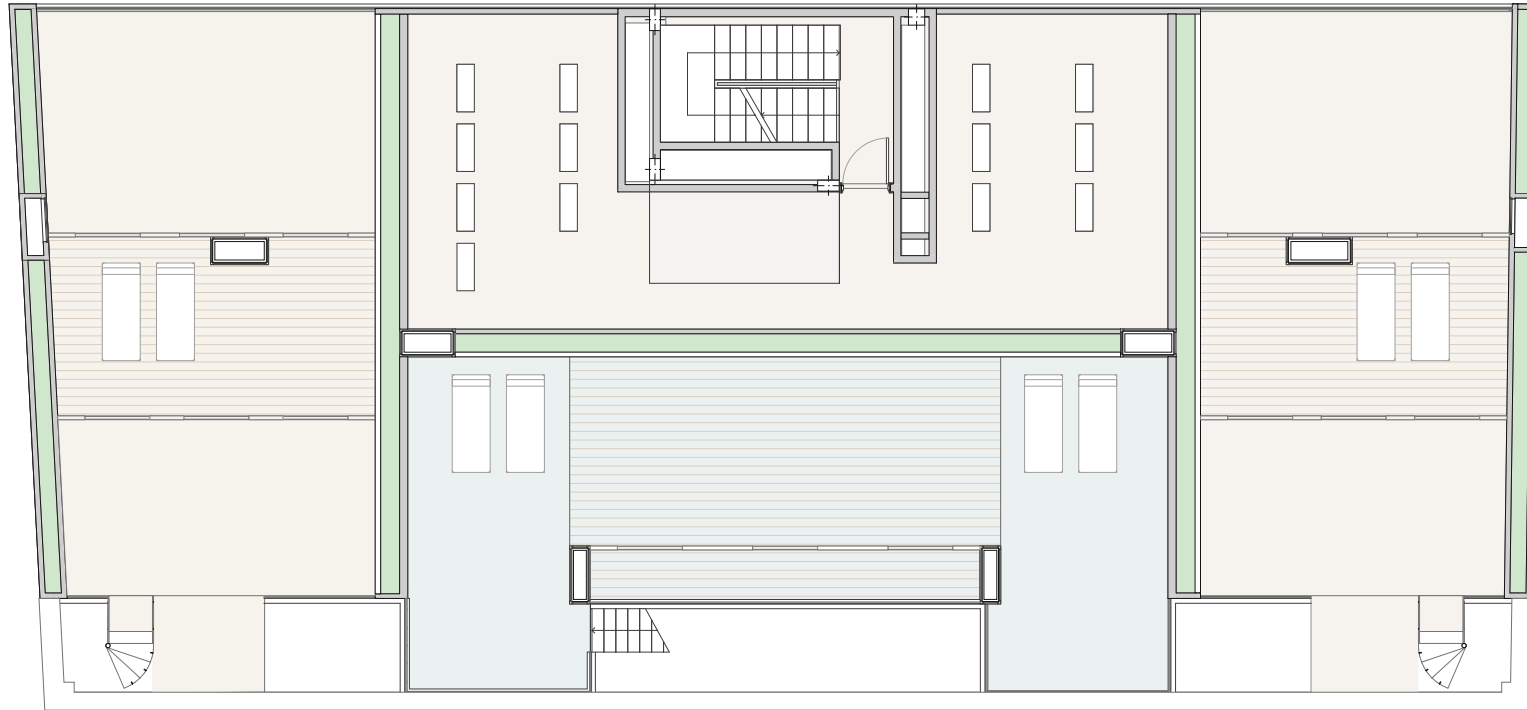


	House 23	House 24	House 25
Built area + terraces	126,59 m <sup>2</sup>	103,66 m <sup>2</sup>	129,16 m <sup>2</sup>
Built area + common areas	259,66 m <sup>2</sup>	234,30 m <sup>2</sup>	266,61 m <sup>2</sup>
Bathroom 1	5,49 m <sup>2</sup>	5,06 m <sup>2</sup>	5,49 m <sup>2</sup>
Bathroom 2	4,00 m <sup>2</sup>	3,99 m <sup>2</sup>	4,15 m <sup>2</sup>
KT-LR	36,80 m <sup>2</sup>	30,5 m <sup>2</sup>	37,89 m <sup>2</sup>

	House 23	House 24	House 25
Room 1	10,28 m <sup>2</sup>	13,54 m <sup>2</sup>	10,27 m <sup>2</sup>
Room 2	7,56 m <sup>2</sup>	8,85 m <sup>2</sup>	7,83 m <sup>2</sup>
Room 3	7,52 m <sup>2</sup>	-	7,56 m <sup>2</sup>
Laundry Room	3,00 m <sup>2</sup>	3,09 m <sup>2</sup>	3,00 m <sup>2</sup>







	House 23	House 24	House 25
Built Area	73,66 m <sup>2</sup>	81,99 m <sup>2</sup>	76,83 m <sup>2</sup>
Common Terrace	82,86 m <sup>2</sup>		





# CUSTOMIZATION



# LIGHT

## THE MINIMALIST STYLE

Light and space. Whites, soft grey tones, transparency. Air circulation. Luminous finishes. Fragrances and Mediterranean sense.



### INTERIOR AND EXTERIOR GENERAL FLOORING

- 1: Porcelain Tile flooring GRANITE CREAM
- 2: Kitchen furniture Kitchen worktop BLANCO ZEUS EXTREME





LIGHT  
THE MINIMALIST STYLE

CUSTOMIZATION

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LIGHT  
THE MINIMALIST STYLE



# LIGHT BATHROOMS



## BATHROOM LININGS

1: Concealed fittings NAIA 2: Flooring and lining GRANITE CREAM  
3: Shower mixing valve Rainsense Everlux Cromo

# SHINE

## LIGHT AND WARMTH

Welcoming spaces. Wood, solid quartz and marble finishes. Warmth and luxury giving a sense of seclusion and intimacy.



### INTERIOR AND EXTERIOR GENERAL FLOORING

1: Kitchen natural wood furniture 2: Kitchen worktop and flooring Statuario  
3: General flooring OXFORD oak colour 4: Natural oak wood



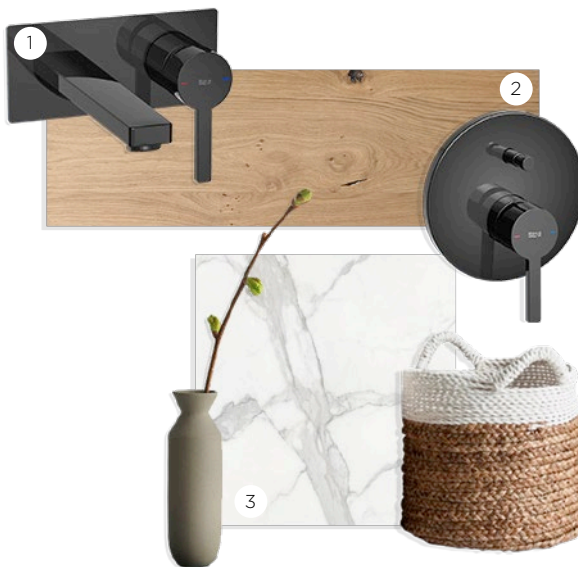
SHINE  
LIGHT AND WARMTH

SHINE  
LIGHT AND WARMTH



# SHINE

## BATHROOMS



### BATHROOM LININGS

1: Concealed fittings NAIA Black Titanium 2: Furniture KUBE Series  
3: Flooring and linings Statuario Mate

# GLAM

## SUPERLATIVE DESIGN

Superb Spaces. Wood, black, greys, warmth. Dark marble, robustness.  
Interior design and passion. A unique space where to feel elevated.



### INTERIOR AND EXTERIOR GENERAL FLOORING

- 1: Kitchen flooring XTONE LIEM BLACK
- 2: Oak flooring Trendtime 8 herringbone Parador





GLAM  
SUPERLATIVE DESIGN

CUSTOMIZATION

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GLAM  
SUPERLATIVE DESIGN



# GLAM BATHROOMS



## BATHROOM LININGS

- 1: Marble Arabescato Orobito
- 2: Concealed fittings mate black ICONICO
- 3: Flooring and lining big format XTONE LIEM BLACK

# THE TEAM



DENNIS ISENBURG  
Founder | CEO



CHEMA PERIS  
COO | Project Director



JOSE BAREA  
Architect | Creative Director



**Pro.ces**  
projekt · consult · entwicklung · steuerung



**JBA**  
JOSE BAREA ARQUITECTOS



With the aim of fostering state-of-the-art architecture in unique locations, Pro.ces (founded by Udo Fuhrmann and Dennis Isenburg), and Jose Barea Arquitectos join forces to launch Insula Properties, thus combining the extensive experience of a developer and consultant on international projects and the vision of an architecture studio based on brilliance and excellence.

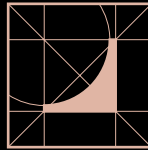
Pro.ces GmbH, based in Emdem (Germany), has long been developing construction projects. For various construction projects, pro.ces GmbH can rely on a broad partner network as well as many years of experience in the construction industry. Experience that is transferred to the construction projects carried out, be it in residential and commercial construction, in the elderly care sector, or listed buildings. This allows projects to be carried out reliably, on time and with a high architectural and construction quality.

On the other hand, Jose Barea Arquitectos, integrates a team of professionals connected by a common goal: to create spaces in which to enhance quality of life and to inspire other architects and generations. Every architectural concept is studied and refined repeatedly, driven by the desire to generate buildings that are as functionally efficient as visually stunning.

# INSULA

· SANTA CATALINA ·

Briefing, non-contractual and merely illustrative documentation subject to necessary changes due to technical, legal or commercial requirements from the project management or competent authority. The infographics of the facades, common elements and remaining spaces are of indicative nature and may be subject to verification or modification on technical projects. The furniture of the interior infographics is not included, the finishes, qualities, colours, fixtures and fittings, sanitary appliances and kitchen furniture are an approximation and merely representative and the fixtures and fittings of the houses will be the one indicated in the Building Specifications. The Energy certification matches the one established in the project in process. All information and document submission will be carried out in accordance with the provisions of Real Decreto 515/1989 and other regulation that may complement it whether of national or local governments.



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