



# COMPANY 10

URBAN ESSENCE - MEDITERRANEAN SOUL  
11 EXCLUSIVE HOMES. PALMA DE MALLORCA

# PALMA DE MALLORCA

Nestled in the heart of the Mediterranean, Palma de Mallorca captivates with its radiant light, mild climate, and stunning natural beauty. This city, rich in both history and contemporary culture, offers a serene retreat for the senses. With its idyllic beaches, breathtaking landscapes, traditional cuisine, vibrant cultural scene, and abundant leisure and sporting activities,

Palma de Mallorca is more than just a place to live—it's a place to relish the present and look forward to the future. **In this city, anything is possible.**





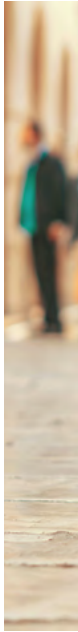


Son Espanyolet is conveniently situated next to the vibrant **Santa Catalina neighbourhood**, renowned for its lively atmosphere, numerous restaurants, and cafés. You can also easily reach the **Old Town**, with its bustling shopping streets and the charming Paseo del Borne, where the architecture and traditions have stood the test of time. Not to mention the **Paseo Marítimo** or Sea-front Promenade, which stretches along the entire coastline of the city.

## COMPANY 10

Company 10 is located in the delightful neighbourhood of Son Espanyolet, a highly sought-after residential area in Palma de Mallorca that is continuously growing in popularity. It offers an exceptional quality of life, thanks to its excellent location and quick access to all parts of the city.

The area is equipped with all the essential amenities for daily living, including supermarkets, shops, chemists, and banks. Public transport is also conveniently located nearby.





**Several of the city's most prestigious schools**, such as San Cayetano, La Purísima, and Madre Alberta, are located near **Company 10**. The area is also home to **some of Palma's leading sports facilities**, including Golf Son Vida, Golf Son Muntaner, and Son Quint. You'll also find the Mallorca Tennis Club and several padel clubs nearby. **Medical centres and hospitals**, like the Juaneda Clinic, are conveniently close.

**The residential complex is situated near spacious parks, children's play areas, and extensive green spaces**, as well as sites of significant historical and cultural importance, such as the Bellver Forest and Castle.





# LIVE CLOSE TO EVERYTHING THAT MATTERS

- 1 Juaneda Clinic
- 2 Sagrado Corazón Park
- 3 Sagrado Corazón School
- 4 San Cayetano School
- 5 Mallorca Tennis Club and Pins Padel Club
- 6 Picasso park
- 7 Nuestra Señora de Montesión School
- 8 La Salle Palma School
- 9 Trui Theatre
- 10 Madre Alberta School
- 11 Golf Son Vida, Golf Son Muntaner, and Son Quint
- 12 Bellver Castle and Bellver Forest
- 13 Palma de Mallorca Auditorium
- 14 Royal Nautical Club of Palma
- 15 Paseo del Borne
- 16 Basilica Cathedral of Santa María de Mallorca
- 17 Parque del Mar
- 18 Port of Palma
- 19 Palma Airport 15 min (MA-20)



11 ↙

10

9

8

7

Ma-20

6



1

CARRER SON ESPANYOLET  
COMPANY 10

5

4

3

2

**SON ESPANYOLET**

AVENIDA DE PICASSO

CARRER DE JOAN CRESPI

Ma-1044

**SANTA CATALINA**

**OLD TOWN**

15

AVENIDA DE GABRIEL ROCA

12

13

14

16

BAY OF PALMA  
(Mediterranean Sea)

17

18

19 ↘

# ABOUT THE PROJECT

**COMPANY 10 IS AN EXCLUSIVE RESIDENTIAL DEVELOPMENT FEATURING 11 UNIQUE HOMES OFFERING 1, 2, OR 3 BEDROOMS.**

**The building boasts an original design** characterised by clean lines and a minimalist style. A standout feature of the façade is the **large movable panelling**, which serves a dual purpose: it is both decorative and functional, shielding the interiors from the sun. With the façade facing south, this design helps regulate the temperature while maintaining the interior's natural light.



1, 2 AND 3 BEDROOMS



OPEN CONCEPT DESIGN\*



PENTHOUSES WITH ROOF GARDENS\*



GROUND FLOOR UNITS WITH TERRACES/ COURTYARDS\*



TERRACES\*



STORAGE ROOMS\*



GARAGES\*

\*Check property types available.



# 01

## OPEN CONCEPT DESIGN

The open-plan layout enhances the **sense of space** and creates **fluid, multifunctional living areas**





The materials and colours of the kitchen furniture shown are a decorative suggestion and are not included in the property specifications.





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# 02

## BRIGHT SPACES

Natural light is a key element, thanks to the **large windows** in the living areas and master bedrooms





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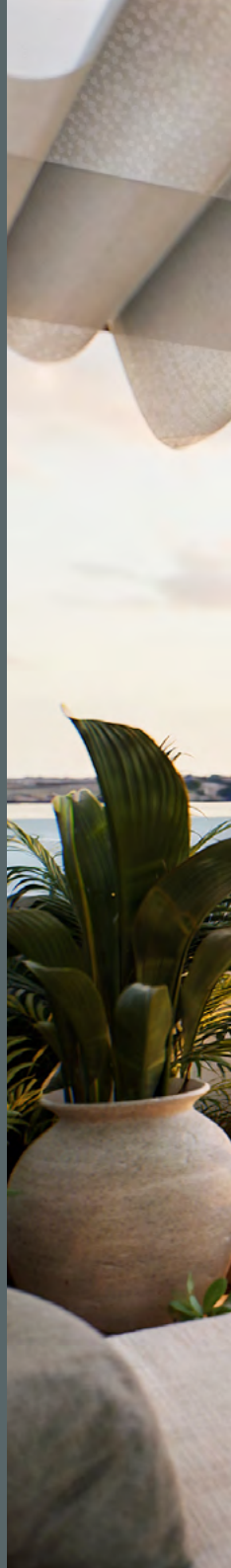


# 03

## STUNNING VIEWS

What truly sets **Company 10** apart are the **magnificent views of Palma Bay\*** that can be enjoyed from inside and, of course, from the splendid terraces.

\*Check property types available.







04

DESIGN

Architectural details and finishes  
lend distinction, privacy and sophistication  
to the design.





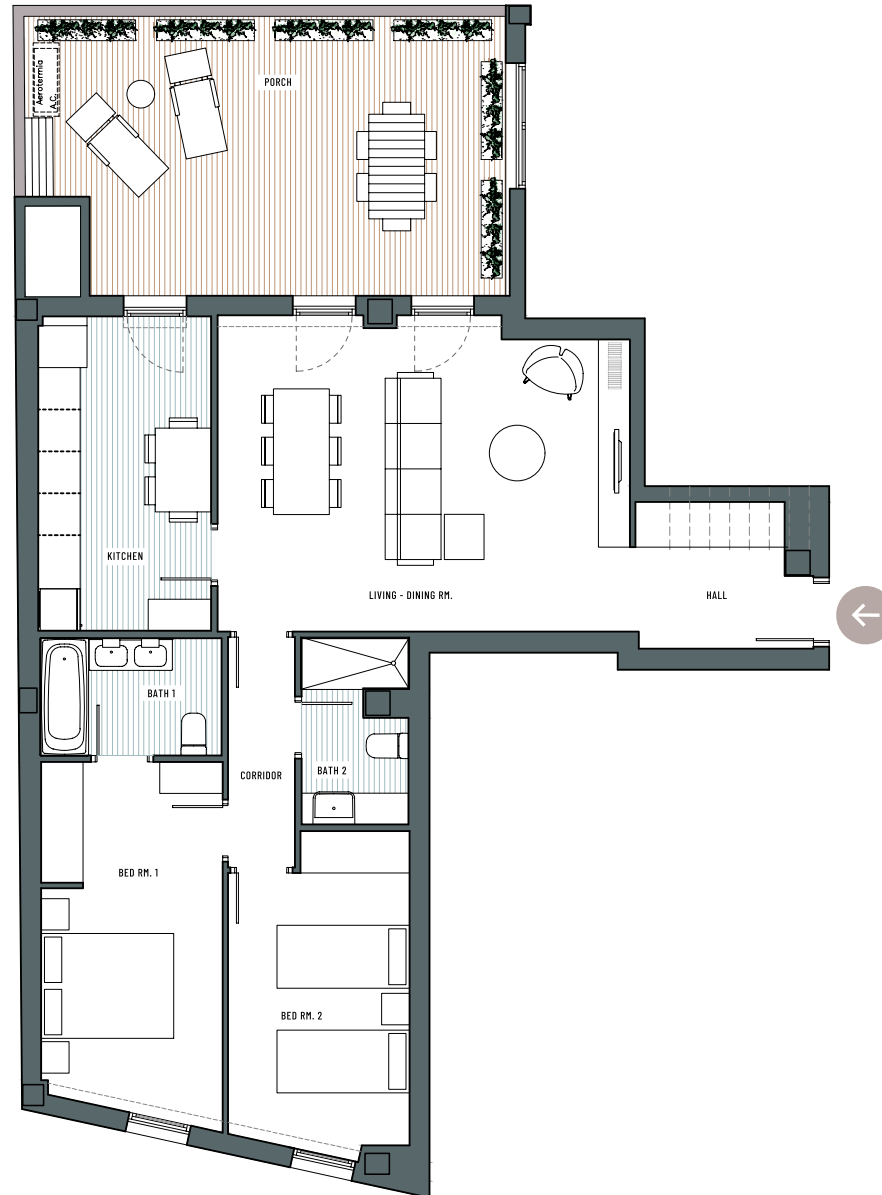
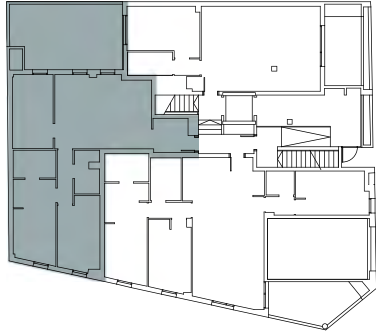






# THE APARTMENTS

## GROUND FLOOR



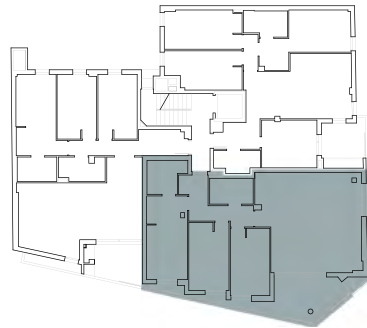




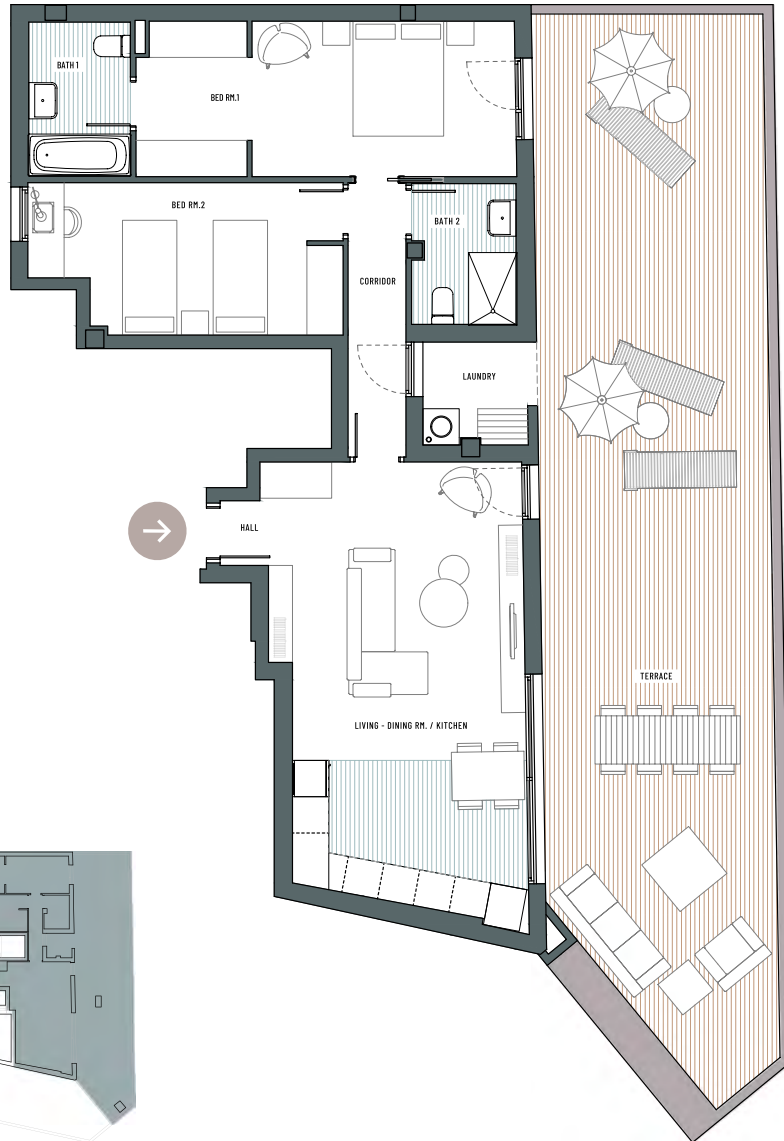
# THE APARTMENTS



## SECOND FLOOR

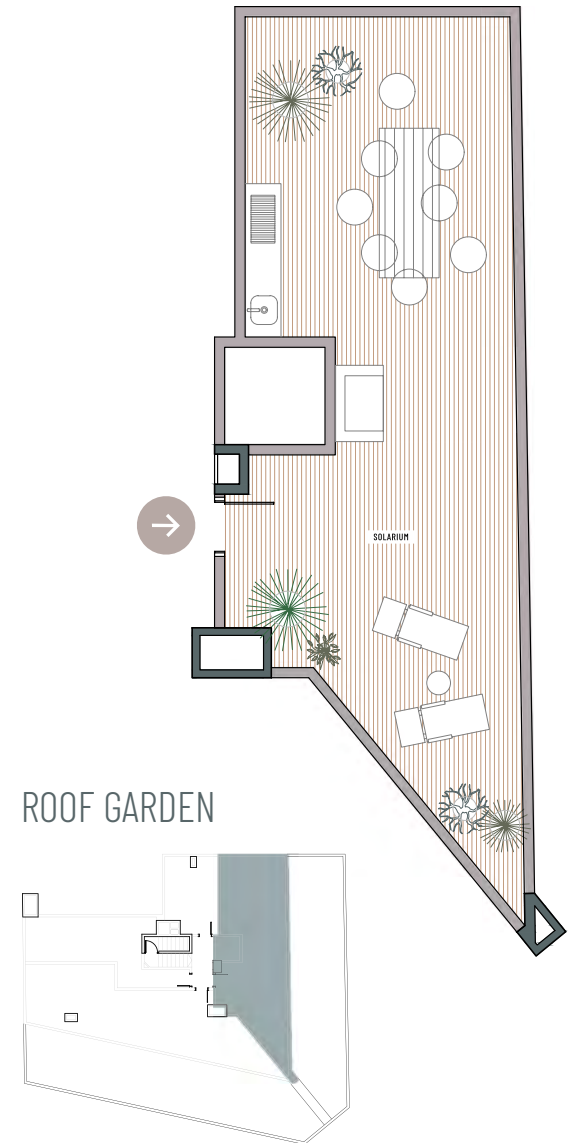


# THE APARTMENTS



## PENTHOUSE





# TECHNICAL SPECIFICATIONS

## STRUCTURE

- Structure in reinforced concrete made up of foundations, walls, pillars, beams and one-way suspended floors, in accordance with the current regulations.
- Acoustic insulation for all floor slabs using impact-resistant sheeting.
- Thermal and acoustic insulation for ceilings in contact with the roof and floors in contact with commercial spaces or garages.
- Quality assurance and tests carried out by a certified laboratory.

## FAÇADE

### *Street façade:*

- Façade with single-layer render finish on running perforated ceramic brick, plastered interior, air chamber and interior cladding laminate plasterboard on metal profiles with thermal and acoustic insulation.
- Finished with wooden or aluminium profiles, depending on the area.

### *Interior courtyard façade:*

- Façade with single-layer render finish on running ceramic brick, plastered interior, air chamber and interior cladding laminate plasterboard on metal profiles with thermal and acoustic insulation.

## ROOF

- Flat walkable roof with thermal insulation using polystyrene.
- Waterproofing with double asphalt sheeting and ceramic tiles laid with cement mortar.

## DISTRIBUTIONS

- Separation between apartments and common areas by ceramic panelling coated with laminate plasterboard with thermal and acoustic insulation.
- Interior panelling made up of laminate plasterboard on framework of metal profiles with internal thermal and acoustic insulation in accordance with the current technical standards.





#### EXTERIOR JOINERY

- Aluminium exterior joinery with thermal break, featuring double glazing with low-emissivity glass on the inside and an air chamber.
- Tilt-and-turn windows, one per room (except for sliding windows).
- Roller shutters made from insulated aluminium slats.
- Thermally insulated monoblock roller shutter box.

#### PAVING

- Laminate paving type AC4 throughout the apartment on flexible sheet to damp impact noise.
- MDF skirting board with matte white lacquer.
- Ceramic tiles in kitchens, bathrooms and terraces.
- Granite or porcelain stoneware stairways in common areas.

#### INTERIOR JOINERY

- Interior doors composed of a smooth leaf lacquered in matte white and straight butt-jointed jambs, and hinges, latches and handles with stainless steel finish.
- Reinforced front door lacquered in smooth matte white, with three-point security lock, door viewer, security hinges, exterior pull and interior handle. Accessories in stainless steel finish.
- Recessed wardrobe fronts in all bedrooms, including interior cladding, suitcase shelf and rail.

#### CEILING CLADDING

- False ceiling with laminate plasterboard on metal profiles with smooth emulsion finish throughout the apartment.

# TECHNICAL SPECIFICATIONS

## WALL COATING

- Smooth emulsion paint in entrance, living room, kitchen, hallway and bedrooms.
- Smooth emulsion paint in common areas.
- Porcelain tiling in bathrooms and toilets.
- Porcelain splashback in the kitchen.

## BATHROOM FITTINGS

- Roca toilets, The Gap and Meridian models, white colour.
- Dual flush toilet.
- Roca mixer taps model Targa or similar, with water saving nozzle.
- White resin shower tray.
- Thermostatic taps for bath and shower.

## ELECTRICAL INSTALLATION

- Installation performed in accordance with the Low Voltage Regulation and standards of the utility company.
- Electrical mechanisms by Niessen model ZENIT in white or similar.
- TV and data sockets in kitchen, living room and bedrooms. Cable TV and additional data socket in living room and master bedroom.
- Fibre optic socket in the apartment.
- Automatic handsfree video doorbell.
- Power socket in solarium.
- LED lighting in common areas and presence detectors.
- LED lighting in recessed areas of the living room.
- Pre-installation for an electric vehicle charger.





#### PLUMBING AND SANITATION

- Hot and cold water installation with polyethylene pipes.
- Drain and downpipe network with standardised, soundproofed PVC pipes.
- Stopcocks at entrance to apartment, kitchen and bathrooms.
- Water supply for solarium.

#### AIR CONDITIONING AND HOT WATER

- Aerothermal system for underfloor heating and domestic hot water production.
- Installation of air conditioning in living room and bedrooms.

#### LIFTS

- In accordance with the standards UNE-EN-81-20 and UNE-EN-81-50, with frequency converter and fire-resistant automatic doors.

#### KITCHEN FURNISHINGS

- Kitchen equipped with wall and base units, laminated in matte white.
- Fittings including oven, induction cooktop, telescopic extractor, sink and mixer taps.
- Porcelain or compact quartz worktop.

# SUSTAINABILITY

**ARANSA HOMES** IS COMMITTED TO CARING FOR THE ENVIRONMENT WHILE ENSURING YOUR WELL-BEING AT HOME

In every project, we focus on the construction process, choosing top-quality materials and specific installations to enhance comfort in each home, ultimately improving your quality of life.

At **Company 10**, we take great care with every project, and we believe we've struck the perfect balance between design, sustainability, and energy efficiency.





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HOMES

**Aransa Homes** is the property development division of the **Aransa Real Estate Group**, a **respected national company** with a significant presence in the Balearic Islands, La Rioja, the Canary Islands, Portugal, and Mexico.

WE ARE PROUD TO SAY THAT WE ARE NOW A  
360° REAL ESTATE GROUP

We are fully engaged in every phase of the project, from selecting flooring, designing and promoting, to construction and after-sales service. We can achieve all this thanks to the dedication and expertise of our highly qualified and committed team of professionals.

**With over 50 years of experience and knowledge, we understand your needs and strive to meet your expectations.**



aransa  
HOMES

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