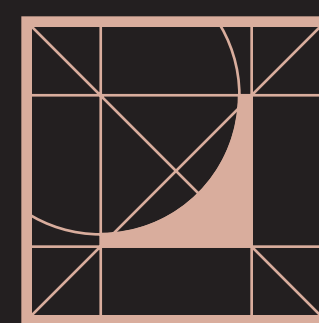


INSULA

· FONT DE SA CALA ·



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· FONT DE SA CALA ·



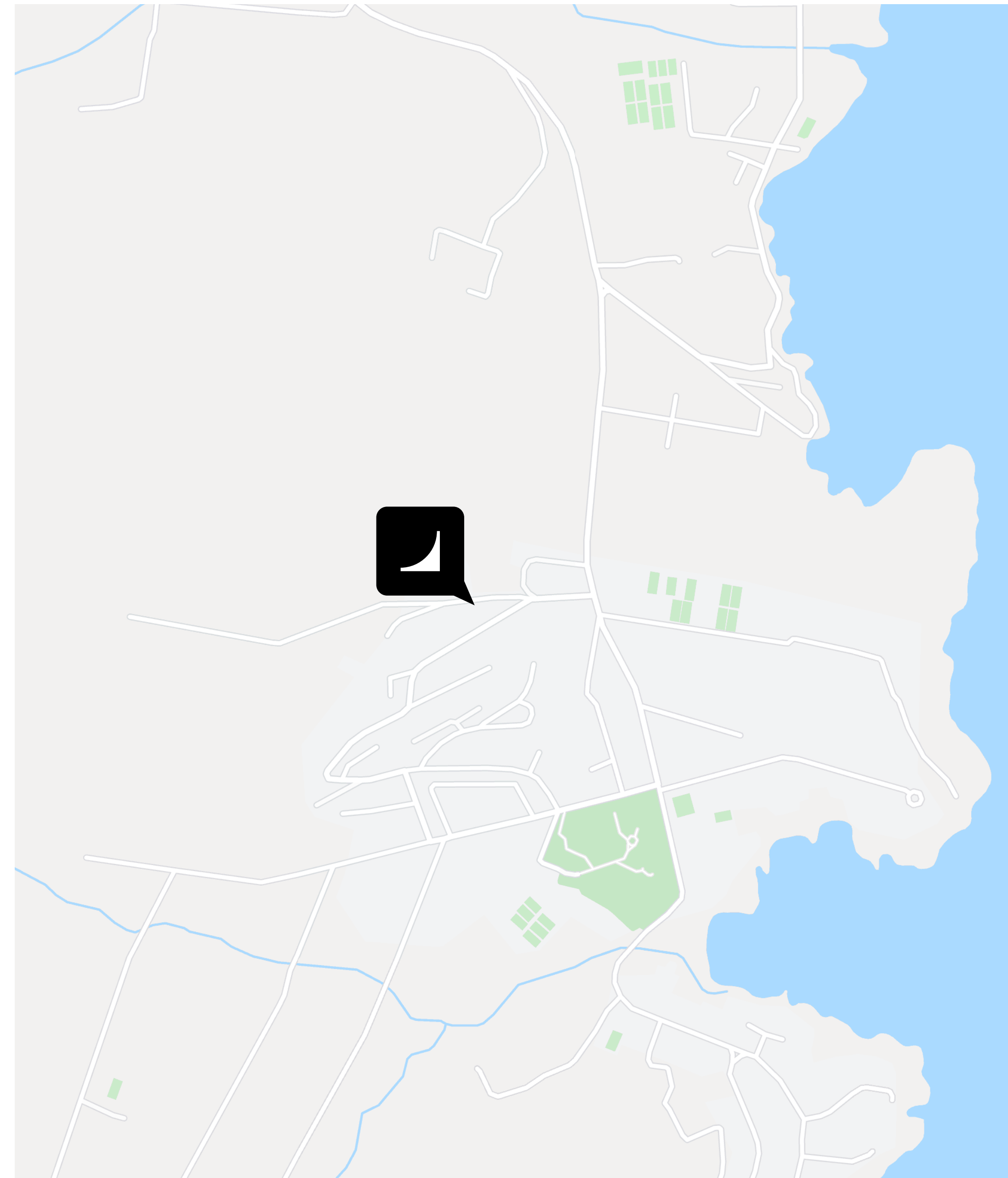
## ARCHITECTURE IN UNIQUE LOCATIONS

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.







## MALLORCA, 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

Unlimited creativity and innovative ideas in a sophisticated city where its bustling streets vibrate full of life, restaurants, boutiques and unique projects.

### FONT DE SA CALA

In a privileged location, Font De Sa Cala is the merge of nature and exclusivity. A variety of family leisure and relaxation activities. Mediterranean gastronomical alternatives. Luxury caressed by the sea breeze. Crystal-clear water allows each day a gratifying experience. A place where senses thrive.



## Your private island in the Mediterranean

Insula Font de Sa Cala embodies the luxury of living in the Mediterranean an intimate and nature connecting experience. A privileged environment of endless choices on activities and services in which to enjoy of the best lifestyle.

A thoughtful design, elegance within the reach of few. Magnificent qualities on three semi-detached houses striving towards comfort and wellness.

The rarity of living amid flawless aesthetic.







## Pool and terrace

Boundless spaces, several heights where the interior and exterior fuse. Terraces with private pools with gorgeous views to vegetation in which to lose your sight while the sound of water transports the mind into an oasis. Quiet elegance, unrivaled elegance.

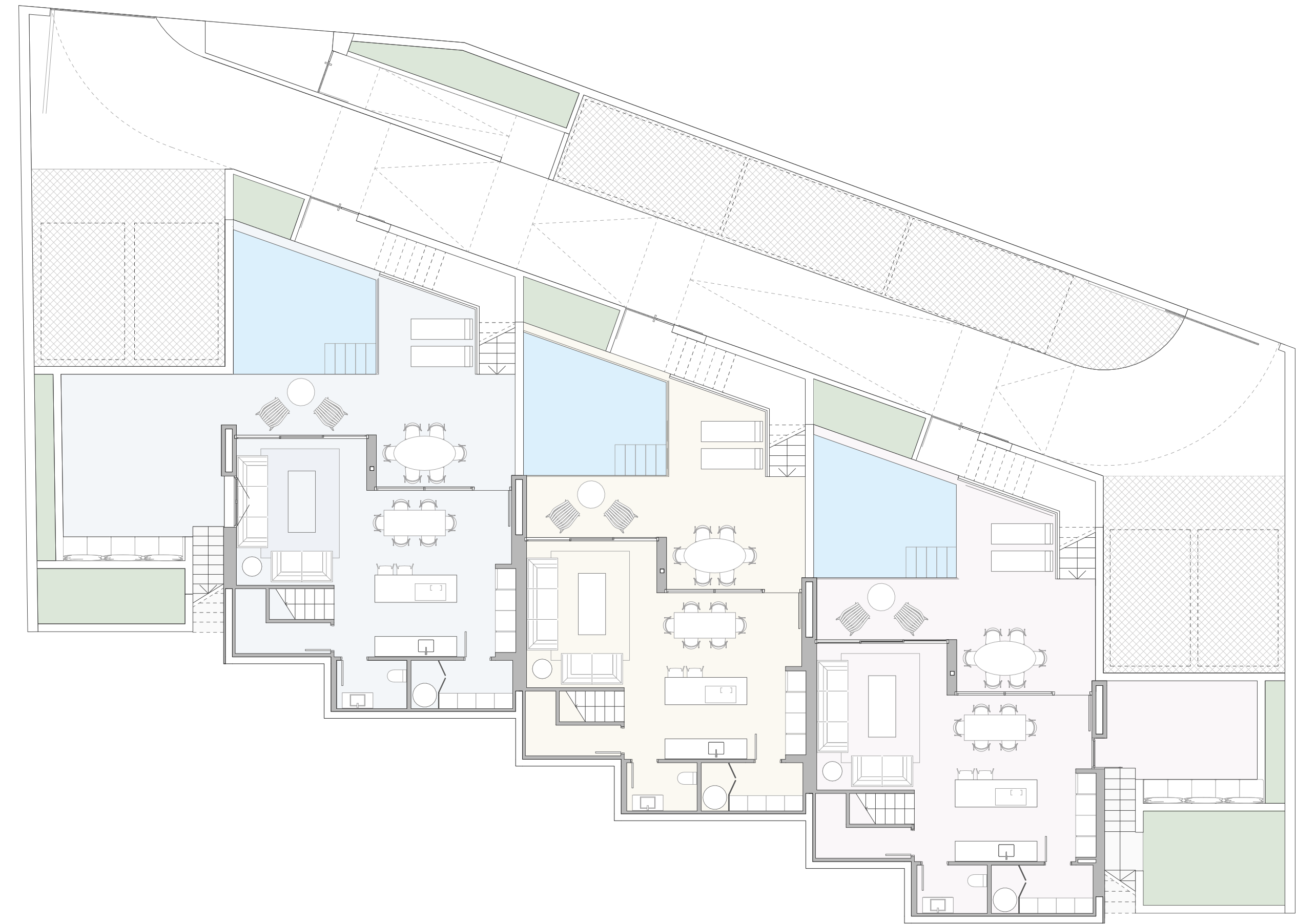


## Access and parking

Seven parking spaces service the residential complex,  
Direct access to the houses from common areas of the residential complex  
Comfort and intimacy combined.







	HOUSE 1	HOUSE 2	HOUSE 3
Built area + terraces + garden + Pool	302,1m <sup>2</sup>	232,53m <sup>2</sup>	302m <sup>2</sup>
Built area + common areas	391,44m <sup>2</sup>	320,41m <sup>2</sup>	391,21m <sup>2</sup>
Bathroom	2,92m <sup>2</sup>	2,92m <sup>2</sup>	2,92m <sup>2</sup>
Pantry / Warehouse	4,22m <sup>2</sup>	4,22m <sup>2</sup>	4,22m <sup>2</sup>
Hall GF	2,31m <sup>2</sup>	2,31m <sup>2</sup>	2,31m <sup>2</sup>
DLK	37m <sup>2</sup>	37m <sup>2</sup>	37m <sup>2</sup>
Warehouse	3,42m <sup>2</sup>	3,41m <sup>2</sup>	3,41m <sup>2</sup>
Terraces + Garden + Pool	105,5m <sup>2</sup>	60,3m <sup>2</sup>	100,5m <sup>2</sup>

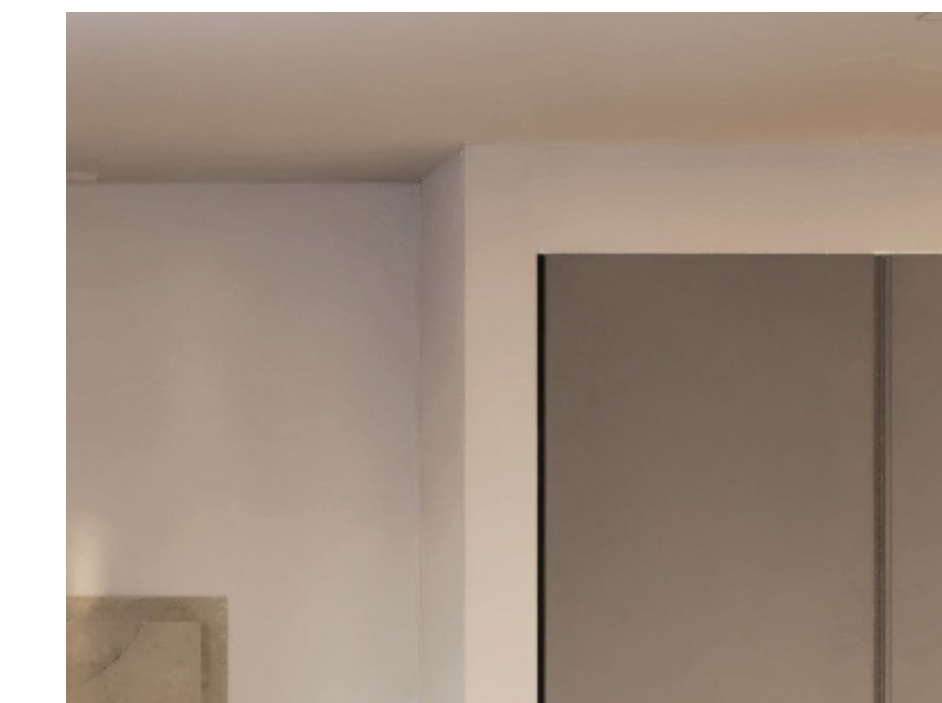
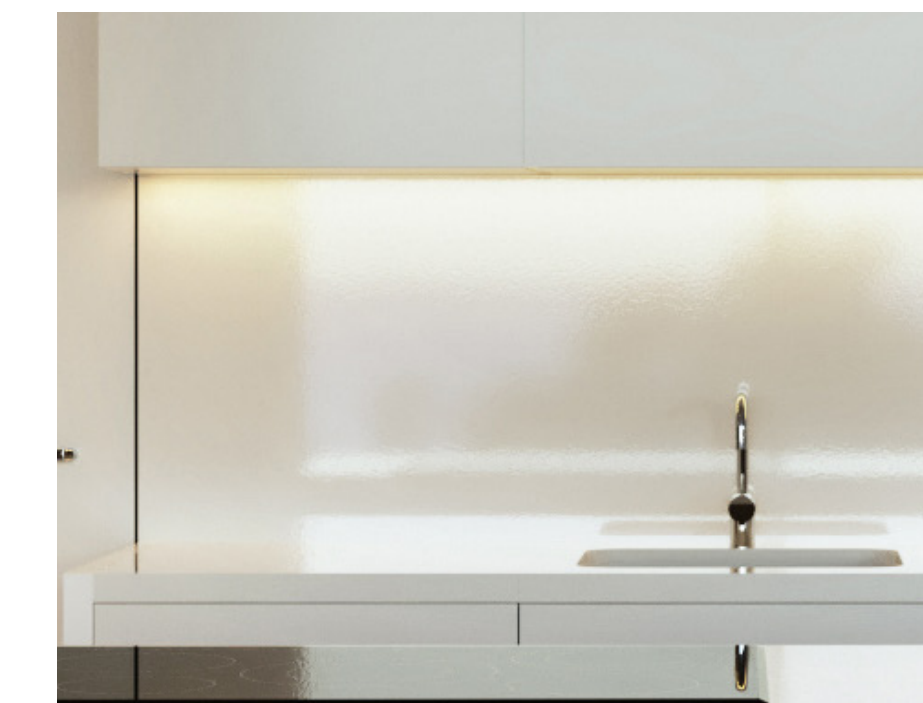




	HOUSE 1	HOUSE 2	HOUSE 3
Bathroom 1	4,09m <sup>2</sup>	4,09m <sup>2</sup>	4,09m <sup>2</sup>
Bathroom 2	5,15m <sup>2</sup>	5,15m <sup>2</sup>	5,15m <sup>2</sup>
Bathroom 3	4,9m <sup>2</sup>	4,9m <sup>2</sup>	4,9m <sup>2</sup>
Hall L1	3,84m <sup>2</sup>	3,84 m <sup>2</sup>	3,84m <sup>2</sup>
Sleeping room 1	17,32m <sup>2</sup>	17,44m <sup>2</sup>	17,44m <sup>2</sup>
Sleeping room 2	10,22m <sup>2</sup>	10,22m <sup>2</sup>	10,22m <sup>2</sup>
Sleeping room 3	9,74m <sup>2</sup>	9,74m <sup>2</sup>	9,74m <sup>2</sup>
Installations	1,97m <sup>2</sup>	1,97m <sup>2</sup>	1,97m <sup>2</sup>
Laundry Room	2,18m <sup>2</sup>	2,18m <sup>2</sup>	2,18m <sup>2</sup>
Terrace	57,07m <sup>2</sup>	35,1m <sup>2</sup>	62,37m <sup>2</sup>







## CUSTOMIZATION



ÍNSULA Light and Shine interior design options, or a totally personalized design service.  
An exclusive, unique, and unmistakable product.



# 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





# LIGHT BATHROOMS



## BATHROOM LININGS

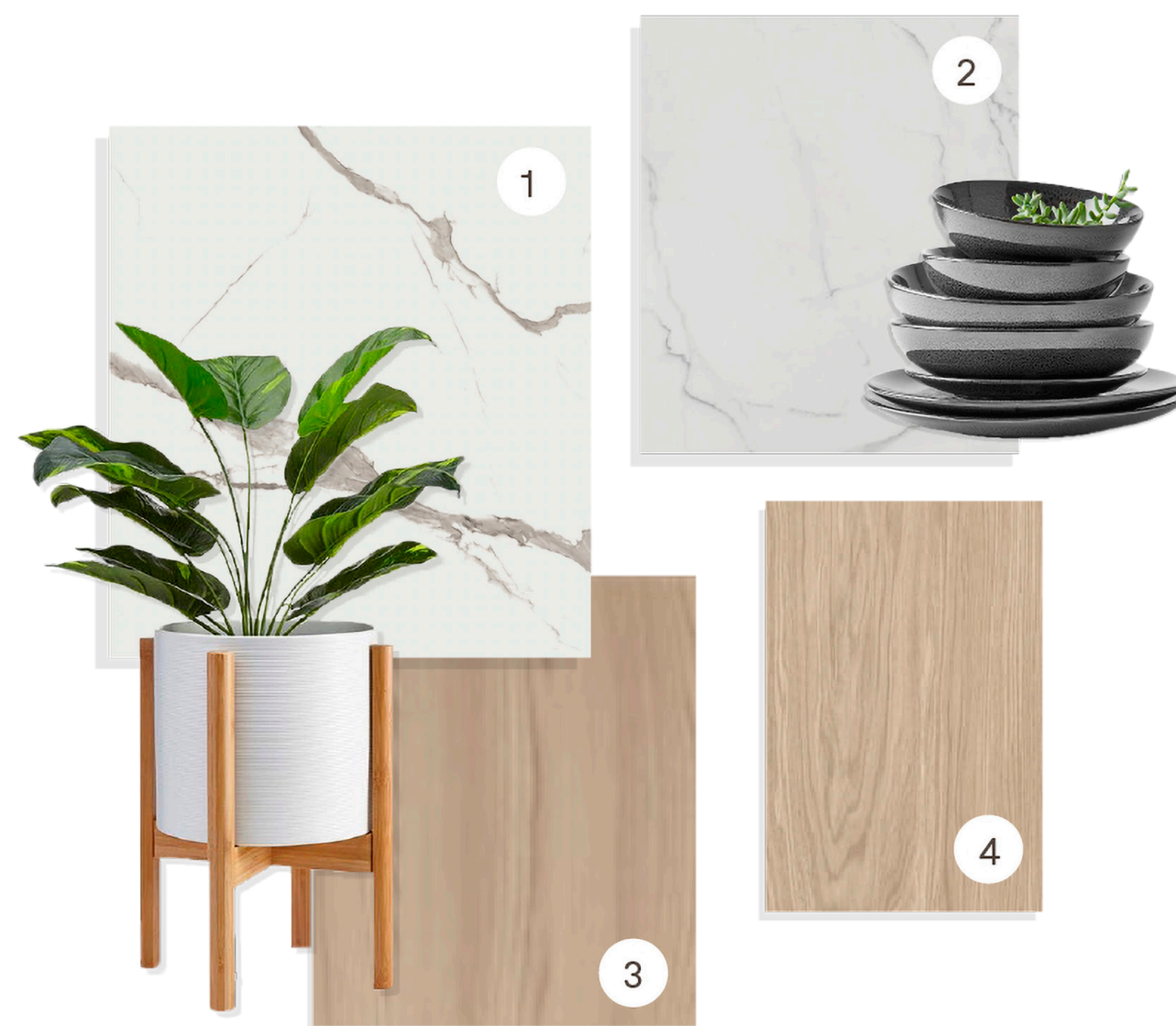
- 1: Concealed fittings NAIA 2: Flooring and lining GRANITE CREAM
- 3: Shower mixing valve Rainsense Everlux Cromo



# 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



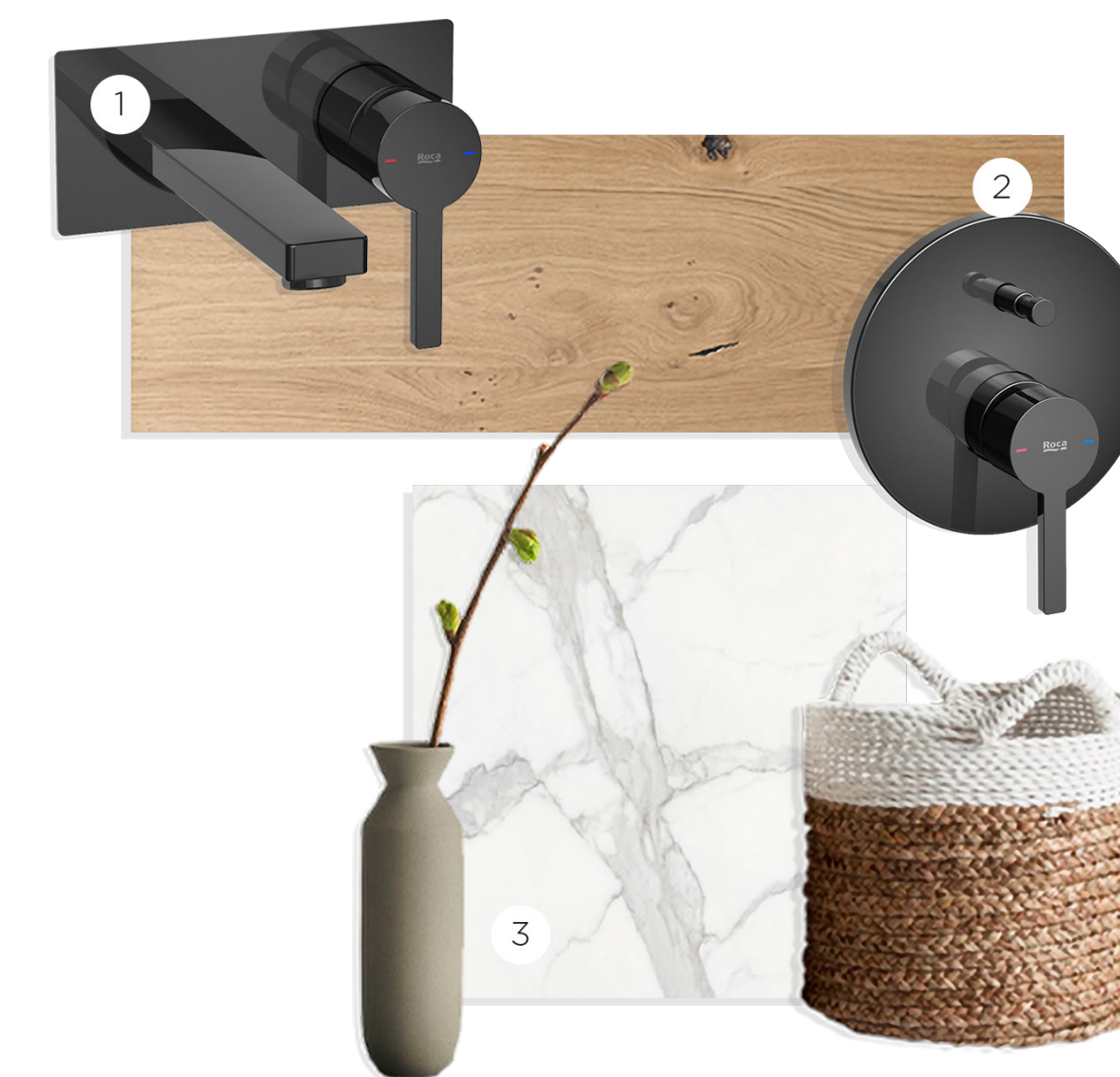
SHINE  
LIGHT AND WARMTH





SHINE  
LIGHT AND WARMTH

## SHINE BATHROOMS



### BATHROOM LININGS

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



## THE TEAM



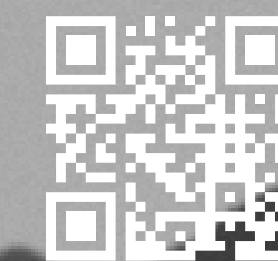
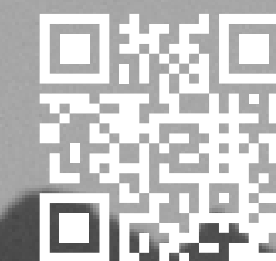
DENNIS ISENBURG  
Founder | CEO



CHEMA PERIS  
COO | Project Director



JOSE BAREA  
Architect | Creative Director



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 Emden (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.

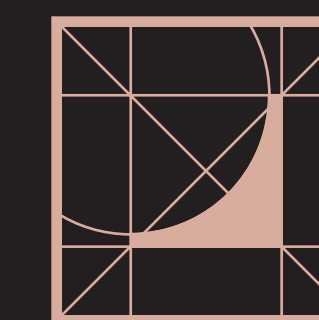
On the other hand, Jose Barea Arquitectos, integrates a team of professionals connected by a common goal: to create spaces in which to enhance quality of life and to inspire other architects and generations. Every architectural concept is studied and refined repeatedly, driven by the desire to generate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



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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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