

ALCUDIA

The legacy of Ferragut



The LUZ of Mallorca

Illustrative images may be subject to change.

ALCUDIA LUZ is an exclusive luxury residential development that combines history, design and well-being, all set within a stunning natural environment, where traditional Mallorcan architecture blends with contemporary design and the utmost comfort.

Your new home, a place created by the renowned Mallorcan architect **Mr José Ferragut Pou**, has been restored to its former splendour, where the future is built in respectful harmony with nature.

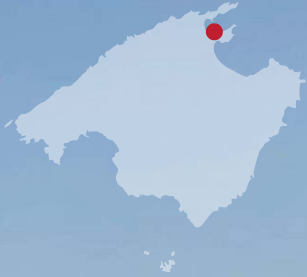
It is a perfect place, a haven of tranquillity.



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ALCUDIA N



José Ferragut Pou is the architect behind some of the island's most iconic buildings; he was the architect who brought the fresh winds of the Modern Movement to Mallorca.

In Alcudia, in the north of the island of Mallorca, right on the Mediterranean, a residential development is being reborn in a location steeped in history. It is a place that is once again full of life, a place surrounded by nature and tranquillity.

LUZ Heritage

LUZ Landscape

LUZ Architecture

LUZ Modernity

LUZ Culture

LUZ Heritage

Alcudia is the former capital of Mallorca, a lively coastal town of Roman origin that invites you to stroll through its walled alleyways and lose yourself in them – alleyways brimming with history, culture and beauty.



LUZ Landscape

Here, every dawn invites you to enjoy the fresh air accompanied by the gentle sound of the sea. A true oasis of tranquillity in a stunning natural setting, with direct access to the beautiful, endless turquoise sea, just a few steps away.



LUZ Architecture

We have transformed this site into a modern and sustainable residential development, a space where traditional Mallorcan architecture blends with modern comfort.



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LUZ Architecture



This careful and respectful refurbishment has been carried out by a prestigious architectural practice that places particular emphasis on detail and quality.

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LUZ Architecture

The complex features extensive Mediterranean gardens, a large communal swimming pool with a sun terrace, relaxation areas and spaces designed exclusively for wellbeing and socialising, all within a secure, restricted-access compound.



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LUZ Architecture

The project is situated in Alcanada, the upmarket neighbourhood in the upper part of Alcudia, which gives its name to a rocky cove, a magnificent golf course and a small island with a lighthouse.



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LUZ Architecture

This exclusive development comprises 29 unique homes, including detached and semi-detached properties, most of which are single-storey, ensuring excellent accessibility. The plots range in size from 350 m² to 1,000 m² and feature private parking spaces, a storage room and a covered area in the garden.

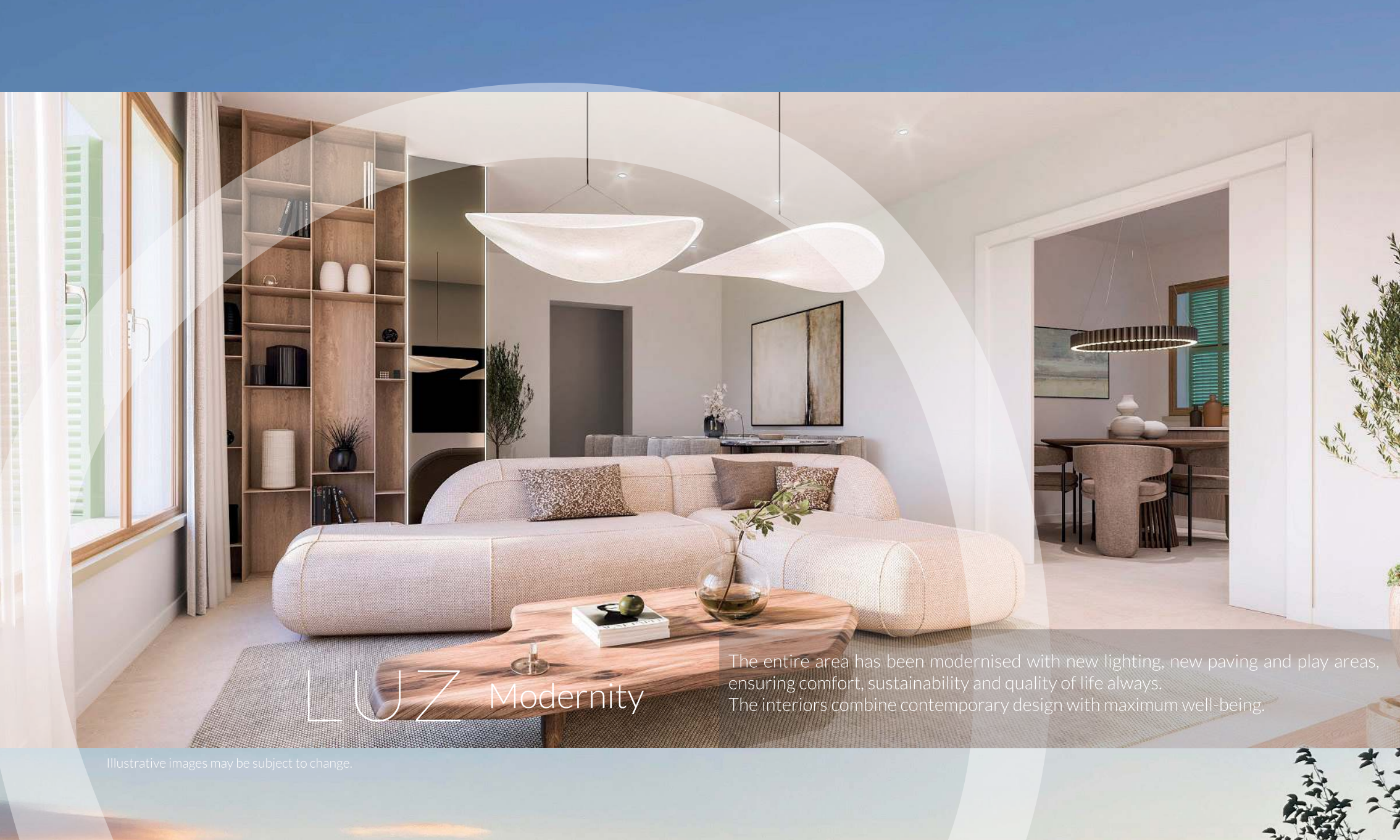


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Each property has been renovated whilst preserving the character of the surroundings and making the most of the natural light that only Mallorca can offer. They feature spacious outdoor areas and well-tended gardens where residents can enjoy the sun and the great outdoors.

LUZ Architecture

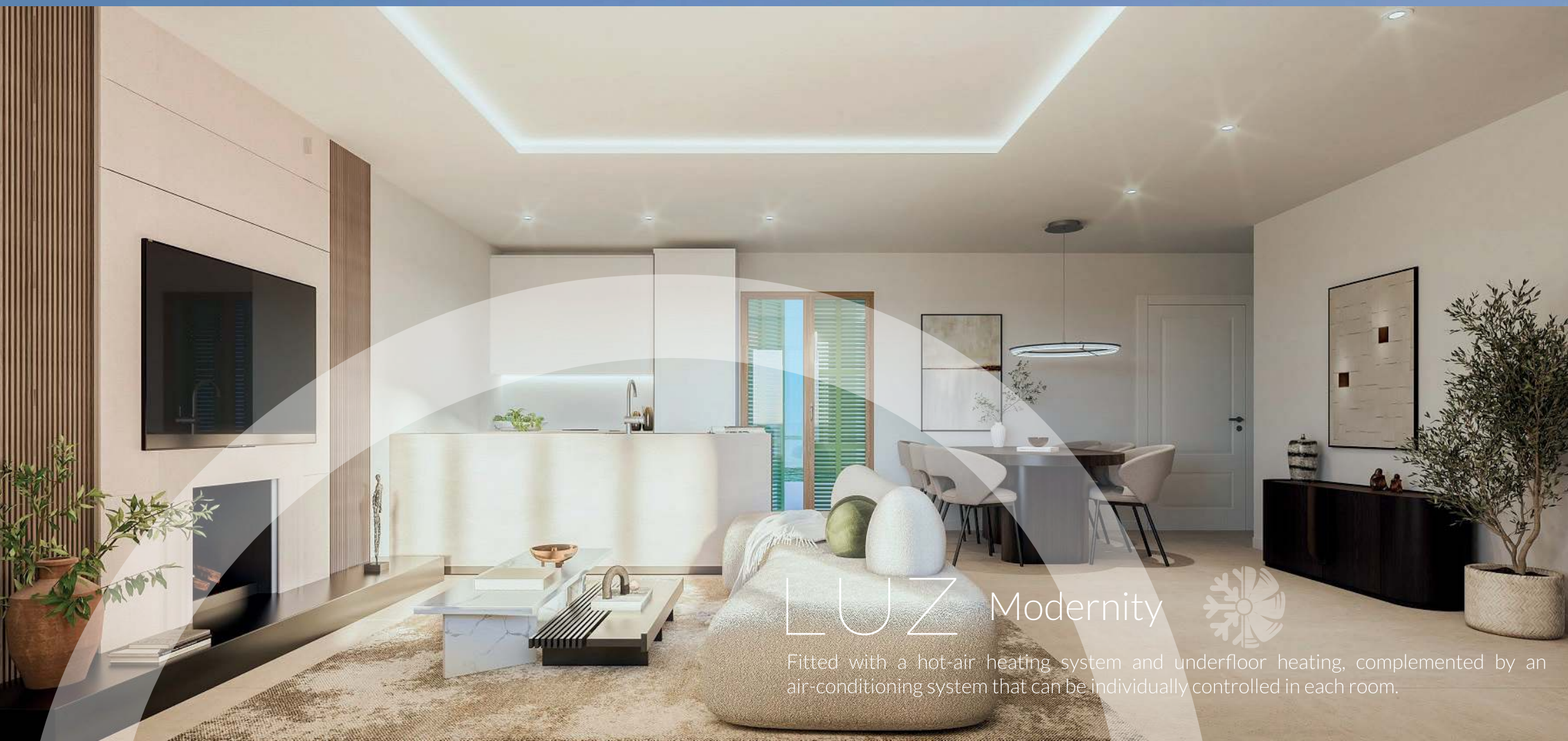
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LUZ Modernity

The entire area has been modernised with new lighting, new paving and play areas, ensuring comfort, sustainability and quality of life always. The interiors combine contemporary design with maximum well-being.

Illustrative images may be subject to change.



LUZ Modernity



Fitted with a hot-air heating system and underfloor heating, complemented by an air-conditioning system that can be individually controlled in each room.

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A historic heritage reinterpreted for
a life full of elegance and exclusivity.
They will be available from 2028.

LUZ Modernity

Illustrative images may be subject to change.

The appeal of the Alcudia region is enhanced by the cultural regeneration project for the Alcanada thermal power station. A strategic framework plan is currently in place to transform the power station into a research and development centre, as well as an industrial museum hosting cultural and business activities.

LUZ Culture



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DESCRIPTION OF THE WORKS



1. EARTHWORKS AND FOUNDATIONS

- Clearing, excavation and levelling of the site in accordance with the project and geotechnical conditions.
- Foundations comprising continuous footings beneath load-bearing walls of Marés stone, verified in accordance with the load analysis and ground conditions.
- H-10 concrete sub-base layers and a perimeter drainage system in contact with the natural ground.
- Waterproofing of joints using an LBM (SBS) bituminous membrane or equivalent, in accordance with the construction details.

2. CONSTRUCTION

- Structural system comprising load-bearing walls of Marés stone, jointed with NHL 3.5 natural hydraulic lime mortar.
- Floor slabs supported on one side only, based on prestressed beams and concrete slabs, with a reinforced HA-25 concrete compression layer.
- Localised metal or reinforced concrete reinforcement at lintels and supports, in accordance with structural calculations.

3. ROOF

- Pitched roof with a load-bearing structure consisting of a floor slab tensioned on one side only.
- High-efficiency sprayed polyurethane thermal insulation (≥ 40 mm, $\lambda \leq 0.028$ W/m·K).
- Waterproofing membrane and finish with semi-joined Arabic-style roof tiles.
- Gutters and downpipes made of lacquered galvanised steel, integrated into the façade.

4. FACADES AND EXTERIOR WALLS

- Load-bearing walls of Marés stone with a minimum thickness of 40 cm, clad internally with a self-supporting cladding.

5. EXTERIOR JOINERY

- Solid chestnut timber windows and balcony doors, autoclave-treated and varnished or painted in a natural colour.
- Climalit-type double glazing or equivalent, with a dried air gap and Low-E glass (3+3/16/4).
- Stainless steel fittings; seals and handles in stainless steel or lacquered steel.

6. INTERIOR FINISHES

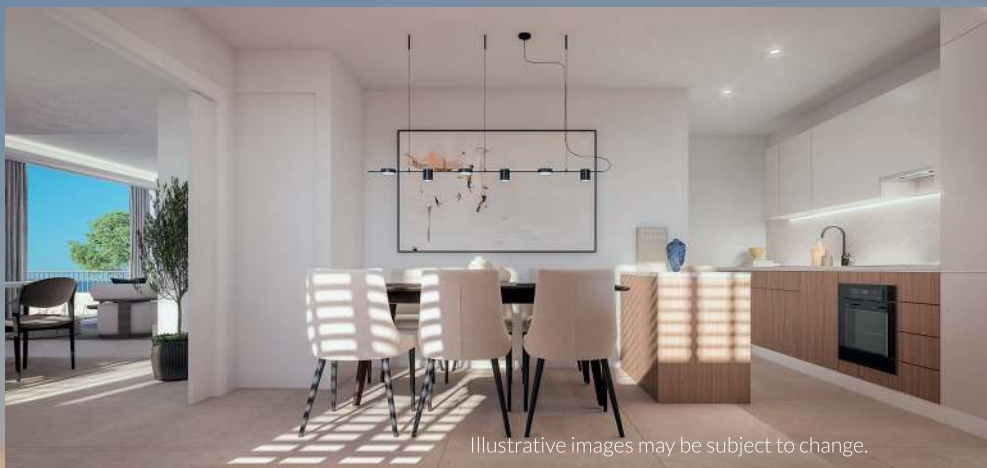
- Interior doors with solid wood frames and profiled water-resistant MDF panels, lacquered in satin white.
- Modular built-in wardrobes with hinged or sliding doors, lacquered in white, with textured melamine interiors and metal hanging rails.
- Skirting boards lacquered in white, matching the interior finish. Folding or sliding shutters made of treated timber with fixed slats, lacquered in RAL 6021 green.

7. INTERIOR CLADDING

- Interior flooring: large-format, rectified porcelain stoneware tiles, with minimal grout lines and a matt, non-slip surface.
- Bathroom flooring: non-slip, rectified porcelain stoneware tiles; model to be confirmed.
- Bathroom and kitchen tiles: porcelain stoneware; the size, colour and texture will be determined according to the interior design.
- Vertical surfaces and ceilings: matt, washable and environmentally friendly emulsion paint on laminated plasterboard; the colour will be determined according to the interior design.

8. KITCHEN

- Kitchen fitted with modular units featuring high-resistance laminate or natural wood worktops.
- Natural or artificial stone worktop, to be determined according to the interior design, with an integrated sink.
- Pre-installation for energy-efficient appliances.
- Porcelain stoneware wall tiles; the size, colour and texture will be determined according to the interior design.
- Integrated LED lighting beneath the wall units.



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9. BATHROOM

- Porcelain stoneware wall tiles; the size, colour and texture will be determined according to the interior design. (PHOTO 1)
- White porcelain stoneware sanitaryware from a top-quality brand. (TOILETS: PHOTOS 2 AND 3)
- Water-efficient, chrome-plated single-lever taps from a leading brand such as HANS GROHE or similar.
- Extra-flat acrylic shower tray with a tempered glass screen.
- Wall-hung washbasin with mirror and integrated lighting.

10. INSTALLATIONS

- 10.1 Sanitary and wastewater installations
 - Multi-layer cross-linked polyethylene (PEX) pipes for domestic water and sound-insulating PVC pipes for wastewater. Hot water supply via an aerothermal heating system.
 - Separate rainwater and sewerage networks.
- 10.2. Electricity and telecommunications
 - Installation in accordance with REBT and ICT regulations.
 - Recessed switches and sockets by Jung or similar, in white.
 - pre-installation for fibre-optic, television and data in the main rooms.
 - Outdoor lighting with energy-efficient LED luminaires.
- 10.3. Climate control
 - Climate control system comprising ducted air conditioning and underfloor heating using an aerothermal heating system.
 - Sound insulation of the ducts.
 - Option to integrate into a home automation system.

11. PAINT AND FINISHES

Eco-friendly matt paint for interiors; the colour will be chosen to complement the interior décor.
White lime wash for exteriors.

12. EXTERIOR FINISHES AND AREAS

Paving of access areas with natural stone cobblestones, concrete or non-slip porcelain stoneware, depending on the area.
The plot will be enclosed by a traditional dry-stone wall.
Landscaping with native plants requiring little watering (lavender, rosemary, olive trees, dwarf palms, etc.).
Outdoor lighting with recessed LED lights or streetlamps.
Pre-installation for a drip irrigation system.
Preinstalación de riego por goteo.

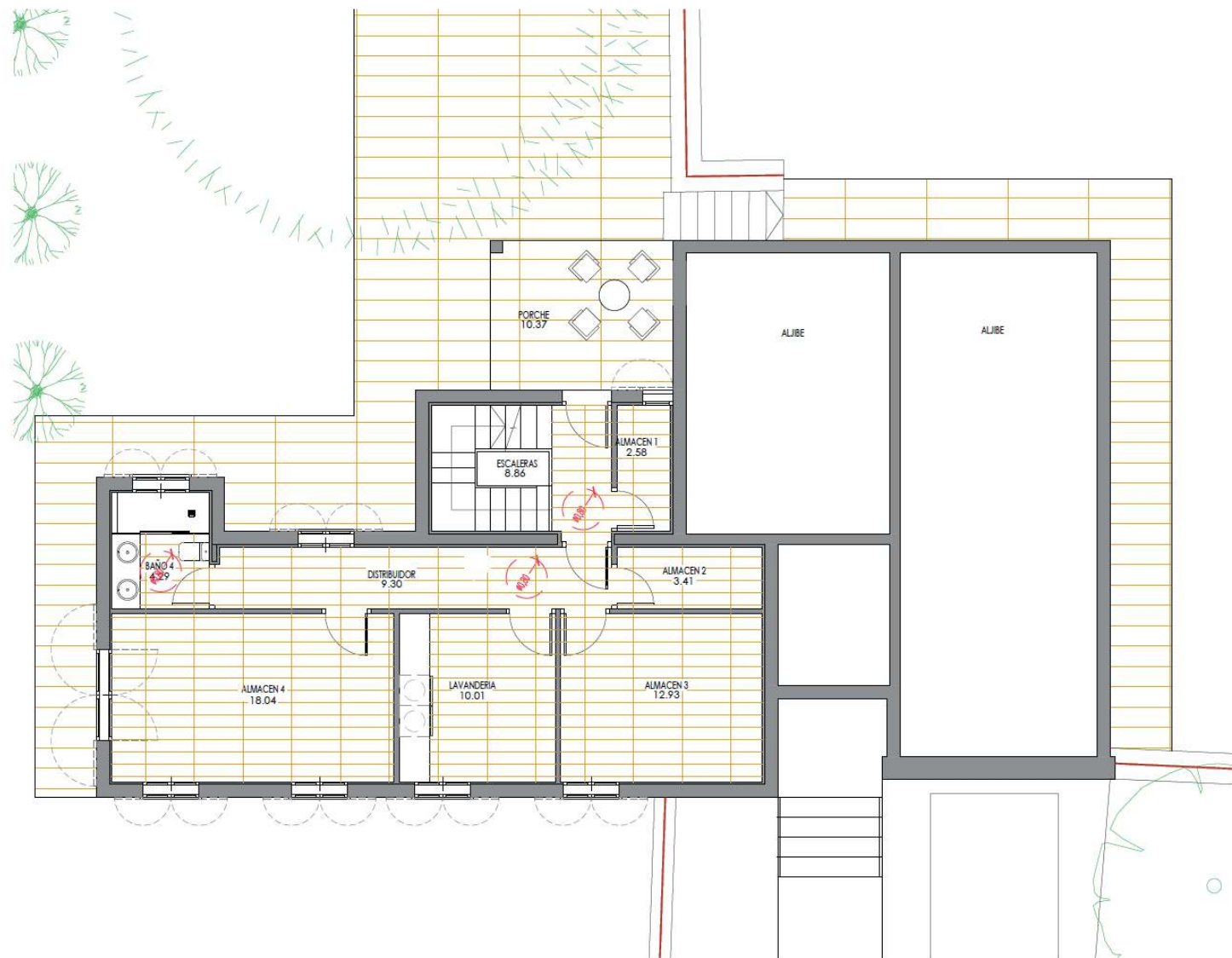




SUPERFICIE TOTAL DE LA PARCELA 865,82m²

PLANTA	SUP. UTIL (m ²)	SUP. CONST (m ²)
BAJA	79,79	96,38
ALTA	136,64	172,33
PORCHE TERRAZA	9,47 127,17	10,43 161,90
TOTAL	216,43	268,71

Estos planos de planta de viviendas pueden sufrir modificaciones por motivos técnicos o jurídicos y a criterio de la dirección facultativa.



PLANTA BAJA DISTRIBUCIÓN

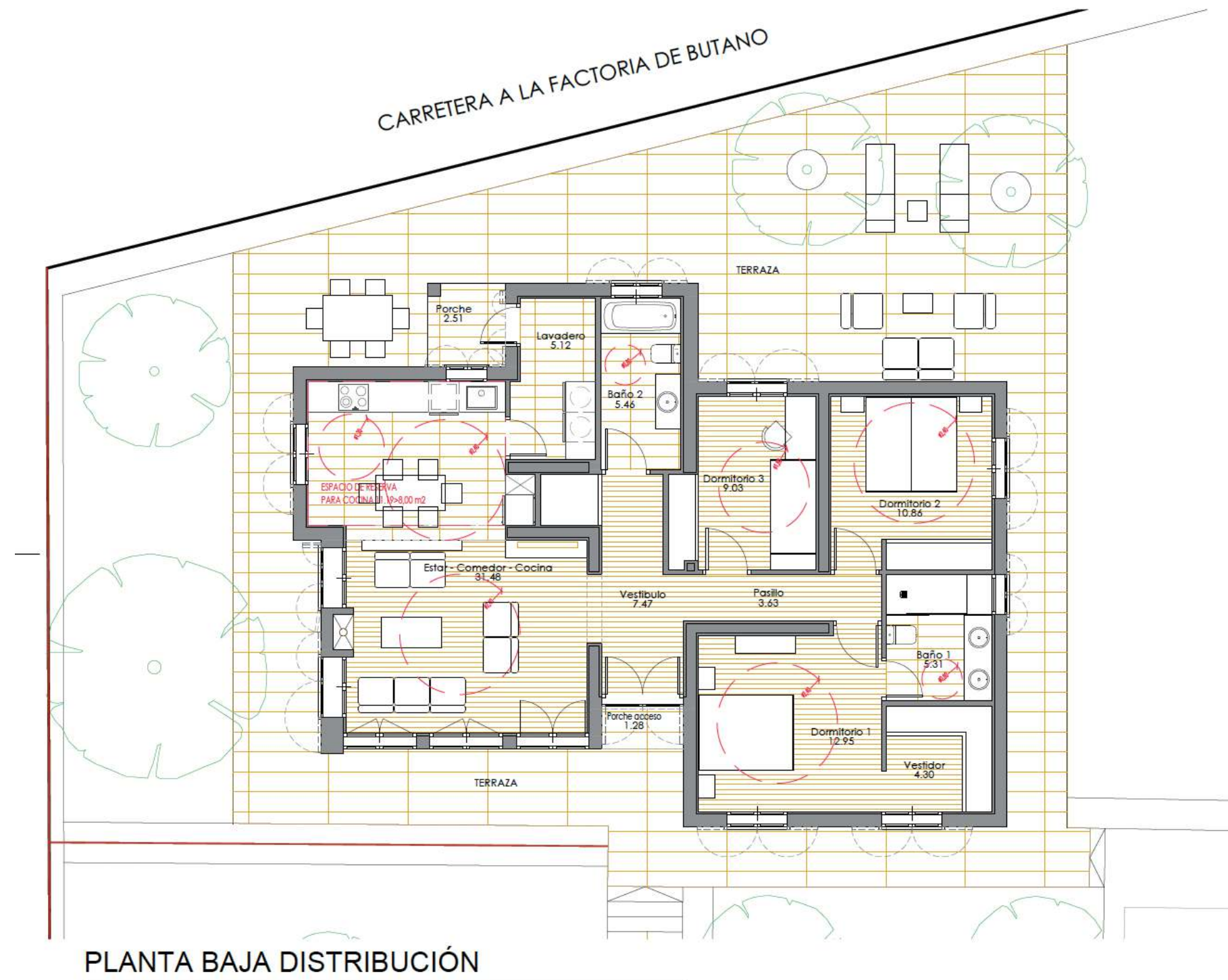


PLANTA ALTA DISTRIBUCIÓN



PLANTA BAJA	SUP. UTIL (m2)	SUP. CONST (m2)
PORCHES	3,79	3,86
VIVIENDA	95,61	119,31
TOTAL	99,40	123,17

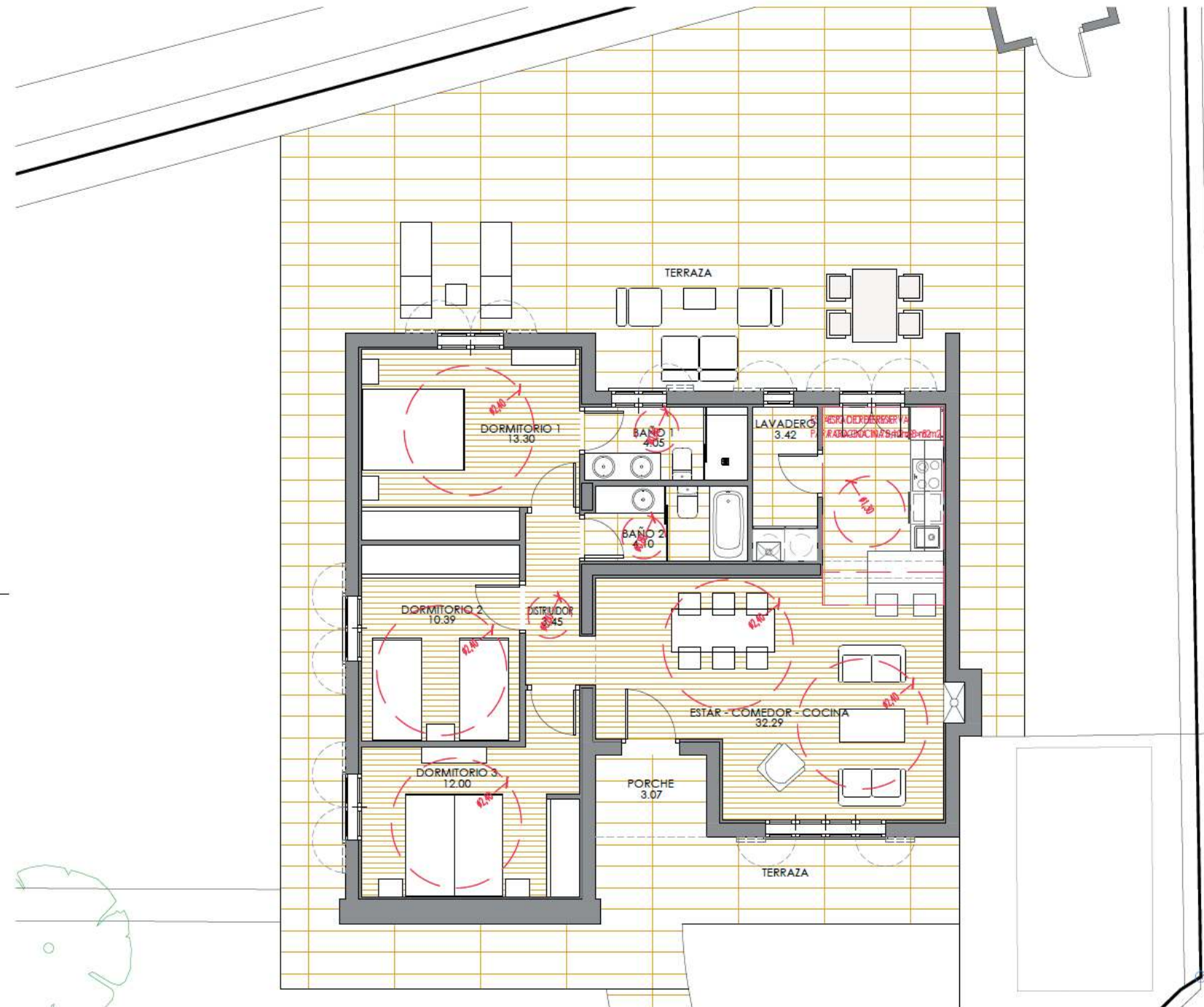
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PLANTA BAJA	SUP. UTIL (m2)	SUP. CONST (m2)
PORCHES	3,07	3,07
VIVIENDA	83,00	103,35
TOTAL	86,07	106,42

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PARCELA 6.4

ALCUDIA



6.5 / 6.6

VIVIENDA PAREADA

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6.5

SUPERFICIES

PLANTA BAJA	SUP. UTIL (m2)	SUP. CONST (m2)
PORCHES	7,11	7,27
VIVIENDA	79,58	98,45
TOTAL	86,69	105,72

6.6

SUPERFICIES

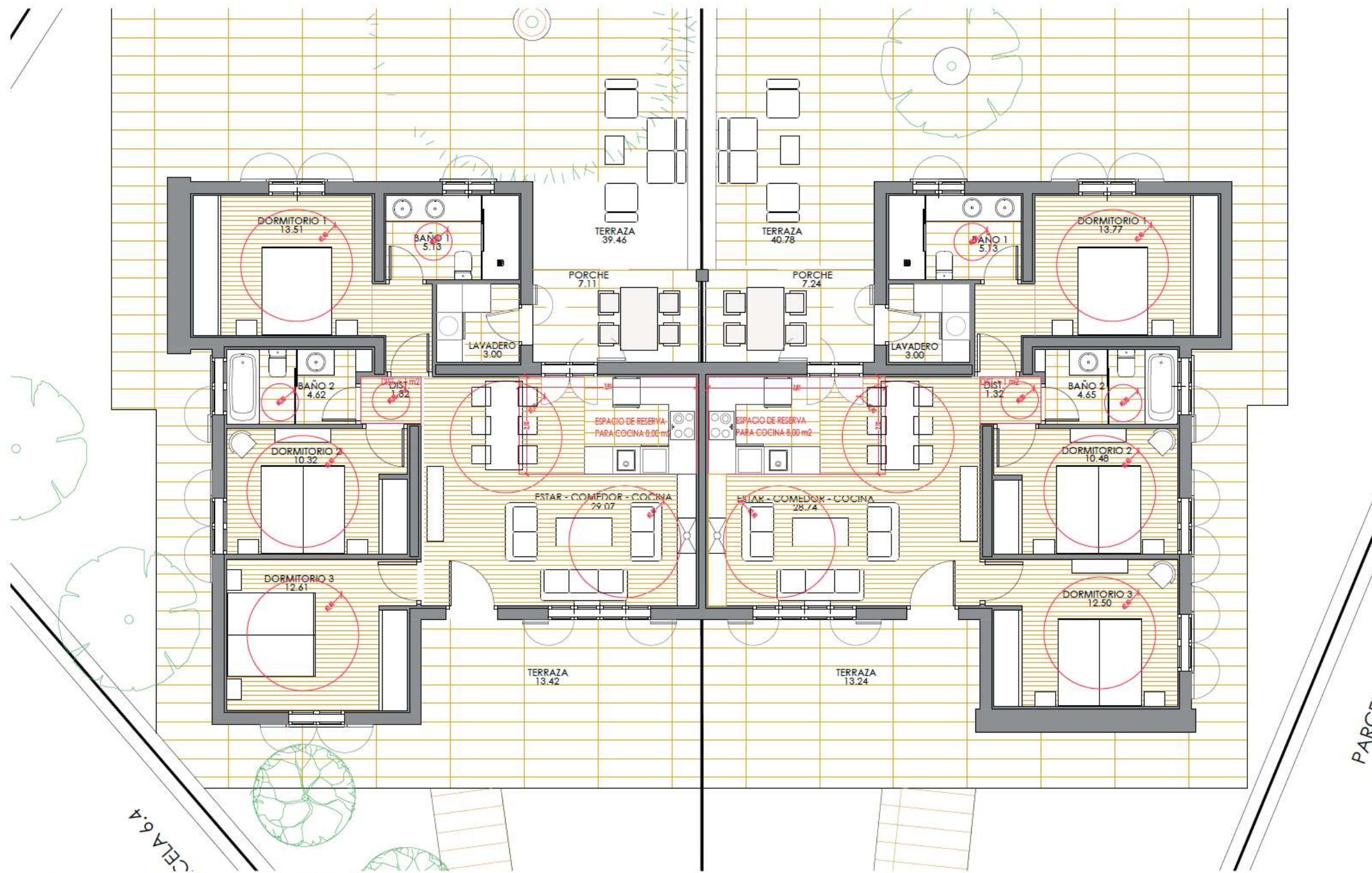
PLANTA BAJA	SUP. UTIL (m2)	SUP. CONST (m2)
PORCHES	7,24	740
VIVIENDA	79,56	98,72
TOTAL	86,83	106,12

6.5 6.6

14,35
159,17

14,57
192,17

TOTAL 173,52 211,84

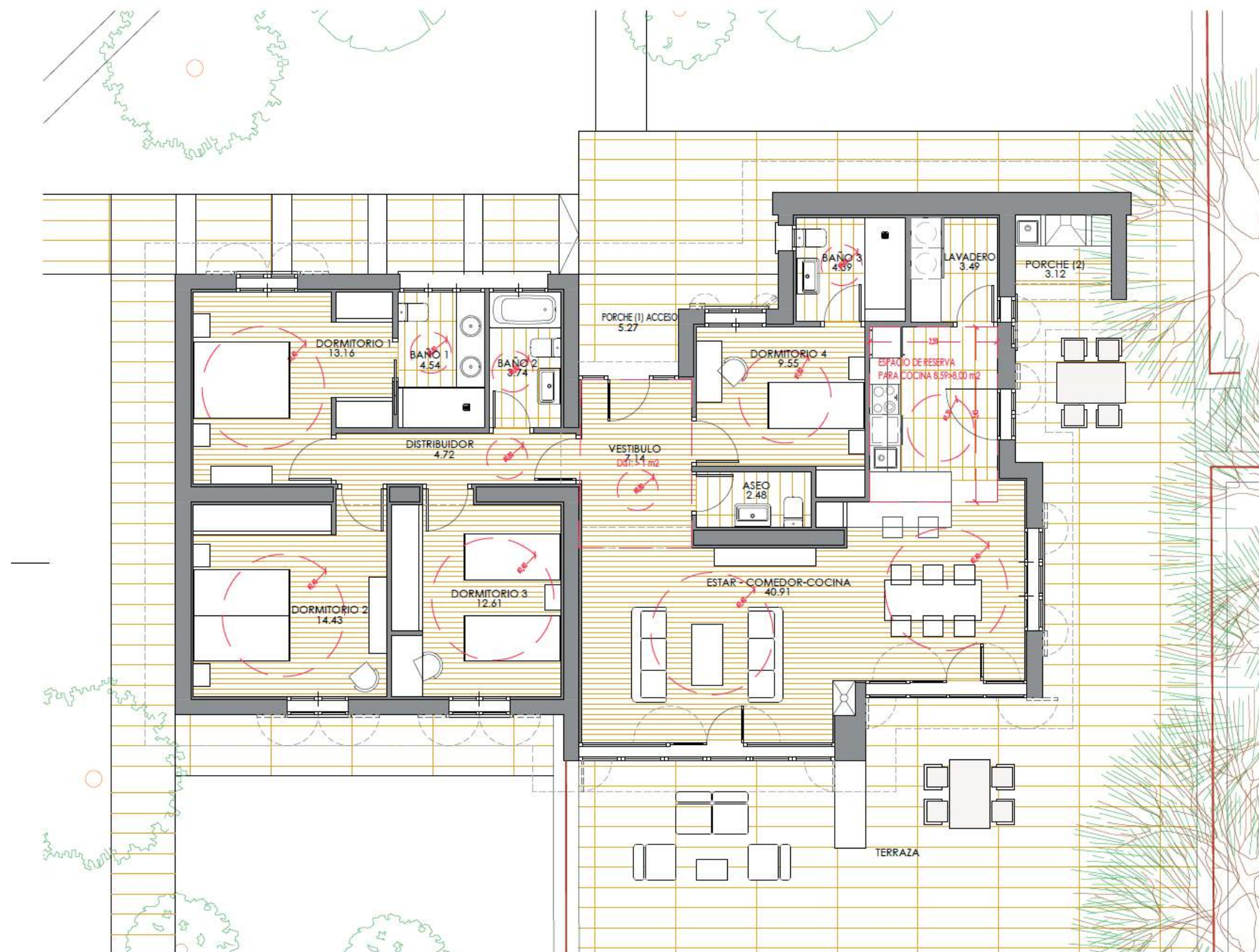


PLANTA BAJA DISTRIBUCIÓN



PLANTA BAJA	SUP. UTIL (m2)	SUP. CONST (m2)
PORCHES	8,39	9,36
VIVIENDA	121,32	152,3
TOTAL	129,71	161,66

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PLANTA BAJA DISTRIBUCIÓN