

• WELCOME TO •

TERRENO STUDIOS

PALMA DE MALLORCA



Terreno Studios in Palma de Mallorca

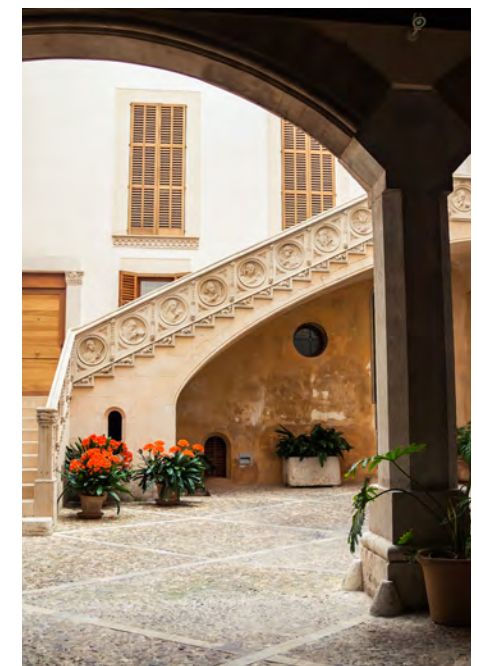
El Terreno in Palma is the exciting location for Terreno Studios, our brand new residential and hotel concept with 13 exclusive apartments. The district of El Terreno, on the hillside just below Bellver forest, is undergoing extensive regeneration and is predicted to be Palma's new hotspot.

The basic concept is simple – when you're not using the apartment, we rent it out for you as a hotel suite. You can use the income to pay off your loan, mortgage, or the monthly fee that applies for each apartment. And with the hotel market in Palma red hot, there is every prospect that the apartment will pay its own way.

Our idea is to behave just like a hotel, with all the services that entails, such as cleaning, room service, concierge, garage and so on – essentially, all the facilities you expect from a good hotel. But at the same time, you'll be able to enjoy all the benefits that come with an apartment – your own kitchen, extra beds and storage for your personal effects, etc.

Terreno Studios offers modern living in an apartment that comes fully furnished from day one, with everything from beds and a sofa to towels and saucepans – all so you can relax and enjoy yourself as soon as you pick up the keys to your new home from home.





EL TERRENO

• PALMA DE MALLORCA •

Terreno Studios is situated in the district of El Terreno, in the west of Palma.

The area has popular Santa Catalina as a near neighbour and is close to Bellver forest, a large area of natural beauty. El Terreno occupies the slope that rises up from the harbourside promenade of Paseo Marítimo, with Palma city centre just a 15 minute stroll away.



A NEW KIND OF LIVING

Terreno Studios in Palma is something new. It's a way to enjoy the very best that Mallorca has to offer, coupled with impeccable hotel service in your own apartment. And the great thing is that you can also finance your purchase by being part of our hotel concept.

We take care of everything and work actively to rent out your apartment as much as possible when you're not using it yourself.



1. MORE THAN A HOME

As well as the apartment, you have access to a lounge, plus two roof terraces with sunbeds, one with a pool and the other with a shower. Reception and services are available around the clock. Also included is storage for your private possessions when you're not in residence.

2. FULLY FURNISHED

Our concept is in turnkey condition. Quite literally. When you move in, everything will be smartly furnished and ready to go. In addition to all the furniture, you'll find every imaginable utensil in the kitchen and lovely towels hanging in the bathrooms for all your family members.

Convenience and thoughtfulness in one.

3. SMART FINANCING

Through our banking contacts, we've secured a great deal with a 30% cash deposit and a 30 year mortgage. Our calculations are based on you using the apartment for max 40% of the year. The rest of the time, the apartment is rented out through us. We take care of the bookings, payment, cleaning, etc. – and then we share the hotel revenue.







• OUR CONCEPT •

READY FURNISHED

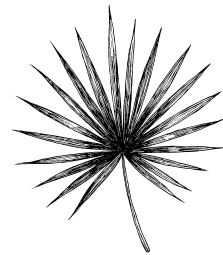
As part of our apartment concept – a holiday home for the owners and a hotel for new guests – we’ve gone to great lengths to make the interiors both attractive and practical. We commissioned professional interior designers to develop a modern and welcoming interior concept for each apartment.

We wanted to avoid owners having to hunt around for furniture once they received the keys, so the apartments are as fully furnished as possible, down to the smallest detail – from sofas and a stereo to bathrobes and butter knives – so you can enjoy your new apartment straight away. And, of course, a fully furnished apartment is easier for us to rent out – since we know exactly what’s in it, and if anything gets broken, we can replace it immediately.

As well as creating an interior design concept for all the apartments, we’ve also focused on making all the communal areas as pleasant and inviting as possible. This includes designing sunbeds and outdoor furniture for the two roof terraces and a range of lounge furniture in the lobby – all so our apartment owners can enjoy as thorough a design experience as possible at Terreno Studios.





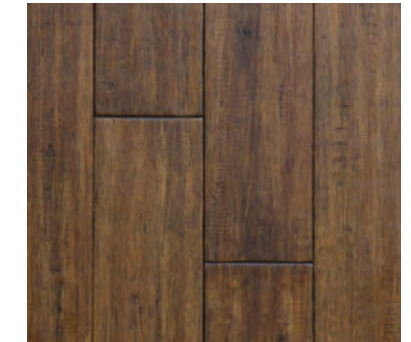


• INTERIOR •

DETAILS

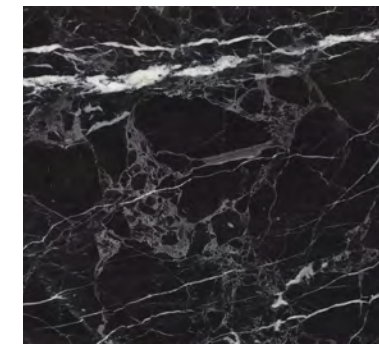
We all know that having natural materials around us makes us feel good. Feng shui has long promoted the importance of materials such as wood, fabrics and green plants in creating balance and harmony in our homes. Essentially, everything around our homes influences how we feel, live and sleep.

At Terreno Studios, we've made sure the interiors feel both vibrant and homely, in order to improve your enjoyment and well-being. The apartments combine light colours with natural materials, while large windows bring in plenty of daylight. The floors have a dark finish that harmonises beautifully with materials such as Carrara marble and linen fabrics. The kitchen and bathrooms pick up on details from the rest of the interior.



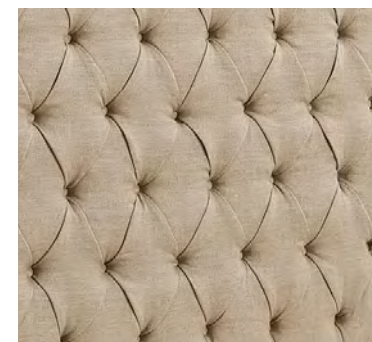
KITCHEN

We've worked with dark natural materials throughout. The floor, for example, is laid with stained boards and the cabinet doors are a dark-brown wood. This contrasts attractively with the elegant Carrara marble of the worktops. All the kitchens were built by joiners and the appliances are from Siemens.



BATHROOM

Each bathroom is fully tiled all the way up to the ceiling in classic white, creating a modern look with the dark marble floor. The bathrooms feature carefully selected quality products throughout – the toilets and handbasins come from Burlington and the taps in the kitchen and bathrooms are from Tapwell.



LIVING ROOM

We believe in mixing old and new materials to create a real, inspiring and charming environment that is attractive to you as the owner and to prospective hotel guests. Everything from the furniture to the fabrics, paintings, lighting and interior details has been selected with the greatest of care to establish the right feel.





AFTER-SALES SERVICES

Imagine living in an apartment but still enjoying the same services as you get in a hotel. This is the concept at the heart of Terreno Studios. The lobby entrance will have a manned reception offering you assistance and a host of different services – all to make your stay easier and more comfortable.



PERSONAL STORAGE

Each apartment comes with its own storage unit, where you can store the personal possessions that you don't want left in the apartment when it's rented out to hotel guests.



ROOM SERVICE

Would you like wine, cold drinks or snacks delivered up to your apartment or to the terrace while you sunbathe? No problem, simply call reception during opening hours.



FOOD/DRINK DELIVERIES

Before you arrive, or during your stay in the apartment, the hotel can assist you with various food and drink purchases, which will then be delivered all the way to your fridge.



TAKE-OUT DELIVERY

Dinner and lunch deliveries are quick and reliable in Palma. The hotel will carry a list of selected restaurants that deliver to your door.



BICYCLES

Cycling is a perfect way to get around Palma, whether you're going shopping or heading for the beach. The hotel has its own bicycles that can be borrowed from reception.



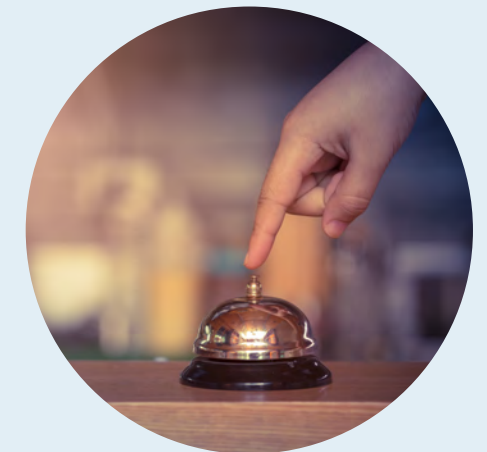
GARAGE

There are a number of parking spaces underneath the building, where you can safely leave your car if required. Spaces are limited and there is a small charge per day.



FRESHLY BAKED BREAD

The hotel will not have its own breakfast room, but a partnership with a local bakery means you can get freshly baked rolls delivered to your door.



CONCIERGE

The hotel's staff can help you with bookings for much of what Mallorca has to offer – everything from restaurants and nightclubs to sunbeds and boat hire.



PRIVATE EVENTS

The building has two fantastic roof terraces with views across the bay of Palma. Apartment owners can hire the upper terrace, the one without the pool, for private events.



LAUNDRY ROOM

There is a communal laundry room on the ground floor, but if you want assistance, the hotel can help you with both delivery and collection via an external laundry.

FINANCING

WE RENT OUT YOUR APARTMENT

The idea of Terreno Studios is that you can partially finance your apartment with the help of our convenient hotel concept, which involves us renting out your apartment when you're not using it. It's all very simple – we take care of everything from bookings to payments, and all you have to do is mark on our booking site which dates you'll be there.

For this to work, however, we calculate that you will have to make your apartment available to rent for at least 60% of the calendar year (distributed across the different seasons – low/mid/high). You naturally get to set your dates first, and renting for 60% of the time means you still have around 150 days out of 365 to use the apartment.

OUR BANKING CONTACTS

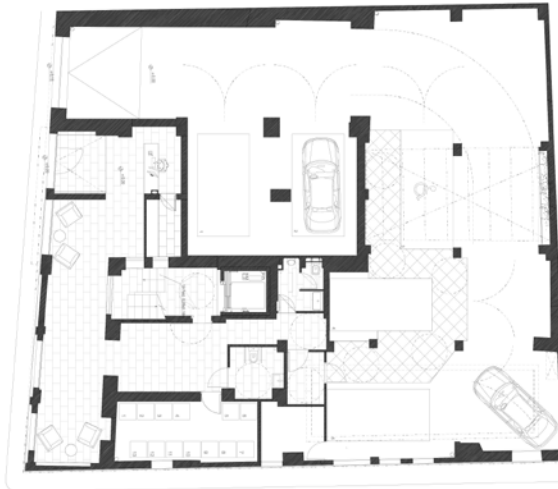
It's easy to borrow money for your home on Mallorca. You can do it via a Swedish bank or directly with a bank in Mallorca. We have good banking contacts at Swedbank and Sabadell who we've spoken to about Terreno Studios and we can certainly recommend these two banks if you're interested in applying for a bank loan.

To find out more about getting a loan for a home in Mallorca and their terms and conditions, please contact our real estate agents.



PLANS

LEVEL PLAN



ENTRANCE LEVEL

The entrance lobby has a reception and lounge area that is staffed for most of the day.



LEVEL 1

Level 1 has five apartments of varying sizes. There is also a function room next to the lifts.



LEVEL 2

Level 2 has five apartments of varying sizes, some overlooking the garden and the rest facing the street.



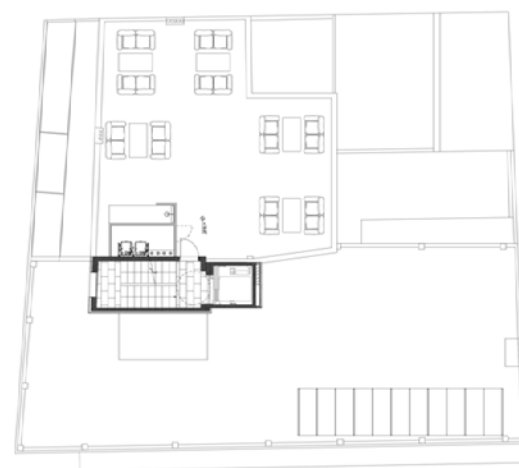
LEVEL 3

This is where you'll find the large communal terrace, with its 5 metre pool and a range of sunbeds, tables and chairs.



LEVELS 4 & 5

Our largest apartments are on levels 4 & 5 – double bedrooms with en-suite bathrooms plus two balconies.



LEVEL 6

The very top of the building is occupied by the second communal terrace, with its tables, chairs, sunbeds and outdoor shower.

APARTMENT 1 ONE BEDROOM

Perfectly planned one-bed in a corner location, offering 56 m² of space, with an inset balcony leading off the living room. Modern kitchen with all the facilities and a dining area for 4 people. Bedroom with double bed and direct access to a fully tiled bathroom with shower.

SUMMARY

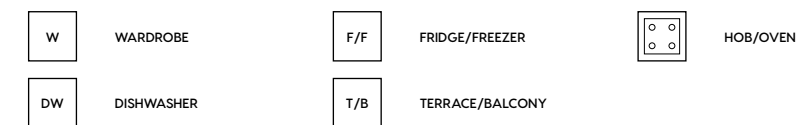
- Total area 56 m²
- Incl. balcony 8 m²
- All furniture included
- Double bed
- Sofa bed
- Fully equipped kitchen

CALCULATION

PRICE (Incl. 5% fee & 21% IVA)	FEES /month (Maintenance & care)	DEPOSIT (30% of price)	INTEREST /month (2.5% interest)	MORTGAGE /month (30 year mortgage)	HOTEL REVENUE /month (At 60% occupancy)
€ 309 000	€ 205	€ 92 700	€ 451	€ 601	€ 1 551

The calculation is an example using assumed cash deposit, interest rate and mortgage details. Interest rates and other factors depend on the agreement reached via your banking contacts or ours. The cash deposit, interest rate and mortgage details depend on your personal circumstances. The revenue earned through the hotel rental scheme is estimated based on an average of the occupancy rate in Palma and, as such, offers no guarantees.

PLAN



LOCATION



APARTMENT 2 TWO BEDROOMS

Spacious apartment with 2 double bedrooms. Modern and fully equipped kitchen in an open-plan layout, with a dining area for 4-6 people and living room with an inset balcony. Fully tiled bathroom with WC and shower.

SUMMARY

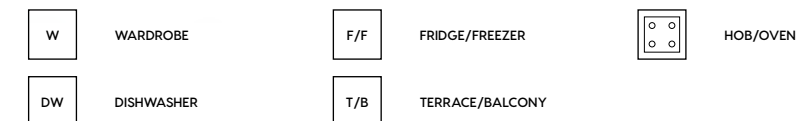
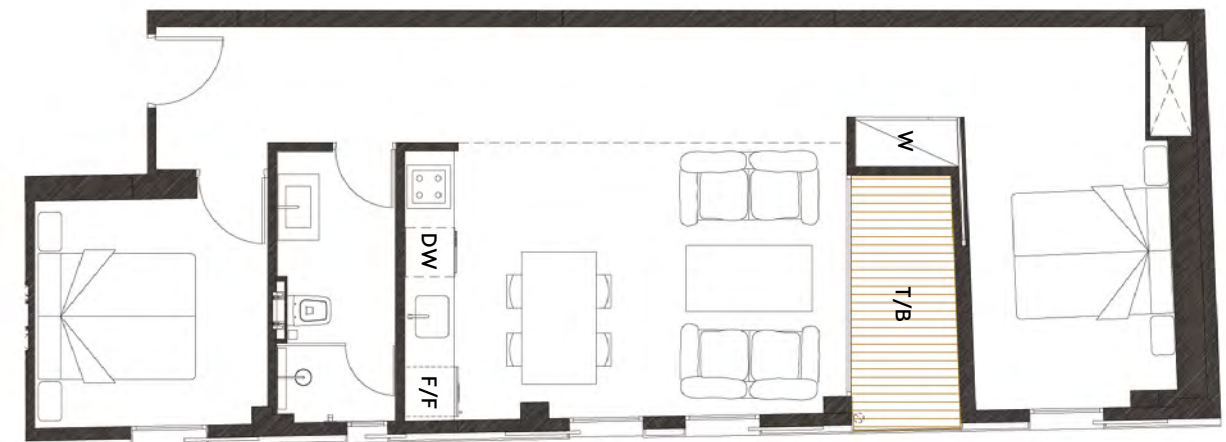
- Total area 68.5 m²
- Incl. balcony 4 m²
- All furniture included
- 2 bedrooms
- Dining area for 4-6 people
- Fully equipped kitchen

CALCULATION

PRICE (Incl. 5% fee & 21% IVA)	FEES /month (Maintenance & care)	DEPOSIT (30% of price)	INTEREST /month (2.5% interest)	MORTGAGE /month (30 year mortgage)	HOTEL REVENUE /month (At 60% occupancy)
€ 464 000	€ 205	€ 139 200	€ 677	€ 902	€ 1 886

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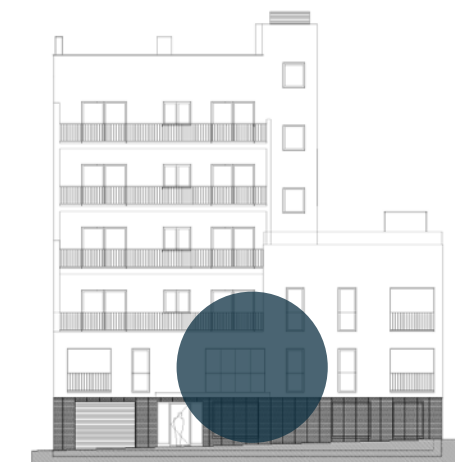
PLAN



LOCATION



Calle de Georges Bernanos



Level 1

APARTMENT 3 TWO BEDROOMS

Mini two-bed with open-plan layout between kitchen and living room. Access to the balcony from both the living room and one of the bedrooms, with views of the garden. Both the bedrooms have double beds. Fully tiled bathroom with shower.

SUMMARY

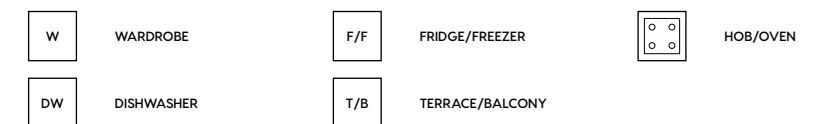
- Total area 69 m²
- Incl. balcony 7 m²
- All furniture included
- 2 bedrooms
- Garden views
- Fully equipped kitchen

CALCULATION

PRICE (Incl. 5% fee & 21% IVA)	FEES /month (Maintenance & care)	DEPOSIT (30% of price)	INTEREST /month (2.5% interest)	MORTGAGE /month (30 year mortgage)	HOTEL REVENUE /month (At 60% occupancy)
€ 373 000	€ 254	€ 111 900	€ 544	€ 725	€ 1 734

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PLAN



LOCATION



APARTMENT 4 TWO BEDROOMS

Duplex apartment with 2 double bedrooms, one upstairs and one downstairs. Open-plan layout between kitchen and living room. The terrace is accessed via the upstairs bedroom. Fully tiled bathroom with WC and shower.

SUMMARY

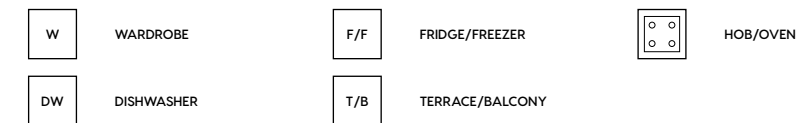
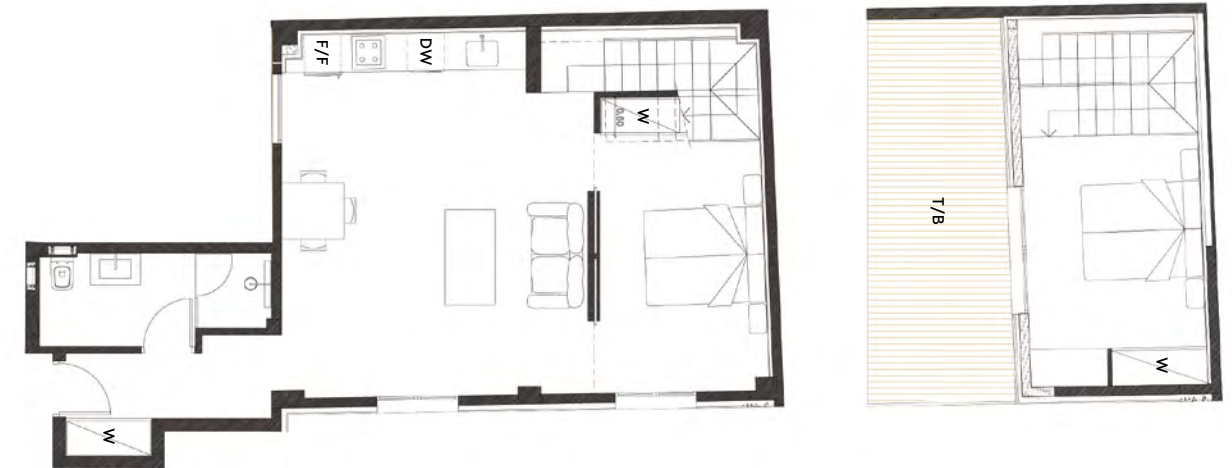
- Total area 88.5 m²
- Incl. terrace 14 m²
- All furniture included
- 2 bedrooms
- Duplex
- Fully equipped kitchen

CALCULATION

PRICE (Incl. 5% fee & 21% IVA)	FEES /month (Maintenance & care)	DEPOSIT (30% of price)	INTEREST /month (2.5% interest)	MORTGAGE /month (30 year mortgage)	HOTEL REVENUE /month (At 60% occupancy)
€ 615 000	€ 429	€ 184 500	€ 897	€ 1 196	€ 2 001

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PLAN



LOCATION



APARTMENT 5 ONE BEDROOM

Beautifully planned one-bed with open-plan layout between the kitchen and the living room, which also has a sofa bed. Bedroom with access to balcony and street views. The apartment also has a balcony overlooking the inner courtyard. Fully tiled bathroom with shower.

SUMMARY

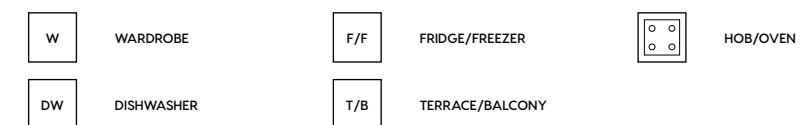
- Total area 77.5 m²
- Incl. balcony 18.5 m²
- All furniture included
- Double bed
- Sofa bed
- Fully equipped kitchen

CALCULATION

PRICE (Incl. 5% fee & 21% IVA)	FEES /month (Maintenance & care)	DEPOSIT (30% of price)	INTEREST /month (2.5% interest)	MORTGAGE /month (30 year mortgage)	HOTEL REVENUE /month (At 60% occupancy)
€ 414 000	€ 289	€ 124 200	€ 604	€ 805	€ 1 801

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PLAN



LOCATION



APARTMENT 6 ONE BEDROOM

Well planned one-bed in a corner location, offering 56 m² of space, with an inset balcony leading off the living room. Seating area with sofa bed. Modern kitchen with all the facilities and a dining area for 4 people. Bedroom with double bed and direct access to a fully tiled bathroom with shower.

SUMMARY

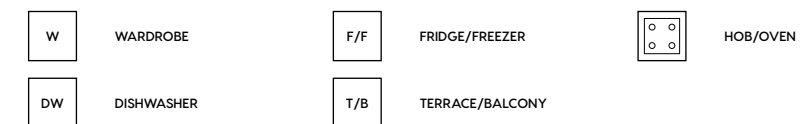
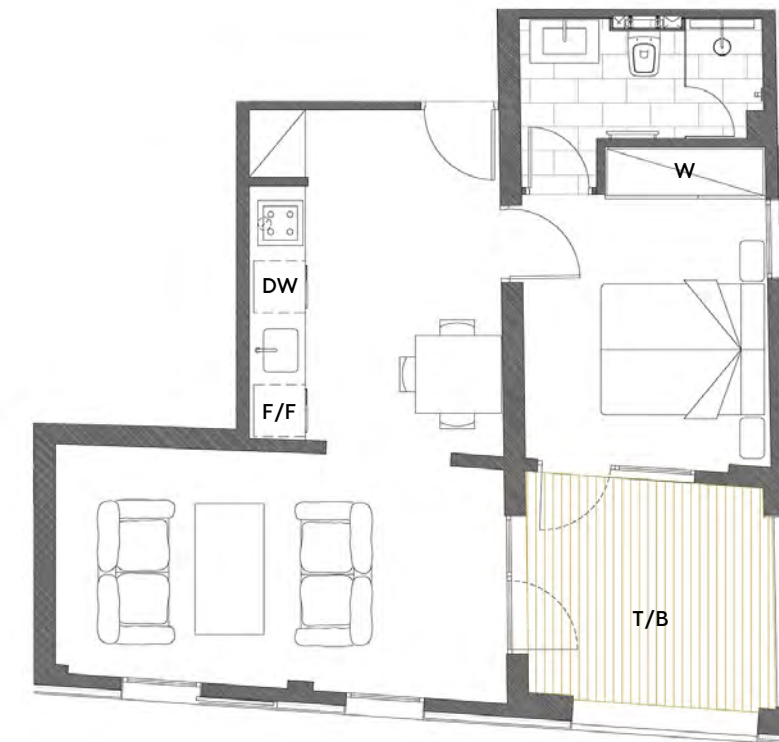
- Total area 56 m²
- Incl. balcony 8 m²
- All furniture included
- Double bed
- Sofa bed
- Fully equipped kitchen

CALCULATION

PRICE (Incl. 5% fee & 21% IVA)	FEES /month (Maintenance & care)	DEPOSIT (30% of price)	INTEREST /month (2.5% interest)	MORTGAGE /month (30 year mortgage)	HOTEL REVENUE /month (At 60% occupancy)
€ 369 000	€ 252	€ 110 700	€ 538	€ 718	€ 1 734

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PLAN



LOCATION



Calle de Georges Bernanos

Level 2

APARTMENT 7 TWO BEDROOMS

Apartment with 2 double bedrooms. Modern kitchen and living room in an open-plan layout, with a dining area for 4-6 people and an inset balcony. Fully tiled bathroom with WC and shower.

SUMMARY

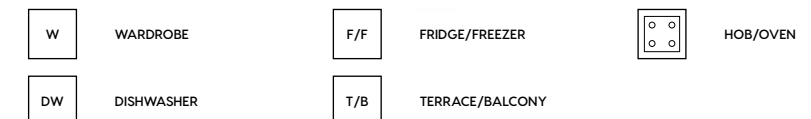
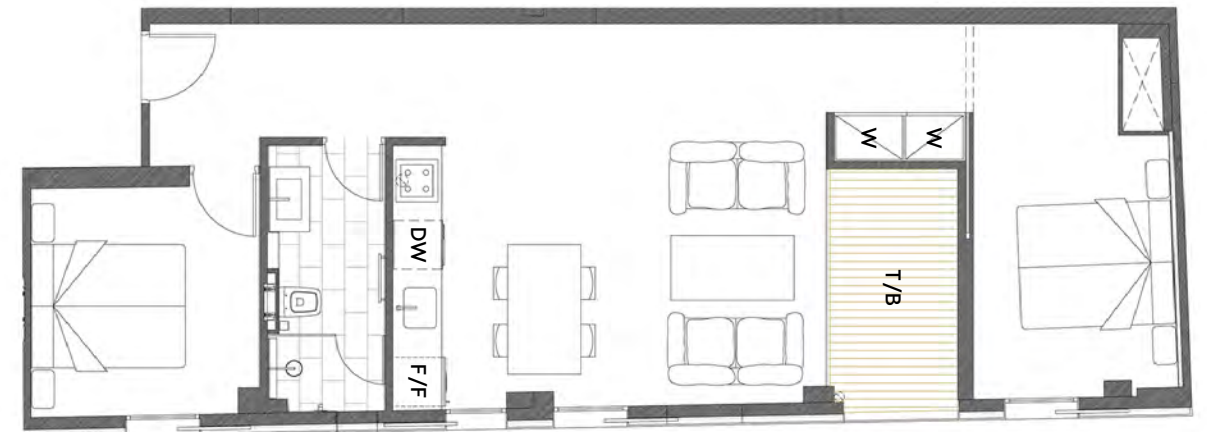
- Total area 68 m²
- Incl. balcony 5 m²
- All furniture included
- 2 bedrooms
- Sofa bed
- Fully equipped kitchen

CALCULATION

PRICE (Incl. 5% fee & 21% IVA)	FEES /month (Maintenance & care)	DEPOSIT (30% of price)	INTEREST /month (2.5% interest)	MORTGAGE /month (30 year mortgage)	HOTEL REVENUE /month (At 60% occupancy)
€ 498 000	€ 345	€ 149 400	€ 726	€ 968	€ 1868

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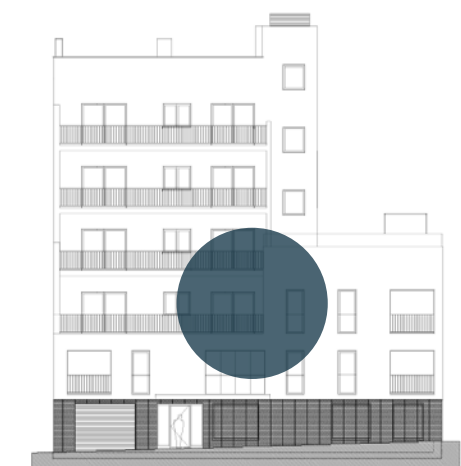
PLAN



LOCATION



Calle de Georges Bernanos



Level 2

APARTMENT 8 ONE BEDROOM

Optimal one-bed with open kitchen and breakfast bar.
Living room with views of the garden. Access to the balcony from both the living room and the bedroom. Fully tiled bathroom with shower. Seating area in living room with sofa bed.

SUMMARY

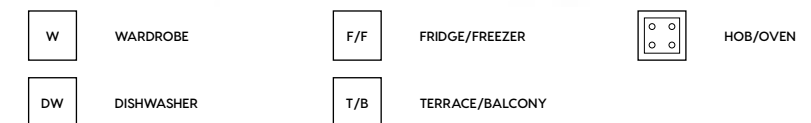
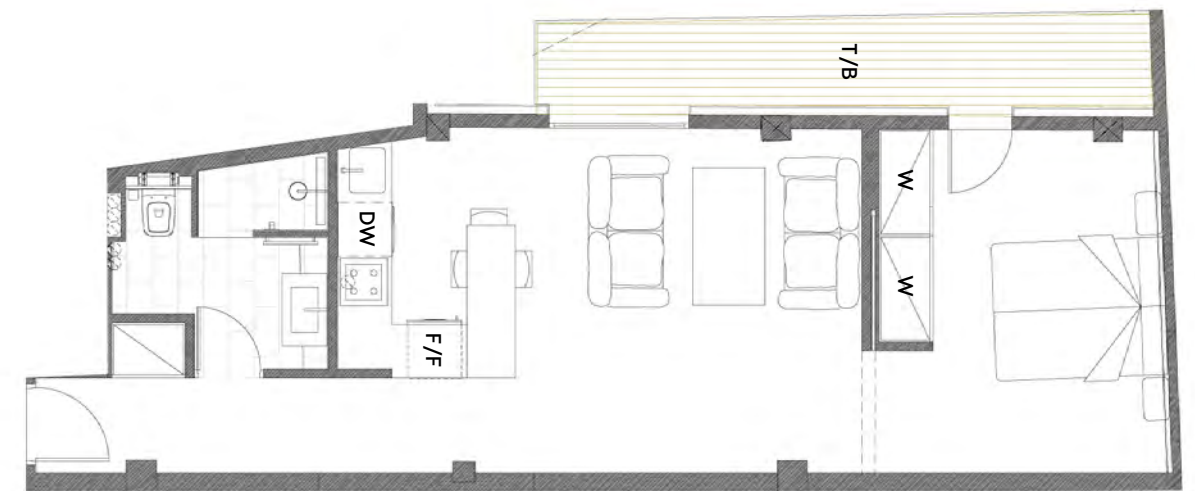
- Total area 55.5 m²
- Incl. balcony 7.5 m²
- All furniture included
- Double bed
- Sofa bed
- Fully equipped kitchen

CALCULATION

PRICE (Incl. 5% fee & 21% IVA)	FEES /month (Maintenance & care)	DEPOSIT (30% of price)	INTEREST /month (2.5% interest)	MORTGAGE /month (30 year mortgage)	HOTEL REVENUE /month (At 60% occupancy)
€ 377 000	€ 259	€ 113 100	€ 550	€ 733	€ 1 734

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PLAN



LOCATION



APARTMENT 9 ONE BEDROOM

Optimal one-bed with open-plan layout, modern kitchen and dining area for 3-4 people. Bedroom with double bed, and living room with sofa bed and access to terrace.
Fully tiled bathroom with shower.

SUMMARY

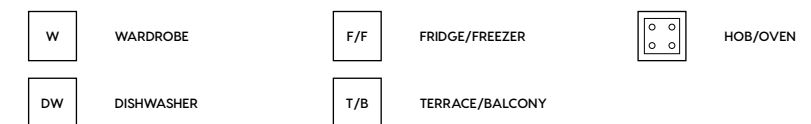
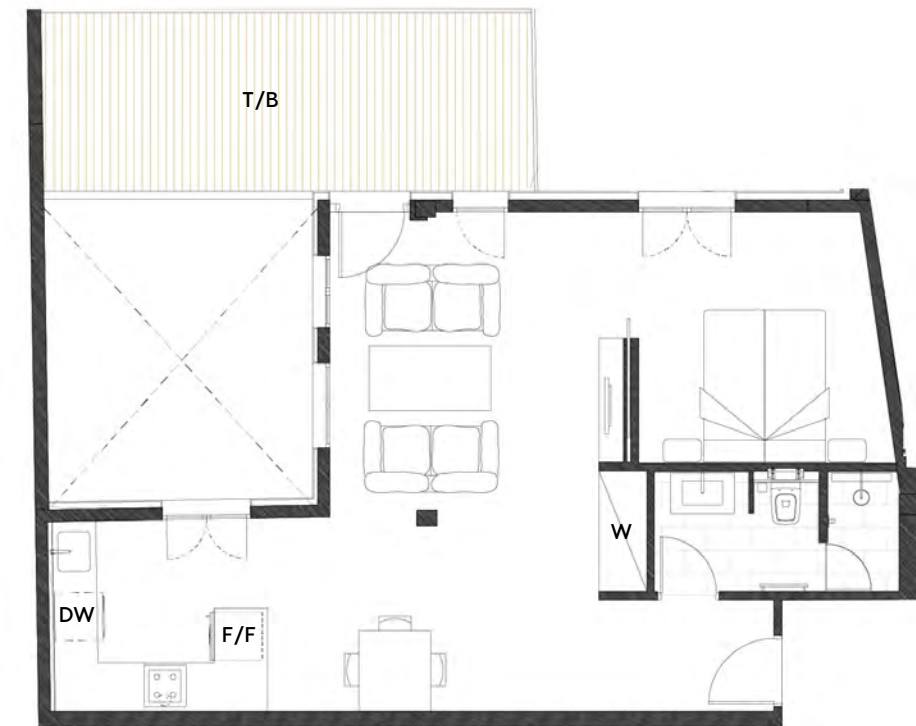
- Total area 69 m²
- Incl. terrace 14 m²
- All furniture included
- Double bed
- Sofa bed
- Fully equipped kitchen

CALCULATION

PRICE (Incl. 5% fee & 21% IVA)	FEES /month (Maintenance & care)	DEPOSIT (30% of price)	INTEREST /month (2.5% interest)	MORTGAGE /month (30 year mortgage)	HOTEL REVENUE /month (At 60% occupancy)
€ 440 000	€ 317	€ 132 000	€ 642	€ 856	€ 1801

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PLAN



LOCATION



APARTMENT 10 ONE BEDROOM

Well planned one-bed that is adapted for a disabled person throughout. Modern kitchen with all the conveniences. Bedroom with double bed and extra large bathroom with shower. Airy living room with sofa bed and dining area for 3-4 people. Adaptations can easily be changed to regular options.

SUMMARY

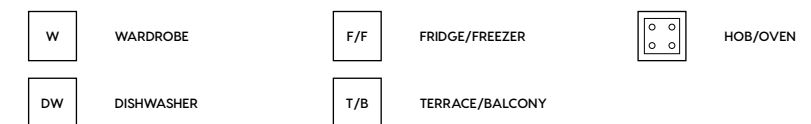
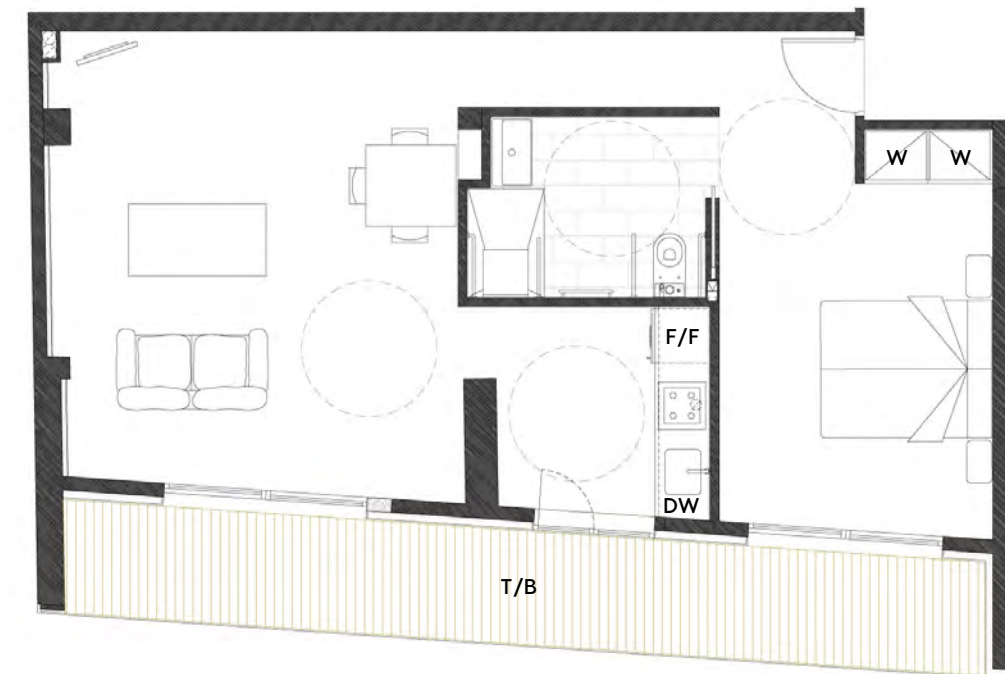
- Total area 59 m²
- Incl. terrace 13 m²
- All furniture included
- Large bathroom
- Sofa bed
- Adapted for disabled resident

CALCULATION

PRICE (Incl. 5% fee & 21% IVA)	FEES /month (Maintenance & care)	DEPOSIT (30% of price)	INTEREST /month (2.5% interest)	MORTGAGE /month (30 year mortgage)	HOTEL REVENUE /month (At 60% occupancy)
€ 440 000	€ 317	€ 132 000	€ 642	€ 856	€ 1801

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PLAN



LOCATION



APARTMENT 11 TWO BEDROOMS

Perfectly planned two-bed with hall and separate guest WC. Large open-plan kitchen with island plus dining area for 6 people. Living room with sofa bed and terrace with views of the harbour. Also Juliet balcony. Bedrooms with en-suite bathrooms and access to terrace.

SUMMARY

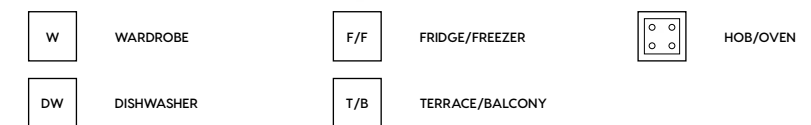
- Total area 118 m²
- Incl. terrace 19 m²
- All furniture included
- 2 bedrooms
- En-suite bathrooms
- Sofa bed

CALCULATION

PRICE (Incl. 5% fee & 21% IVA)	FEES /month (Maintenance & care)	DEPOSIT (30% of price)	INTEREST /month (2.5% interest)	MORTGAGE /month (30 year mortgage)	HOTEL REVENUE /month (At 60% occupancy)
€ 747 000	€ 546	€ 224 100	€ 1 089	€ 1 453	€ 2 403

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PLAN



LOCATION



APARTMENT 12 TWO BEDROOMS

Perfectly planned two-bed with hall and separate guest WC. Large open-plan kitchen with island plus dining area for 6 people. Living room with sofa bed and terrace with views of the harbour. Also Juliet balcony. Bedrooms with en-suite bathrooms and access to terrace.

SUMMARY

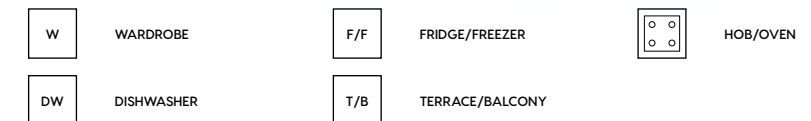
- Total area 118 m²
- Incl. terrace 19 m²
- All furniture included
- 2 bedrooms
- En-suite bathrooms
- Sofa bed

CALCULATION

PRICE (Incl. 5% fee & 21% IVA)	FEES /month (Maintenance & care)	DEPOSIT (30% of price)	INTEREST /month (2.5% interest)	MORTGAGE /month (30 year mortgage)	HOTEL REVENUE /month (At 60% occupancy)
€ 758 000	€ 579	€ 227 400	€ 1 105	€ 1 474	€ 2 403

The calculation is an example using assumed cash deposit, interest rate and mortgage details. Interest rates and other factors depend on the agreement reached via your banking contacts or ours. The cash deposit, interest rate and mortgage details depend on your personal circumstances. The revenue earned through the hotel rental scheme is estimated based on an average of the occupancy rate in Palma and, as such, offers no guarantees.

PLAN



LOCATION



APARTMENT 13 TWO BEDROOMS

Perfectly planned two-bed with hall and separate guest WC. Large open-plan kitchen with island plus dining area for 6 people. Living room with sofa bed and terrace with views of the harbour. Also Juliet balcony. Bedrooms with en-suite bathrooms and access to terrace.

SUMMARY

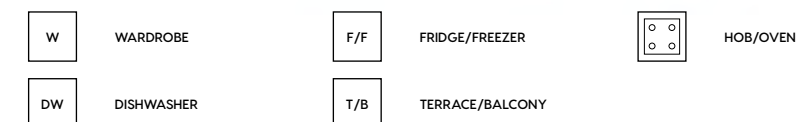
- Total area 118 m²
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CALCULATION

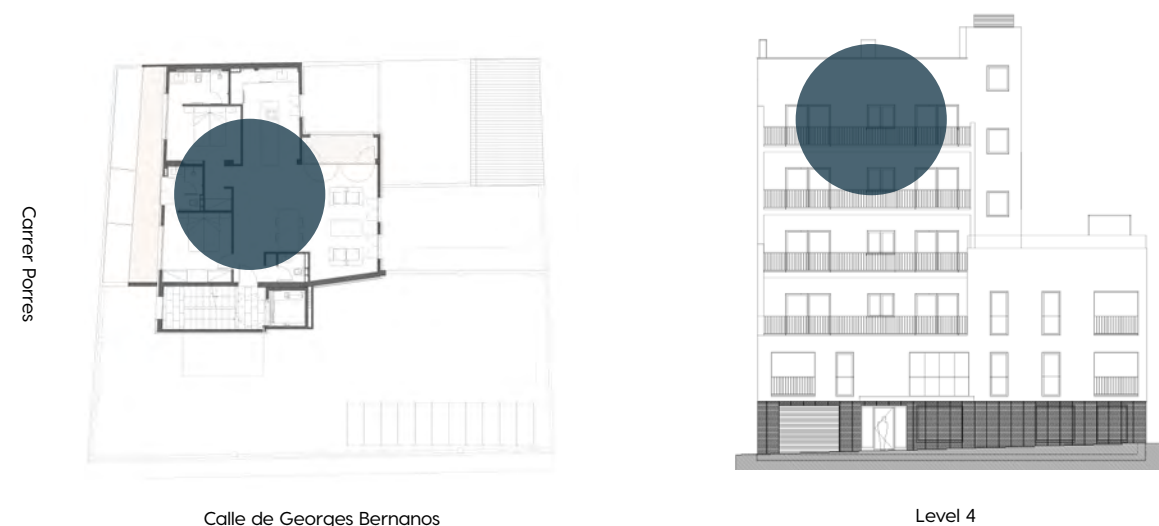
PRICE (Incl. 5% fee & 21% IVA)	FEES /month (Maintenance & care)	DEPOSIT (30% of price)	INTEREST /month (2.5% interest)	MORTGAGE /month (30 year mortgage)	HOTEL REVENUE /month (At 60% occupancy)
€ 820 000	€ 583	€ 246 000	€ 1 196	€ 1 594	€ 2 403

The calculation is an example using assumed cash deposit, interest rate and mortgage details. Interest rates and other factors depend on the agreement reached via your banking contacts or ours. The cash deposit, interest rate and mortgage details depend on your personal circumstances. The revenue earned through the hotel rental scheme is estimated based on an average of the occupancy rate in Palma and, as such, offers no guarantees.

PLAN



LOCATION





PALMA GUIDE

Palma is one of Europe's coolest small cities, offering more than just sun, sea and sand. It's the place to enjoy the good things in life, with a superb range of quality shopping and a wealth of different restaurants and bars.

We've collected some of our favourites into a little mini-guide that might be worth consulting on your next visit to Mallorca's capital.



LA ROSA CHICA

Santa Catalina's new little sister to the incredibly popular La Rosa Vermuteria. Enjoy excellent tapas and pinchos in a beautifully designed setting.



PALMA SPORT & TENNIS CLUB

In just a short time, this tennis club in the heart of Palma has become a favourite meeting place locally. You can swim, dine, do yoga, go to the gym, and of course play tennis here. www.palmatennis.com



CALI BURGER

Newly opened burger joint in Santa Catalina. The successful concept was born in California and serves the best burgers in Palma. www.caliburger.com



ART CAFÉ

On the road up to Bellver Castle stands this little gem, serving incredible cocktails and first-class food. Don't forget to try their fruitshakes! www.artcafe.es



ZHERO BEACH CLUB

Fantastic sushi, great music, swimming off the rocks or relaxing by the pool. The ever-popular Zhero has everything you could want from a top-flight beach club. www.zherobeachclub.com



CANELA BISTRO

A cosy little restaurant tucked away in the old quarter of Palma. The food, inspired by modern fusion, is amazing. www.canelabistro.es



PORTO PI

The biggest and perhaps best known shopping centre in Palma. The stores range from H&M to a supermarket with just about everything you could need. www.portopicentro.es



PUERTO PORTALS

The glamorous port of Puerto Portals is awash with cafés, bars, restaurants and shops. The perfect place to enjoy lunch or dinner.



GARITO CAFÉ

One of Palma's most classic nightclubs, where famous DJs play at the weekend. Relaxed and original with a large outdoor area on the harbour front. www.garitocafe.com



SOBRASADA

A great little delicatessen that features traditional Mallorcan specialities such as sausages, bread and herb liqueurs. www.colmadosantodomingo.com



CONTACT

Property developer: Hemi & Partners
www.hemipartners.com

Property company: Clifton Solutions

Builder: Islabau Constructora

Architect: Canyaveral + Fontes

TERRENO STUDIOS

[PALMA DE MALLORCA]