

CASA ÀGUILA

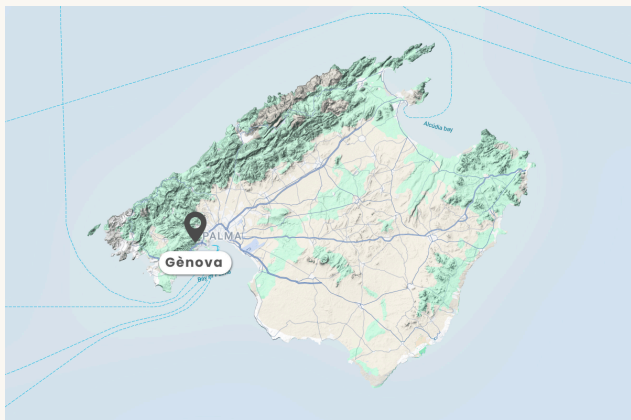
AN ECOLOGICAL HOUSE IN GÈNOVA



CLAUDIA ZIVKO *Agency*

GÈNOVA

Palma de Mallorca



Gènova sits at the foot of the iconic Na Burguesa statue, a residential quarter of narrow winding streets and Mediterranean architecture on the western edge of Palma. Overlooking the sea and the pine forests, it holds wide views over the Bay of Palma.

The centre of the city is minutes away, as are the beaches of Cala Major and Illetas. It is a location of genuine quiet that stays effortlessly close to urban convenience, known for its restaurants and its proximity to international schools.





Completed in 2019, Casa Águila spans 219 m² of habitable space within 306 m² built. Wood construction, solar energy, a salt water pool and a terrace facing the sea define the house.

FEATURES

Bedrooms: 4

Bathrooms: 5

Habitable area: 219 m²

Built area: 306 m²

Year of construction: 2019

Solar Panels: Installed in 2026

Heating system: Heat pump

Insulation: SATE technology

Pool: Salt water

Terrace: Sea view

Parking: Covered carport + 1 space

Price: 2 900 000 €

THE STORY



Claudia Zivko has called Mallorca home for more than twenty years. A licensed real estate agent and developer, she bought this land herself and built Casa Aguila as her first development project.

It has been her family's home for seven years. As her daughters set out on their own journeys, she is ready for a new chapter, and offers the house for sale with a grateful heart, cherishing the memories of a home she truly loved living in.

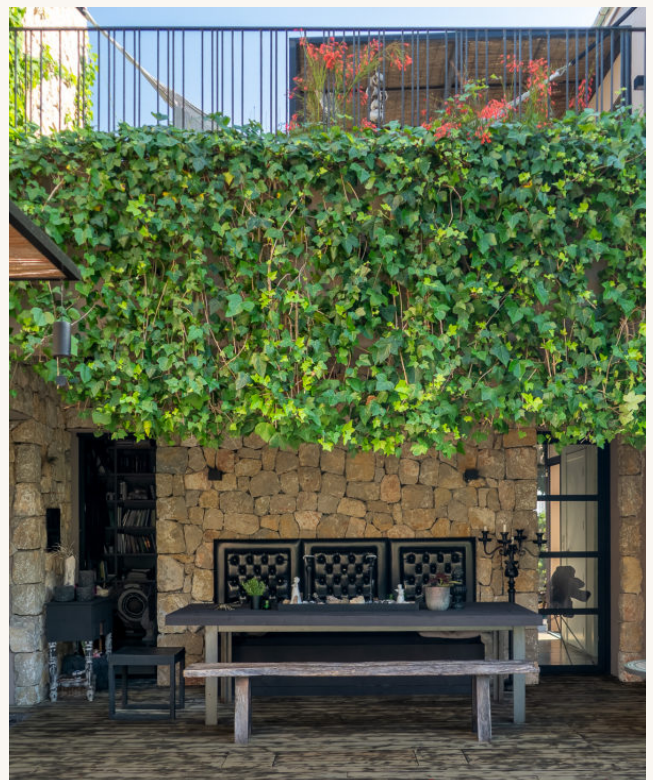
"I am not just selling a house, I am selling a home."

OUTDOOR LIVING



The house, developed with the architecture studio Cel Ras, is structured in two volumes connected by a central volume that contains the living room inside, with an upper terrace directly above. The terrace carries a small irrigated garden that keeps grass and plants green all year, an outdoor room facing the sea and the hills of Gènova.

Indoor and outdoor living flow into one another. The kitchen and the living room open directly onto the terrace, where a covered dining area makes lunch and dinner outside possible all year long. A barbecue area communicates directly with the kitchen.



THE LIVING SPACE



The main living space reflects the spirit of the house: a single flowing volume where the living room, dining area and kitchen connect to one another and open directly to the outside. Everything is linked, yet nothing feels closed.

A second wood terrace opens from the south-west face, extending the living area into the open air. Generous and considered, it is a space made as much for quiet everyday living as for receiving friends.

BEDROOMS



The two-volume layout gives the master bedroom natural privacy, set apart from the other bedrooms. Every bedroom has air conditioning and a ceiling fan, and sliding windows that let the air move through the house.

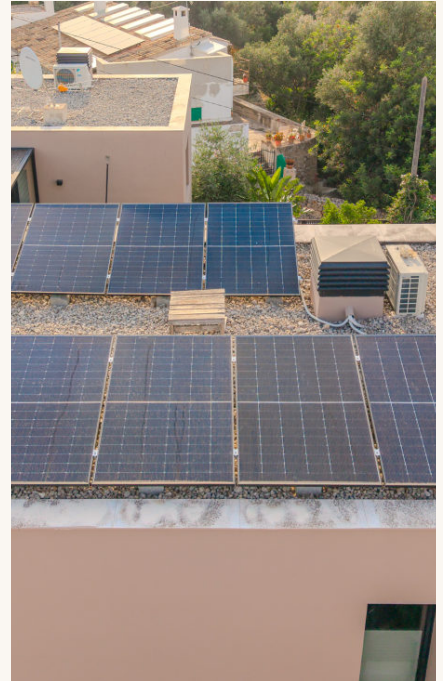
THE BASEMENT



Beneath the house lies a full lower floor: a bathroom with shower, storage, a technical room, an office and a media room, with direct access to the outside. A floor that leaves its use open.

"This house has been our home for seven years, and it kept evolving with us. Small touches, additions and changes, drawn from everyday life and from moments with friends and family."

A MODERN ECO HOUSE



The combination of solar panels, a heat pump, wood construction and SATE insulation, an external thermal envelope that wraps the structure in a continuous insulating layer, gives the house a climate of its own: warm in winter with a minimum of heating, fresh in summer with generous airflow. An economical house in energy, and an ecological one.

The core structure is built in advanced wood technology. Sustainably sourced, the wood regulates humidity and temperature naturally, keeping the climate of the house healthy through hot Mallorcan summers and cool winters.

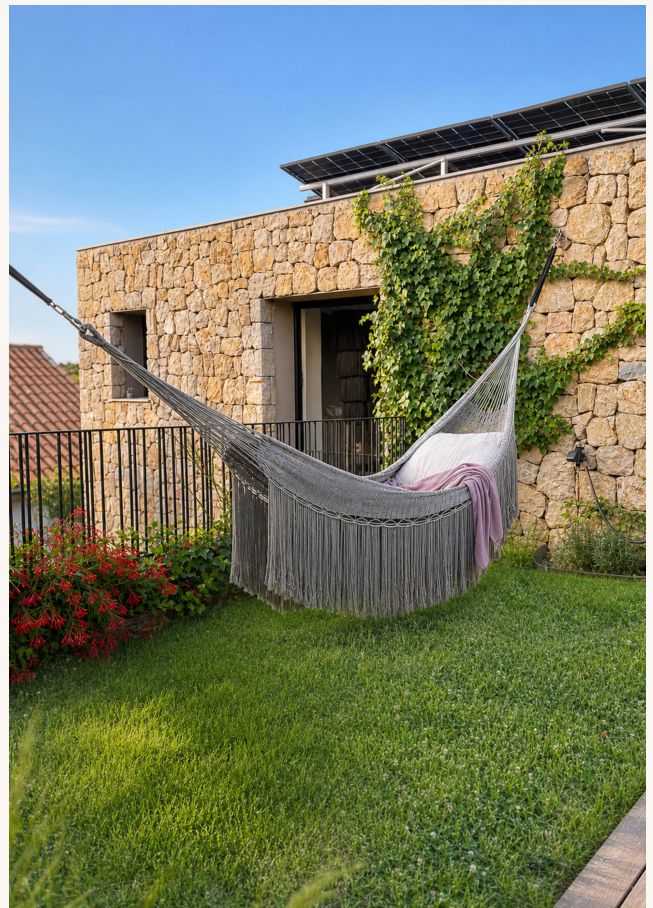
THE RESONANCE OF TRADITION



The stone walls follow the Mallorcan tradition of Pedra en Sec. Each stone was selected and cut by hand. By tapping with a hammer and listening to the resonance, the workers test that a stone is solid and well cut, an old skill in which the stone must sing to be used.

"I built this house in the spirit of building my home for the rest of my life. It was never meant to be another project. That is what makes it a home."

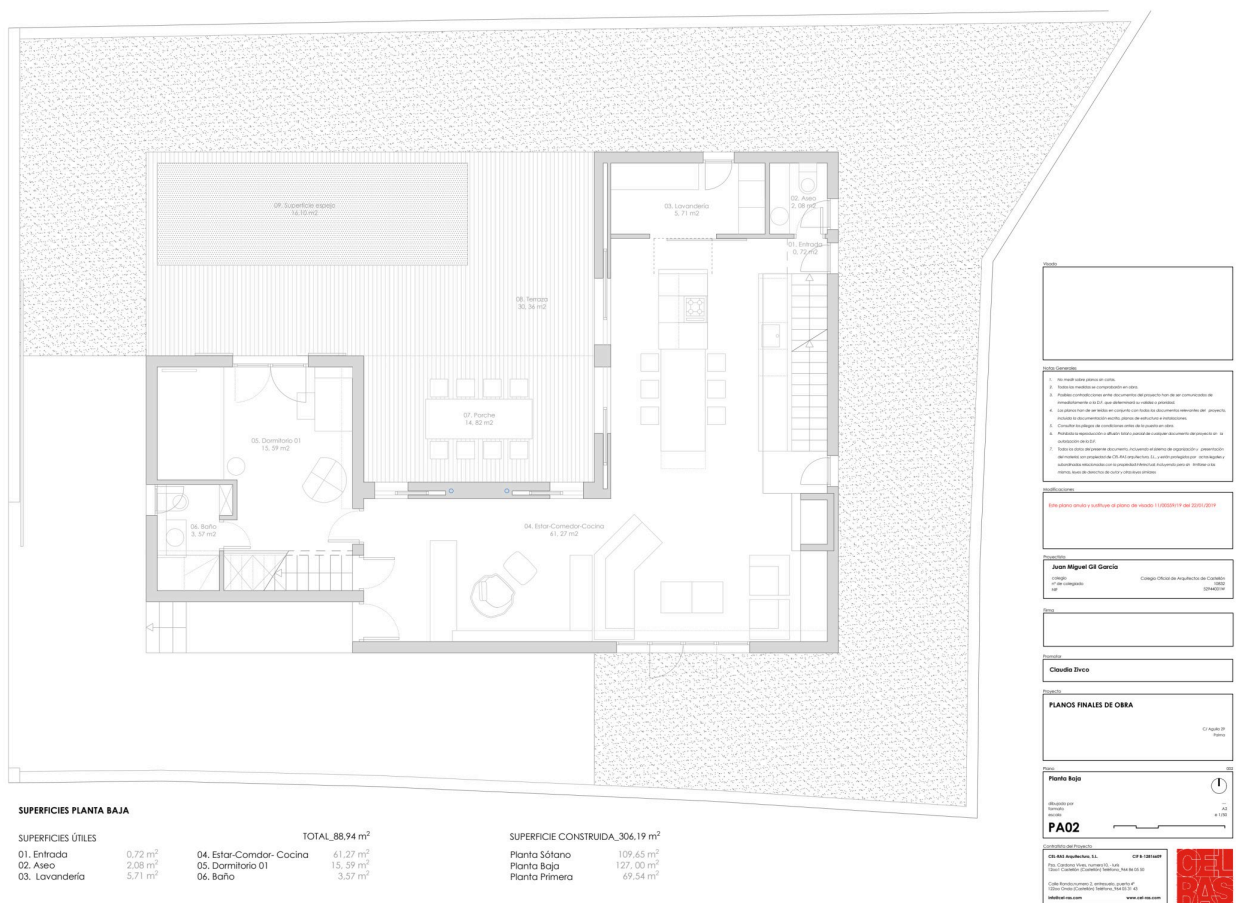
GALLERY





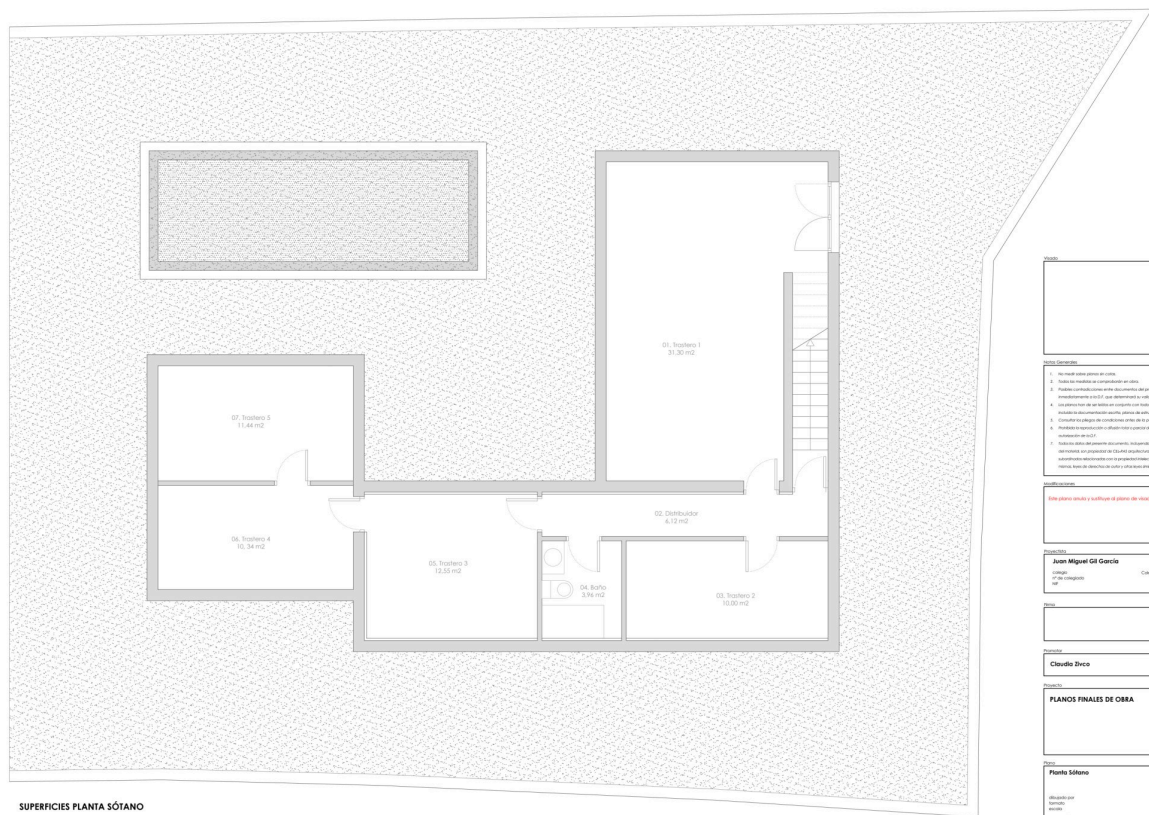


FLOOR PLAN – GROUND FLOOR



Habitable area: 219 m² · Built area: 306 m²

FLOOR PLAN – BASEMENT



SUPERFICIES PLANTA SÓTANO

SUPERFICIES ÚTILES

01. Trastero 1	31,30 m ²
02. Distribuidor	6,12 m ²
03. Trastero 2	10,00 m ²
04. Baño	3,96 m ²

TOTAL 85,71 m²

05. Trastero 3	12,55 m ²
06. Trastero 4	10,34 m ²
07. Trastero 5	11,44 m ²

SUPERFICIE CONSTRUIDA_306,19 m²

Planta sótano	109,65 m ²
Planta Bajo	127,30 m ²
Planta Primera	69,24 m ²

NOTAS

CONDICIONES

- No incluir el área pintada en color.
- Verificar los muros y el cerramiento en obra.
- Proteger los muros con una capa de aislamiento térmico de acuerdo a lo establecido en el Código Técnico de Edificación (CTE) para el aislamiento térmico de fachadas.
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INDICACIONES

Este plano indica y define el plano de obra 1:00000017 del 01/11/2017.

PROYECTISTA

Juan Miguel Gil Garcia
 Cálculo Oficial de Arquitecto de España
 Colección 10000017 del 01/11/2017

CLIENTE

Claudia Zivko

PLANOS FINALES DE OBRA

01/11/2017

Planta Sótano

1:100

PA01

COMPROBACIÓN DEL PROYECTO

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More than 100 m² of additional built space

CONTACT

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CLAUDIA
ZIVKO *Agency*

a singular place in real estate