

Casa Maravilla

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DEVELOPMENTS BALEARICS

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Casa Maravilla

A REFINED OASIS IN MALLORCA

Set in one of the most privileged positions in Santa Ponsa, Casa Maravilla is a contemporary Mediterranean residence where architecture, light and landscape exist in quiet dialogue. Positioned on a 1,345 m² urban plot and offering approximately 700 m² of built space, the property has been conceived as a year-round sanctuary overlooking the bay.

Under the direction of Manel Avila, the architecture unfolds gradually, revealing long sightlines, generous proportions and an ever-present connection to the sea. The home balances sculptural presence with refined restraint – a statement of timeless luxury rooted in Mallorca's coastal beauty.

POOL AREA

At its heart lies the 75 m² shimmering pool, surrounded by lush gardens, manicured lawns, and serene lounging areas. Sunbeds and canopies invite you to unwind under the island sun, while shaded terraces offer moments of cool respite. Adjacent to the pool, a fully-equipped outdoor kitchen and bar create the ideal setting for al fresco dining and evening gatherings.

Casa Maravilla's grand pool area serves as the central hub for outdoor relaxation, featuring a stylish lounge area and dining space designed for hosting intimate get-togethers or large celebrations. With every detail meticulously crafted, this property is a true oasis where the indoors and outdoors exist in perfect harmony.



EXCEPTIONAL OUTDOOR SPACES

Outdoor living is central to Casa Maravilla's identity. A landscaped garden with mature trees surrounds a 75 m² heated swimming pool, complete with a solar-panel cover designed to preserve energy and extend seasonal enjoyment. Timber-decked solarium areas and shaded terraces create multiple environments for relaxation, entertaining and quiet retreat.

A rooftop terrace crowns the residence, offering panoramic views from the bay to the Tramuntana mountains – an elevated setting for sunrise yoga, sunset cocktails or evenings beneath open skies.

UNMATCHED SPACES FOR LIVING

Across three levels connected by lift, the interiors are defined by clarity, craftsmanship and natural light. Full-height glazing frames the pool and bay, while grey Zarci marble flooring, timber panelling, bespoke oak wardrobes and refined wall finishes introduce warmth and tactile depth.

Smart home technology (KNX automation), underfloor heating, Mitsubishi VRF air-conditioning and integrated lighting scenes ensure comfort is seamless and intuitive. Every material and system has been selected to elevate daily life while maintaining architectural purity.





PANORAMIC VIEWS

From the main reception level and rooftop terrace, sweeping views extend across Santa Ponsa Bay toward the open Mediterranean. By day, the sea becomes a shifting canvas of light; by night, the horizon dissolves into a calm, illuminated skyline.

The living spaces are oriented to maximise these perspectives, allowing interior life to unfold against a cinematic coastal backdrop.

RELAXATION AND MEDITATION

Beyond its architectural presence, Casa Maravilla is conceived as a space of restoration. Landscaped gardens provide privacy and acoustic calm. The rooftop terrace offers an elevated retreat above the everyday rhythm of the coast. Indoors, proportion and materiality foster stillness – light filtered through glazing, natural stone underfoot, and controlled climate ensuring year-round serenity.





LIVING ROOM

Casa Maravilla's living room is a space of effortless elegance and comfort, designed to be both a serene retreat and a lively gathering area. The principal reception space spans approximately 65 m² and is designed as both a social hub and a private retreat. A gas fireplace anchors the lounge area, while full-height glazing opens directly onto a terrace overlooking the pool and bay.

The room flows naturally into the dining area and open kitchen, maintaining visual continuity while allowing each zone to function independently. Refined lighting, bespoke finishes and integrated automation create a space equally suited to intimate evenings or larger gatherings.



SHOW KITCHEN

The open-plan kitchen and dining area form the operational heart of the home. A generous central island establishes a sculptural focal point, complemented by sleek contemporary cabinetry and integrated appliances. An integrated wine cooler supports entertaining, while a secondary pantry/kitchenette provides additional preparation space for seamless hosting.

Designed for both performance and presentation, the kitchen connects directly to the terrace, reinforcing the indoor-outdoor rhythm of Mediterranean living.





PRIVATE BODEGA

A temperature-controlled wine room on the lower ground floor offers ideal storage conditions for a curated collection. Designed for preservation and display, the bodega allows for intimate tastings in a controlled, atmospheric setting. Positioned near service areas yet integrated within the architectural flow, it reflects the home's attention to lifestyle detail.



GARAGE

A secure enclosed two-car garage (45 m^2) is located on the lower ground floor, with direct internal access to the residence. Additional external parking spaces complement the arrival experience.

The property includes five dedicated EV charging bays (two within the garage and three externally) equipped with smart load management and future-ready infrastructure. Technical rooms, plant installations and storage areas are discreetly integrated on this level.

MASTER BEDROOM

The principal suite is a private sanctuary occupying a privileged position on the ground floor. Comprising a 37 m² bedroom, a 14 m² walk-in wardrobe and a generous en-suite bathroom, the suite opens onto a secluded garden area, extending the experience of space and light outdoors.

Motorised shutters, climate control and refined finishes ensure comfort and discretion, while direct garden access reinforces the connection to landscape and sea air.



WELLNESS AREA

The dedicated wellness area includes a private gym, sauna and shower facilities, creating a complete at-home spa environment. Thoughtfully positioned on the lower ground floor, it offers privacy and acoustic separation from the principal living spaces.

This area allows daily wellbeing rituals to become part of the home's natural rhythm – exercise, recovery and relaxation integrated within architectural calm.















EICHHOLTZ
EST. 1992

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EICHHOLTZ & DONIGER BALEARICS COLLABORATION

Furnished in partnership with Eichholtz, Casa Maravilla is built into a sanctuary of refined elegance. The latest collection, unveiled during Milan Design Week 2025, was personally curated by Eichholtz's Chief Creative Officer, Edwin van der Gun. Each piece embodies the brand's signature glamour, precision, and forward-thinking sophistication.

Founded in 1992 by Theo Eichholtz, the brand has become a global icon of luxurious living. Through exceptional craftsmanship, opulent materials, and a contemporary interpretation of classic design, Eichholtz infuses Casa Maravilla with timeless allure and effortless style.

Visit their website: www.eichholtz.com



Site Plan



Lower Ground Floor



Ground Floor



First Floor



Rooftop



THE ARCHITECT

Under the direction of Manel Avila, Casa Maravilla choreographs light, proportion, and view. Spaces unfold gradually, revealing crafted details and long, quiet sightlines that connect indoors and out. A central architectural element anchors the home in an ever-present point of focus and calm.

"At Casa Maravilla, we let light draw the plan where each line and space is a quiet conversation between the home and the sea."
– Manel Avila, Lead Architect





Plot & Build

Plot: 1,345 m² (14,479 sq ft)

Build: 510 m² (5,490 sq ft)



Accomodation

5 bedrooms (4 en-suite)

Guest bath & cloackroom.



Pool & Solarium

75 m²pool · Timber-decked

solarium · Pergola provision.



Roof Terrace

Chill-out lounge · Al fresco

dining · BBQ provision.



Kitchen & Dining

Open-plan with integrated

appliances · Seconday pantry.



Wellness

Fully equiped private gym

State-of-the-art sauna.



Wine Cellar

Bodega with humidity

and temperature control.



Parking

2-car garage with charger

2 exterior bays with charger.



Comfort & Tech

Underfloor heating & A/C

Smart home auto. & security.

Overview

Plot size
1,345 m² (14,479 sq ft)

Built area
700 m² (7,534 sq ft)

Areas
Lower Ground Floor.....230 m²
Ground Floor.....285 m²
First Floor.....185 m²
Total.....700 m²

*Note: areas are indicative and subject to final survey and construction tolerances.

Accomodation

Lower Ground Floor

· Enclosed two-car garage
· Central distribution lobby
· Staff/guest suite with en-suite bathroom
· Laundry/utility room
· Wellness containing private gym and sauna
· Shower room/bathroom
· Temperature-controlled wine room
· Technical room (electrical and plant installations)

Ground Floor

· Entrance hallway and circulation
· Five principal bedrooms, of which four are en-suite
· House bathroom / guest shower room

First Floor

· Landing and distribution
· Guest cloakroom
· Main reception living room with access to a terrace
· Open-plan kitchen and dining area, including an integrated wine cooler
· Secondary kitchenette/pantry

Services and Technology

· Lift accross all levels
· Gas fireplace to the principal living area.
· KNX home automation system for integrated control on lighting scenes, climate, shutters, etc.
· JUNG switches & outlets
· Aluminium frames with thermal break
· Motorised shutters
· Intruder alarm
· Underfloor heating
· Mitsubishi VRF air-conditioning

Exterior Amenities

· 75 m² swimming pool
· Timber-decked solarium
· Roof terrace with lounge & dining
· Provision for bioclimatic pergolas
· Two external parking spaces
· Landscaped grounds with mature trees
· Garage in basement

Finishes and Craftsmanship

· Grey Zarci marble flooring
· Selected timber flooring
· Designer wallcoverings
· Timber panelling
· Porcelain tiling
· Microcement finishes
· Bespoke oak wardrobes
· Oak vanity units with marble tops
· Dry-stone & hardwood façades
· Bush-hammered marble exterior paving

Security & Access

· Comprehensive security systems including intruder alarm, CCTV & Access control
· Integrated intruder alarm with motion detectors
· Motorised shutters to bedroom suites, controllable via KNX

SANTA PONSA

Nestled along the island's southwest coast, Santa Ponsa is a serene haven where natural beauty meets refined living. This enchanting destination is framed by golden beaches, crystal-clear waters, and the rolling hills of the Tramuntana Mountains, offering an idyllic retreat for visitors and residents alike.

The heart of Santa Ponsa is its crescent-shaped bay, where calm turquoise waters lap gently against soft sandy shores. Here, vibrant beach clubs and waterfront cafés create a lively yet relaxed atmosphere, perfect for soaking up the Mediterranean sun or enjoying a leisurely meal with breathtaking sea views.

History and charm intertwine in Santa Ponsa. The town is famously linked to Mallorca's past as the landing site of King James I during the Reconquista.



A SAFE HAVEN IN THE MEDITERRANEAN

Mallorca offers a rare balance of natural beauty, infrastructure and cultural depth. From the Tramuntana mountains to the calm waters of the southwest coast, the island provides year-round appeal – sailing, cycling, gastronomy and heritage woven into everyday life.

Owning in Mallorca is not simply a residential choice, but an investment in lifestyle, climate and enduring value.

Only around a 2-hour flight from most major European cities, its beaches are famous the world over, consistently making it one of the most sought-after summer destinations.
A hotspot for luxury sailing, the island has always attracted the very best in exclusive shops, hotels and first-class restaurants, all making use of the highest quality foods, wines and crafts provided by the many local producers and artisans.

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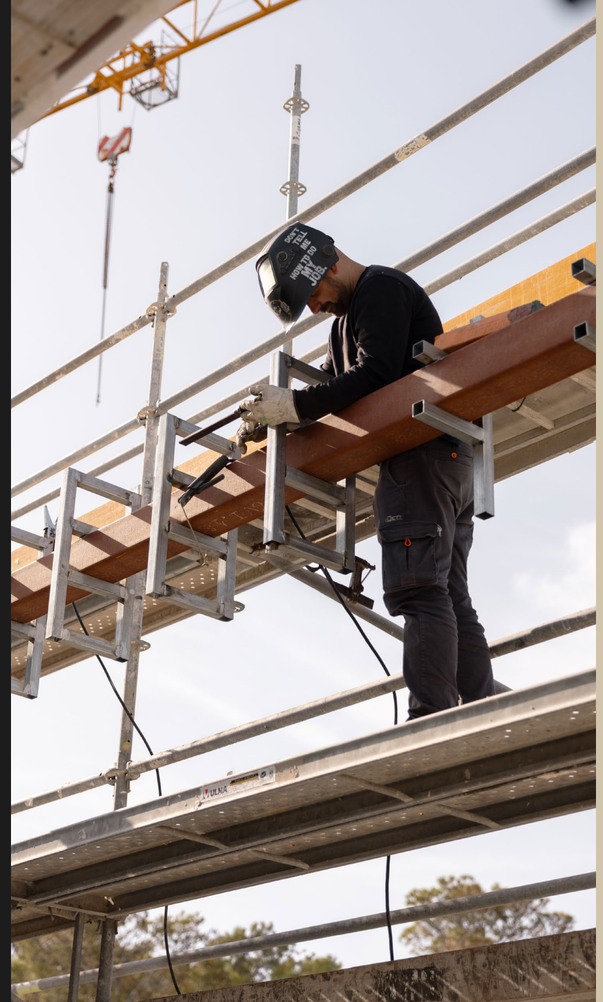
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AVILA
projects

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CONTACT US

To discuss about Casa Maravilla or future projects in more detail, arrange a site viewing, or talk to us about potential opportunities, please get in touch.

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