



# Longevity Clinic

*Medical Spa & Wellness Clinic*

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PÒRTOL · MARRATXÍ · PALMA DE MALLORCA · SPAIN



**ETERRA IBERIA S.L.**  
Urban development, licensing and

**Claudia Ercy Bernard**  
CEO Eterra Iberia S.L.

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Transaction Manager  
and Head of Office Management

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Economist



**JORDI HERRERO ARCHITECTS**

Architecture and planning

**Jordi Herrero Campo**  
Architect

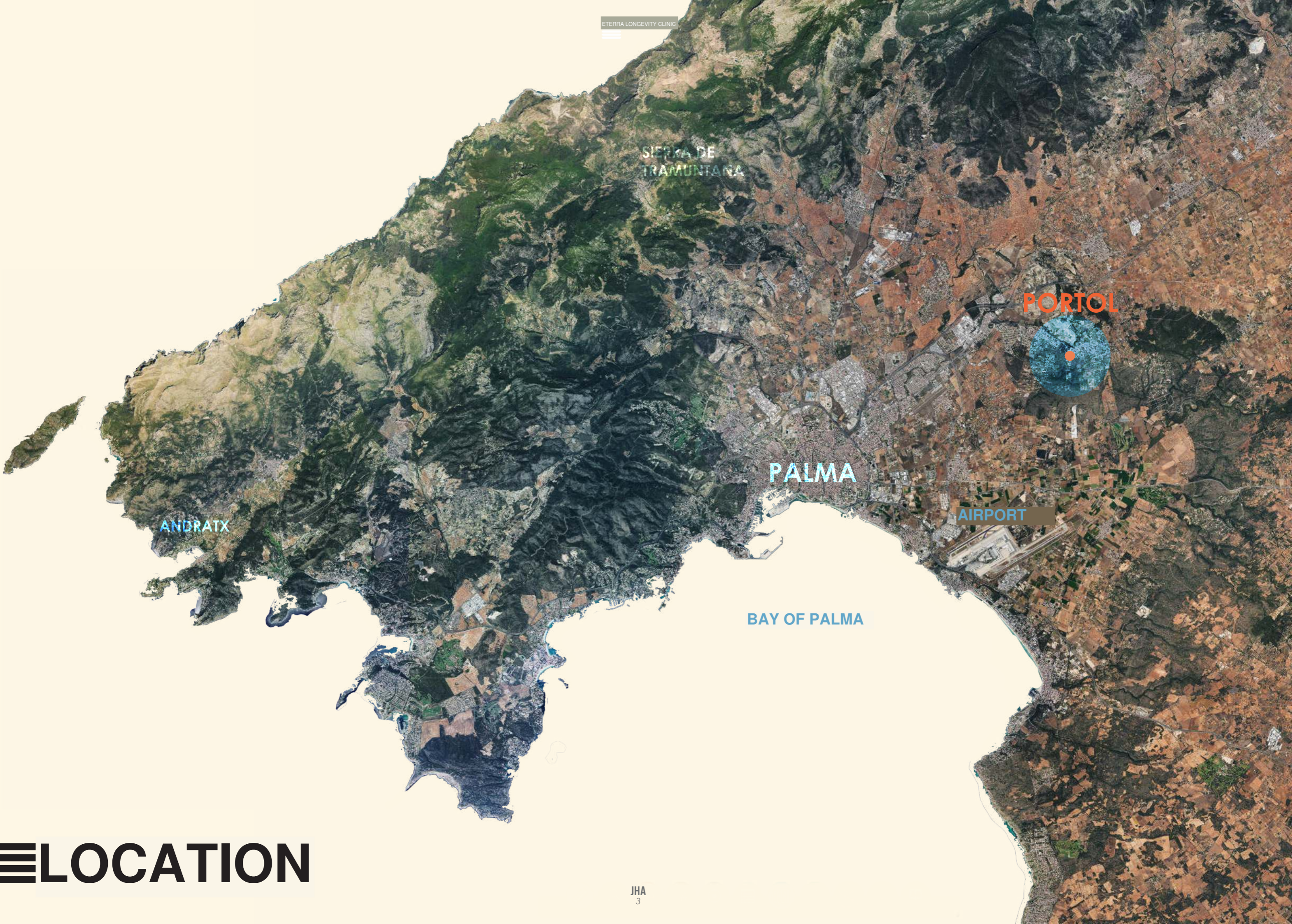
**Santiago Martín-Borregón Navarro**  
Architect

01

# Location

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PÒRTOL · MARRATXÍ · PALMA DE MALLORCA



SIERRA DE TRAMUNTANA

PORTOL

PALMA

AIRPORT

ANDRATX

BAY OF PALMA

# LOCATION

# PÒRTOL



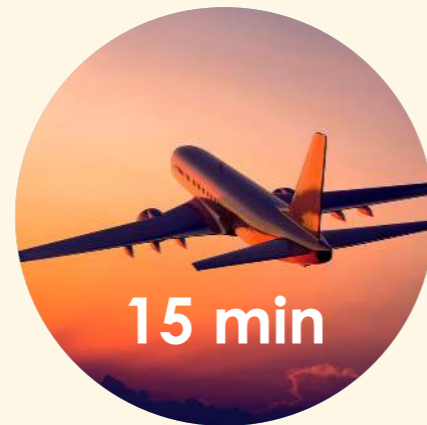
The property lies close to Palma, in the charming Mallorcan village of Pòrtol, just 15 minutes from the centre of Palma. Set in a green oasis, this is one of the most attractive settings in Mallorca, with panoramic views of the Bay of Palma and the mountains. A short walk away, residents will find a local bakery, a supermarket in Pòrtol, 07141, Balearic Islands, a typical Mallorcan market, traditional restaurants and cafés, plus a pharmacy and a church.



**GOLF PUNTIRÓ**



**PALMA CENTRE**



**PALMA AIRPORT**



**HOSPITAL  
SON ESPASES**



**BEACH**



**HOSPITAL  
SAN JOAN**

## LOCATION

PLOT

IEWS

IEWS

IEWS

IEWS

PALMA

BEACH

GOLF PUNTIRO

AIRPORT

LOCATION





**LOCATION**



# LOCATION

02

# Urban Planning

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PLOT ANALYSIS · PARAMETERS · CONCEPT

# URBAN PLANNING ANALYSIS

# PLOT PARAMETERS

TOTAL AREA:  
**33.645m<sup>2</sup>**

GREEN AREAS:  
**6.105m<sup>2</sup>**

ROADS:  
**5.850m<sup>2</sup>**

FACILITIES ZONE AREA:  
**20.700m<sup>2</sup>**

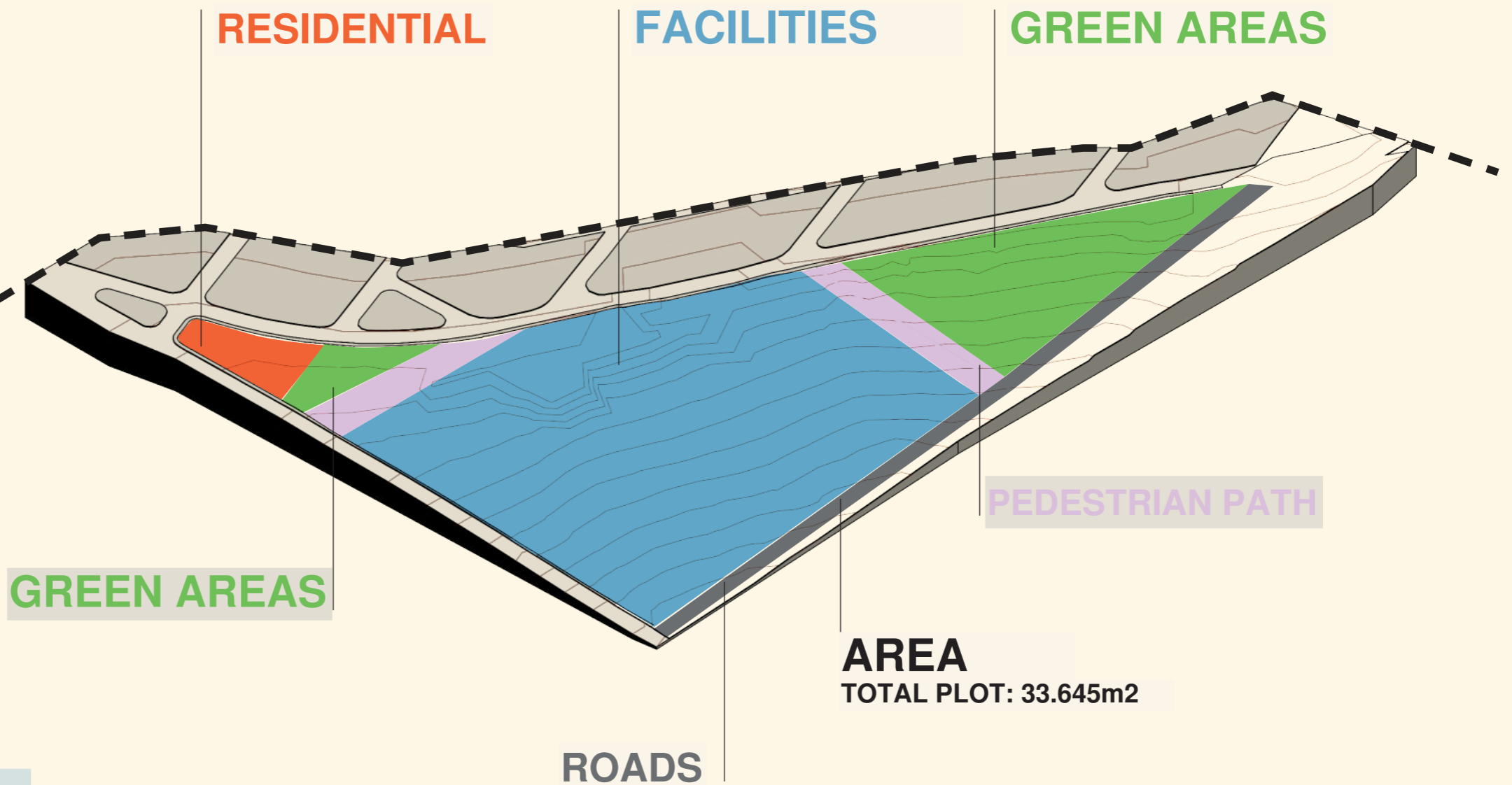
RESIDENTIAL ZONE AREA:  
**990m<sup>2</sup>**

## RESIDENTIAL PARAMETERS

RP400: MULTI-FAMILY  
BUILDABILITY: 0.55m<sup>2</sup> /m<sup>2</sup>= 544,5m<sup>2</sup>  
HEIGHT: TWO LEVELS  
4 DWELLINGS MAXIMUM

## FACILITIES PARAMETERS

CARE USE  
SPORTS USE  
HEALTHCARE USE  
SOCIO-CULTURAL USE  
BUILDABILITY: 15.000 m<sup>2</sup>  
HEIGHT: TWO LEVELS  
NORTH SETBACK: 10m  
OTHER SETBACKS: 5m  
MAX VOLUME PER BUILDING: 1.500m



# PARAMETERS

# FACILITIES

ZONE:

PERMITTED USES:

**CARE USE**

**SPORTS USE**

HEALTHCARE USE

**SOCIO-CULTURAL USE**

BUILDABILITY:

2

OCCUPANCY:

2

VOLUME PER BUILDING:

3

NUMBER OF FLOORS:

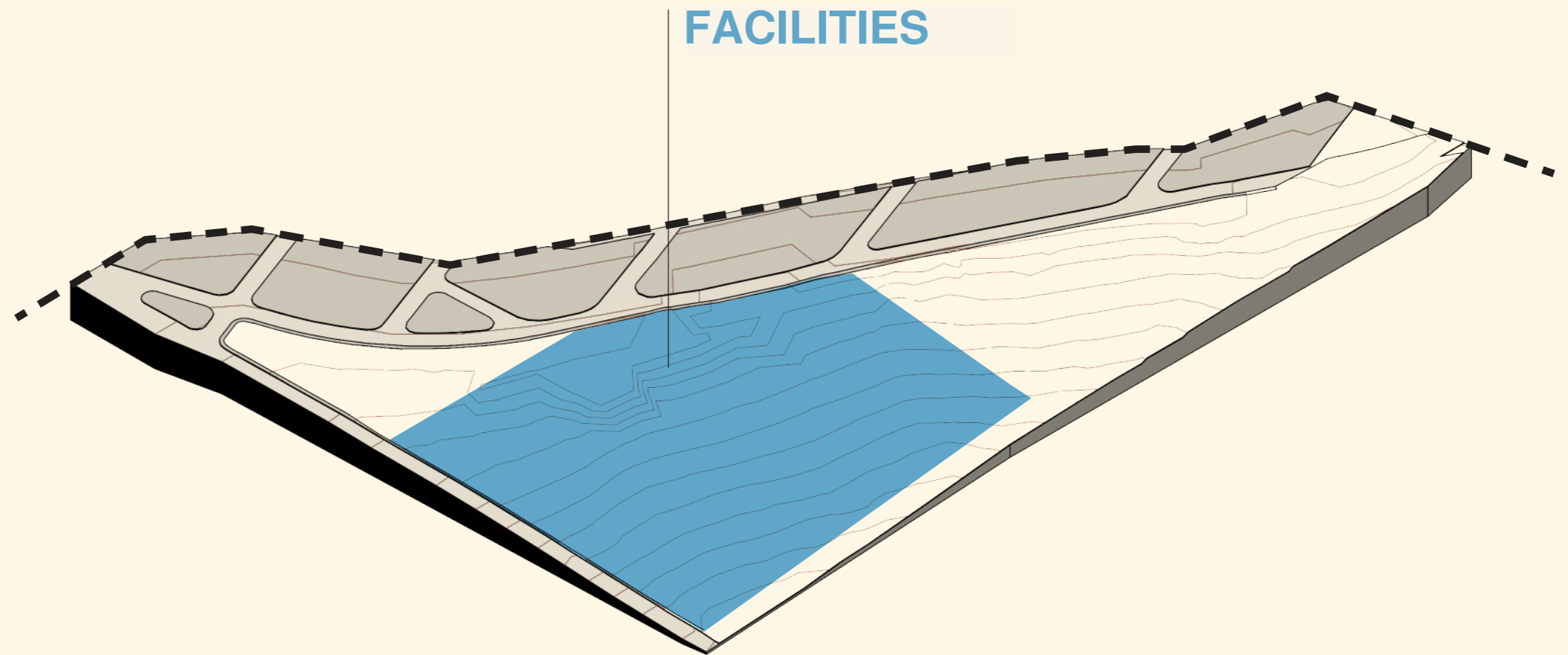
**2 FLOORS**

MAX HEIGHT:

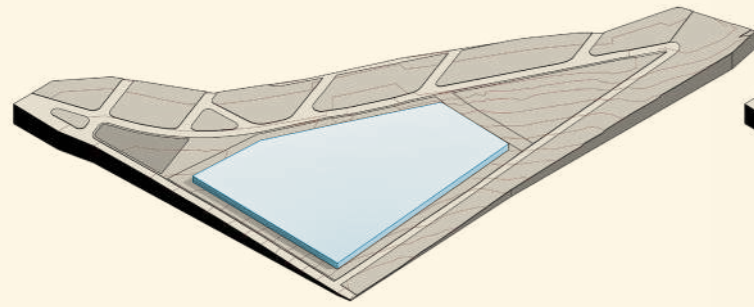
TOTAL HEIGHT:

NORTH SETBACKS

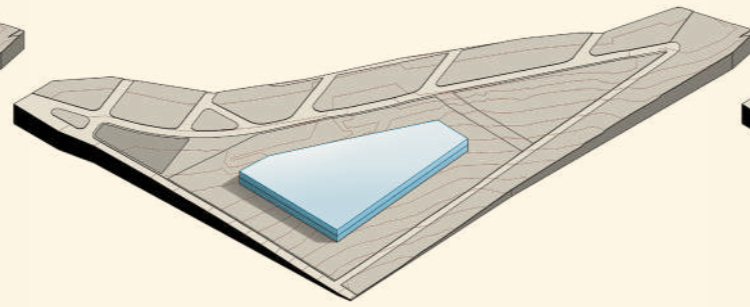
OTHER SETBACKS:



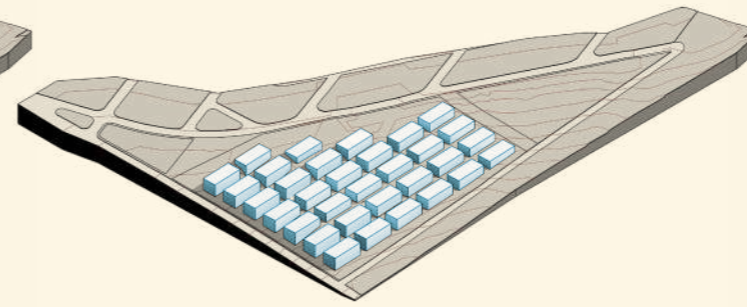
# COMMON SCHEME



**1 FLOOR**  
2

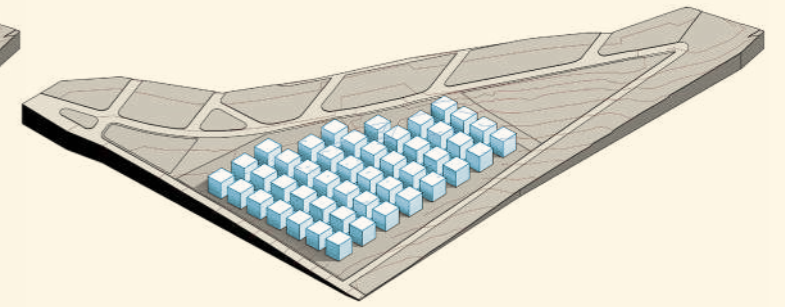


**2 FLOORS**  
2



**1.500m<sup>3</sup> /BUILDING**  
**7m HEIGHT**  
**33 BUILDINGS**

**TOTAL VOLUME:**  
3

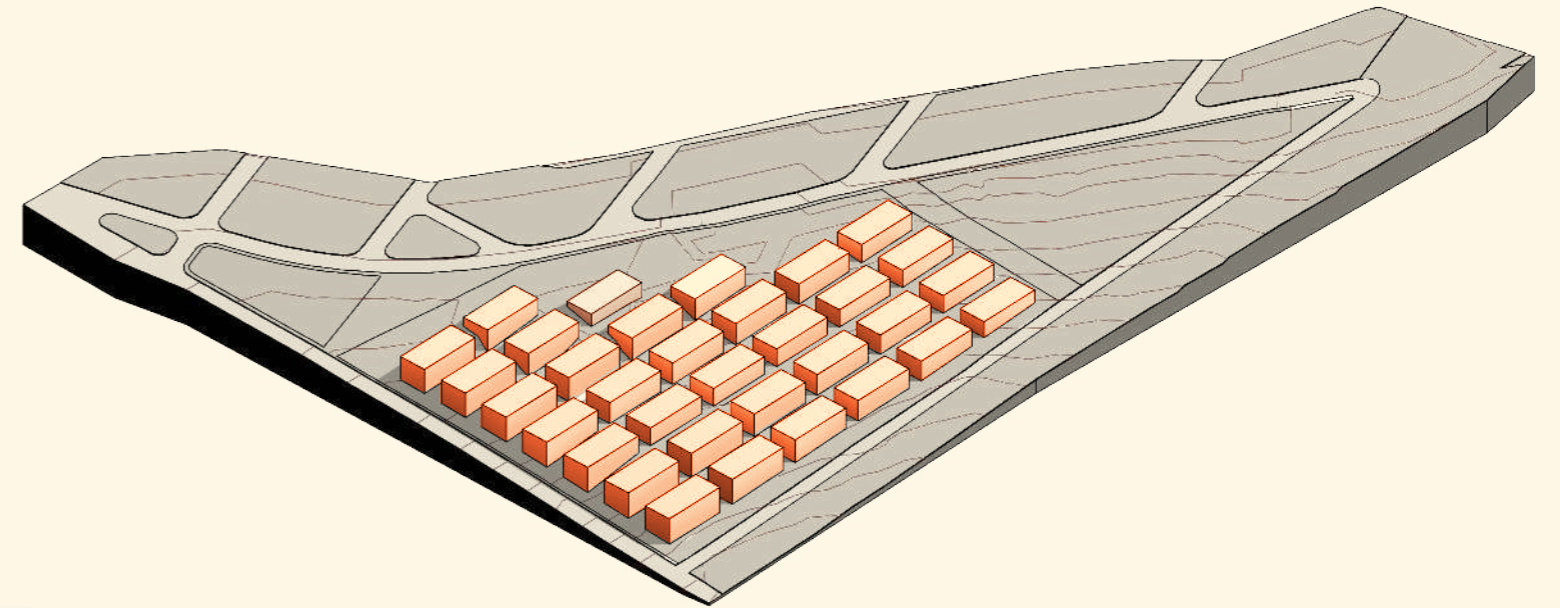


**1.500m<sup>3</sup> /BUILDING**  
**12m HEIGHT**  
**46 BUILDINGS**

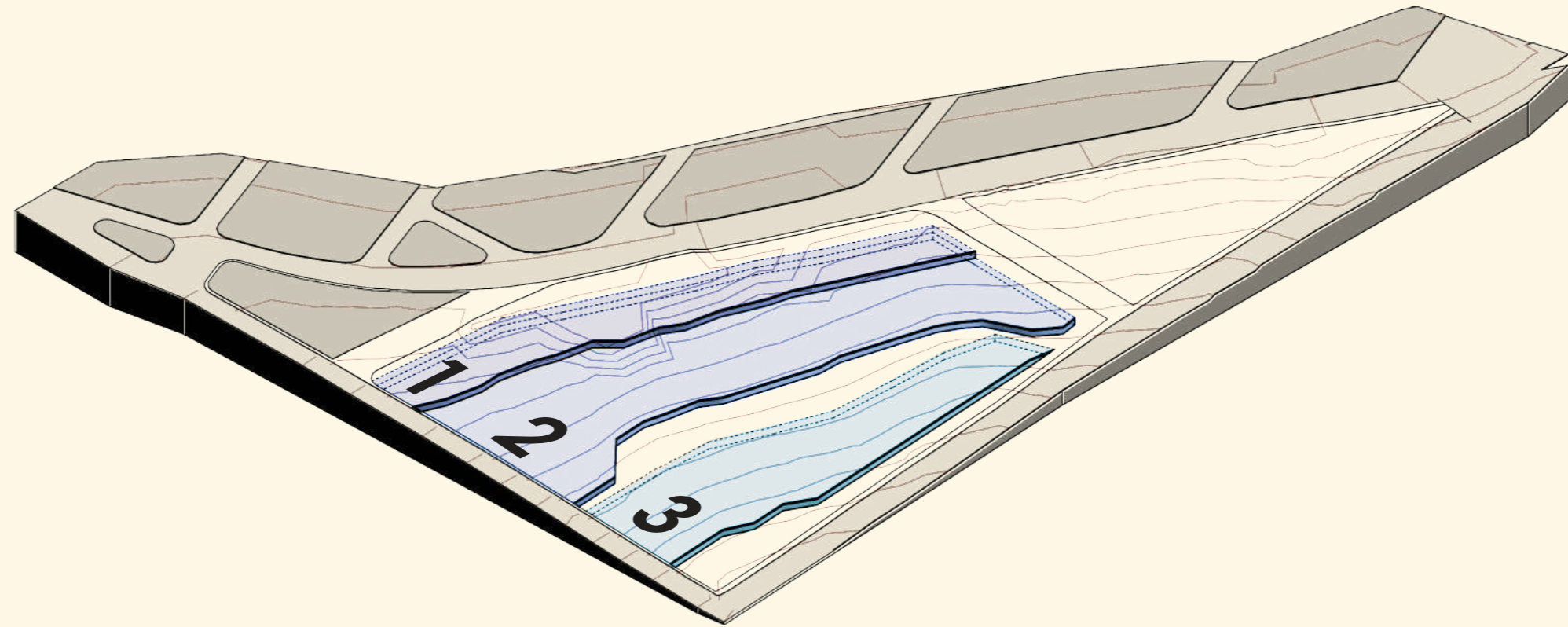
**TOTAL VOLUME:**  
3

# COMMON SCHEME

- NO VIEWS
- NO GREEN AREAS
- HARD TO PLACE TERRACES
- INSUFFICIENT SPACE FOR PARKING
- POOR SOLAR EXPOSURE
- MANY CIRCULATION CORES  
(33 units)
- POOR POSITIONING FOR RETAIL
- STEEP SLOPES. NOT FRIENDLY FOR PEOPLE WITH REDUCED MOBILITY.

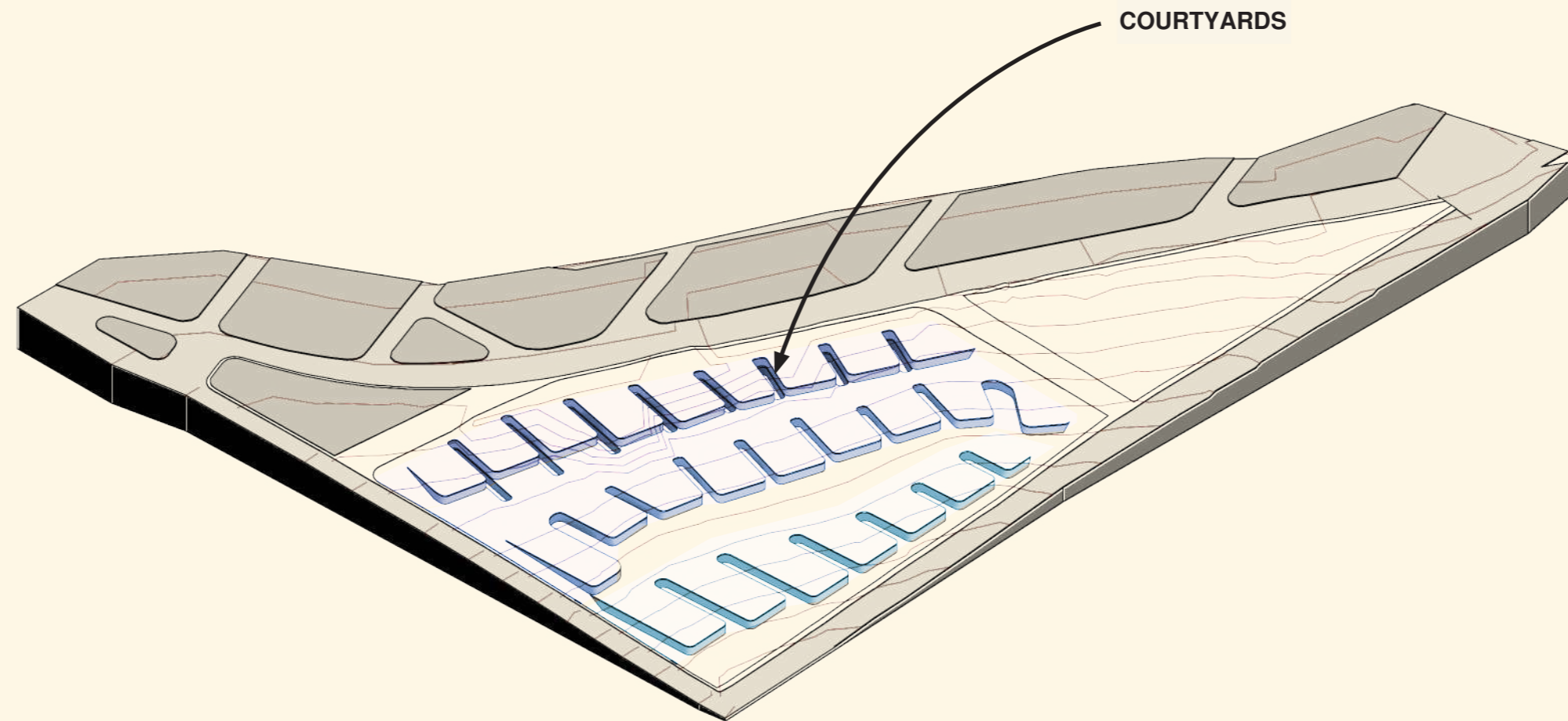


# URBAN PLANNING CONCEPT



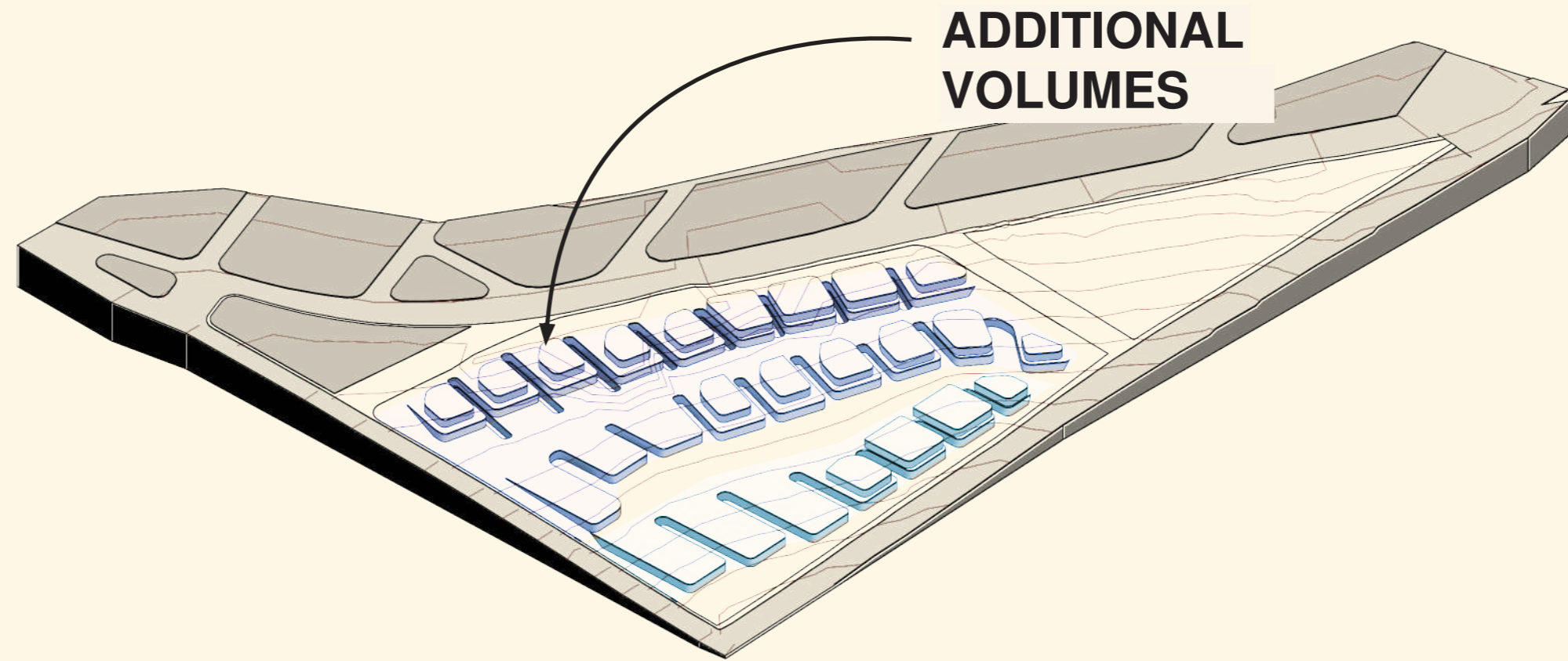
PLATFORMS

# URBAN PLANNING CONCEPT



**MAXIMUM VOLUME**  
**1<sup>3</sup> PER BUILDING:**  
**COURTYARDS**

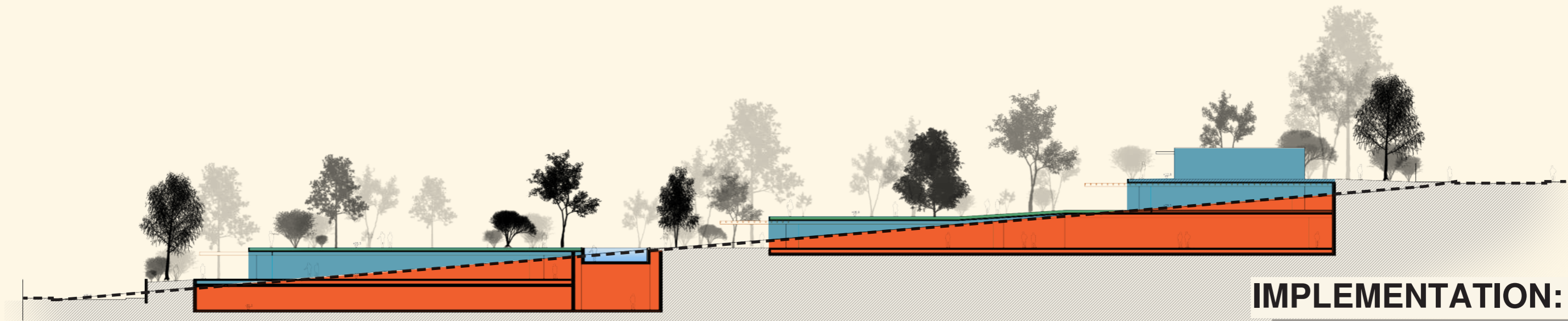
# URBAN PLANNING CONCEPT



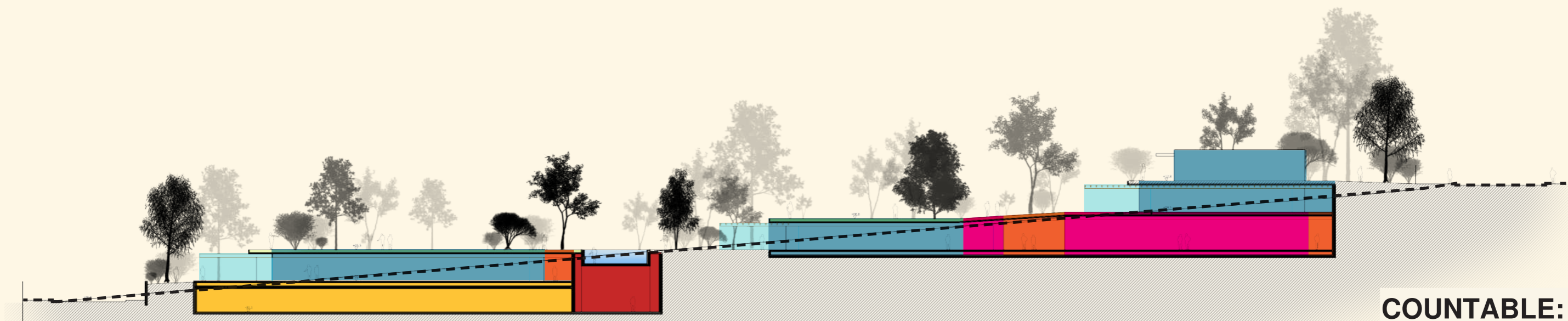
**ADDITIONAL  
VOLUMES**

**INFILL  
REMAINING UP TO**

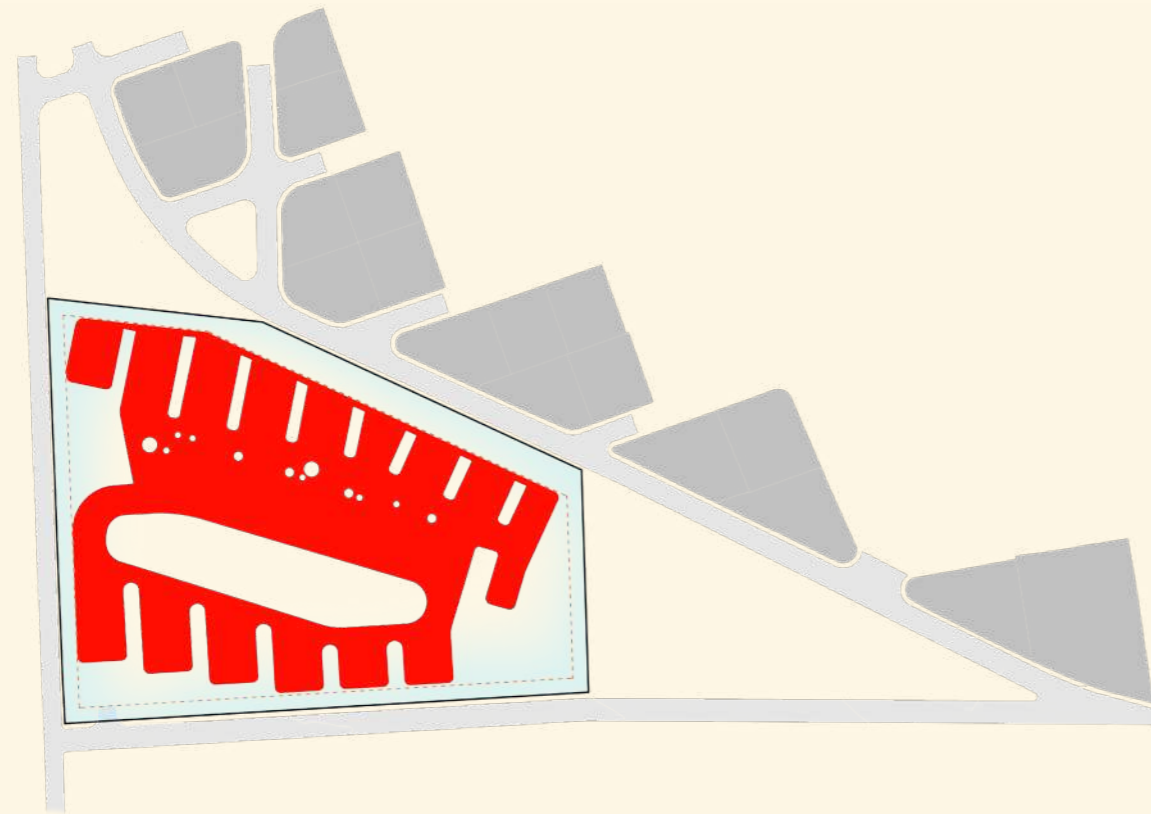
3



**IMPLEMENTATION:**  
• ABOVE GRADE  
• BELOW GRADE



**COUNTABLE:**  
• ABOVE GRADE FACILITIES  
• BELOW GRADE FACILITIES  
• CIRCULATION  
• INFRASTRUCTURE

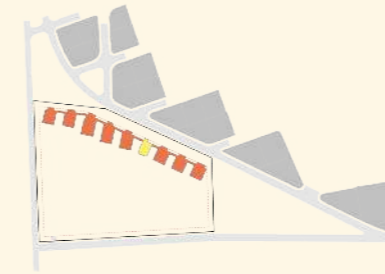


**MAX OCCUPANCY:**

10.350 m<sup>2</sup>

**PROJECT:**

10.259 m<sup>2</sup>

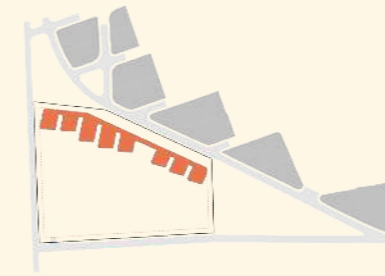


Level 3 area:

2

Countable area:

2

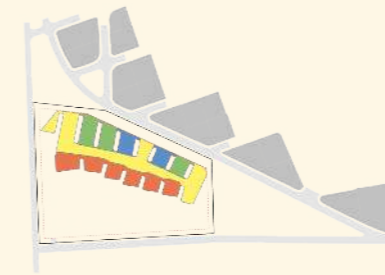


Level 2 area:

2

Countable area:

2



Level 1 area:

2

Countable area:

2

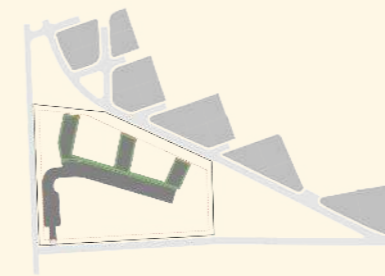


Level 0 area:

2

Countable area:

2



Basement area:

2

Countable area:

2

**MAX BUILDABILITY:**

15.000 m<sup>2</sup>

**PROJECT BUILDABILITY:**

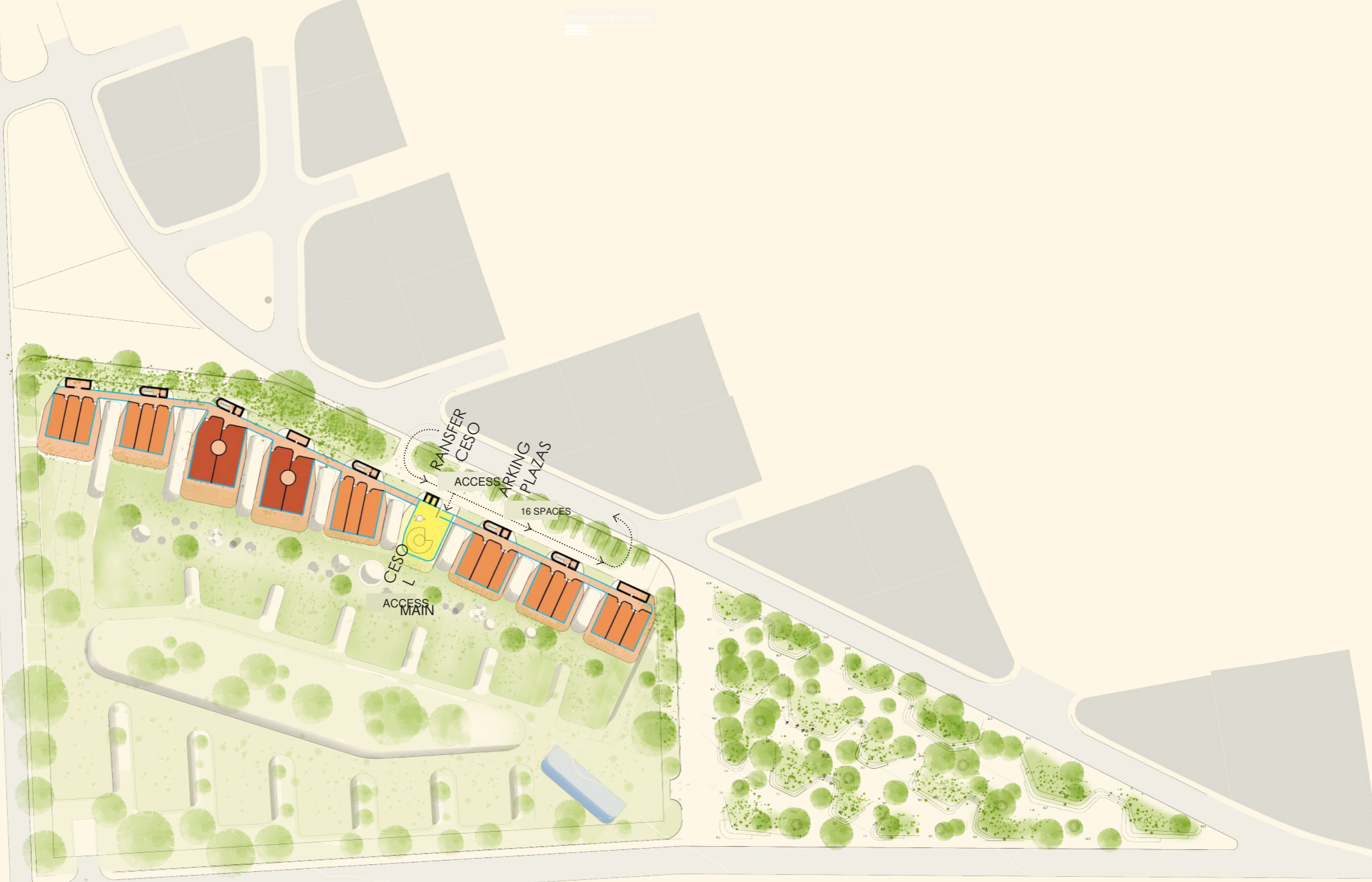
14.991 m<sup>2</sup>

03

# Floor Plans

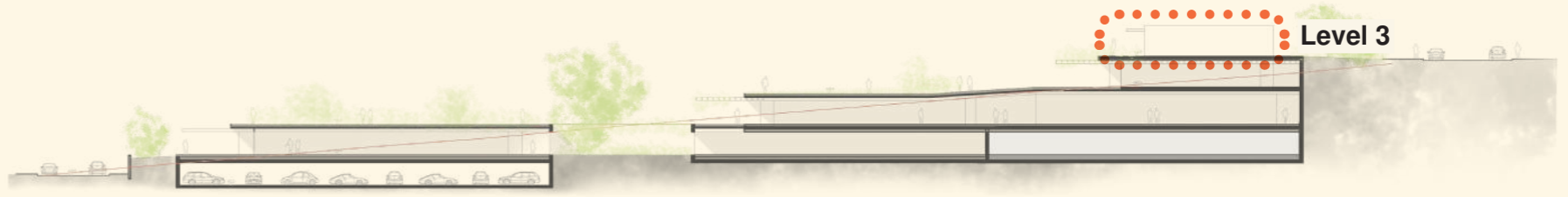
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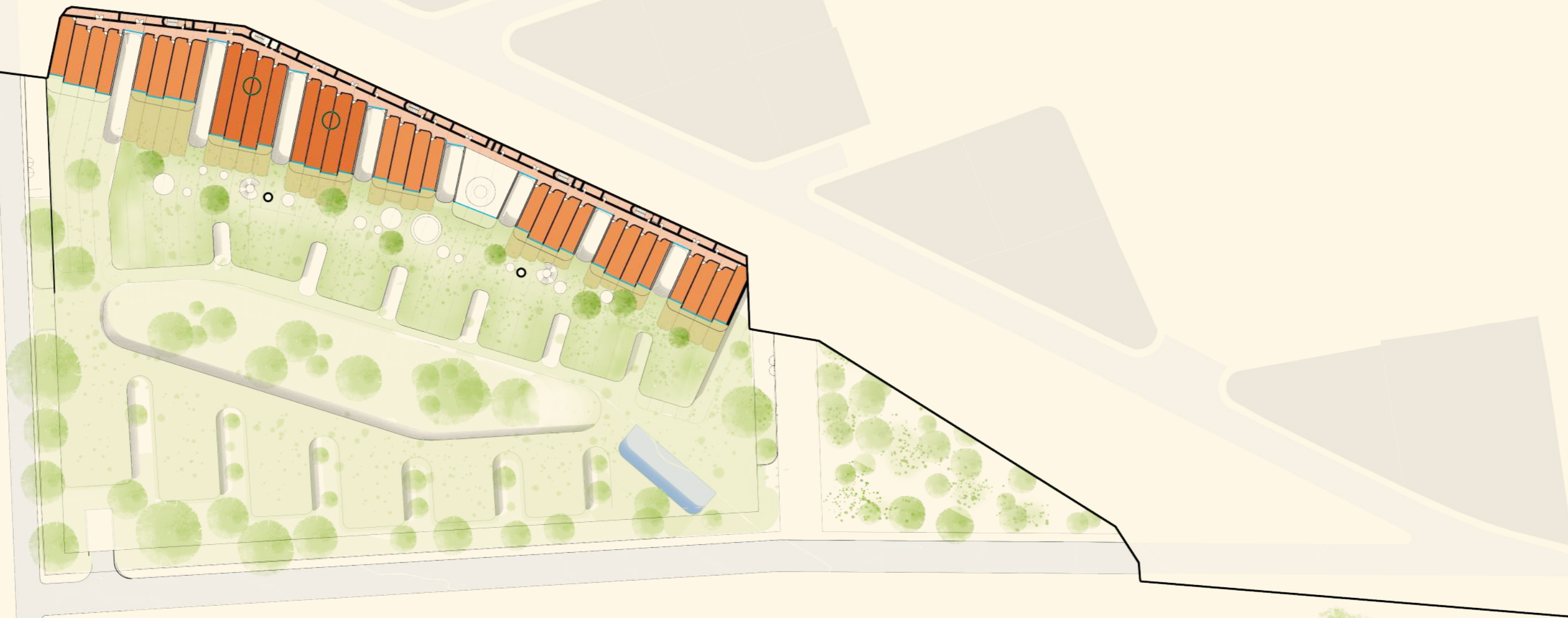
LEVEL 3 · 2 · 1 · 0 · BASEMENT



LEVEL 3

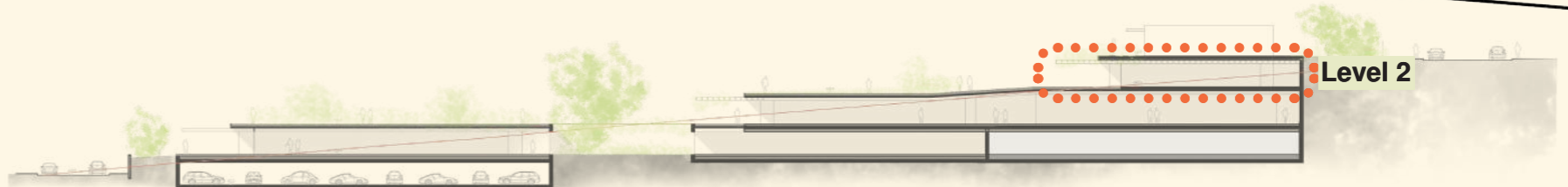
# FLOOR PLANS





LEVEL 2

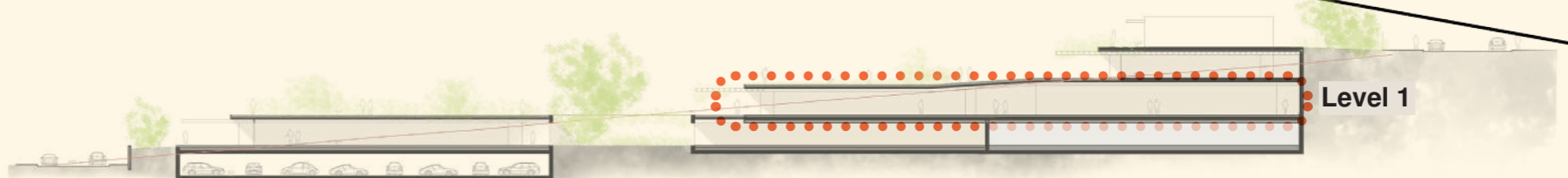
# FLOOR PLANS

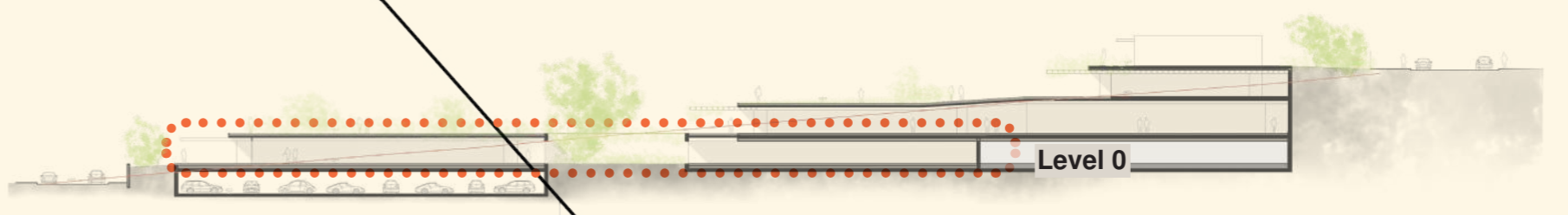




LEVEL 1

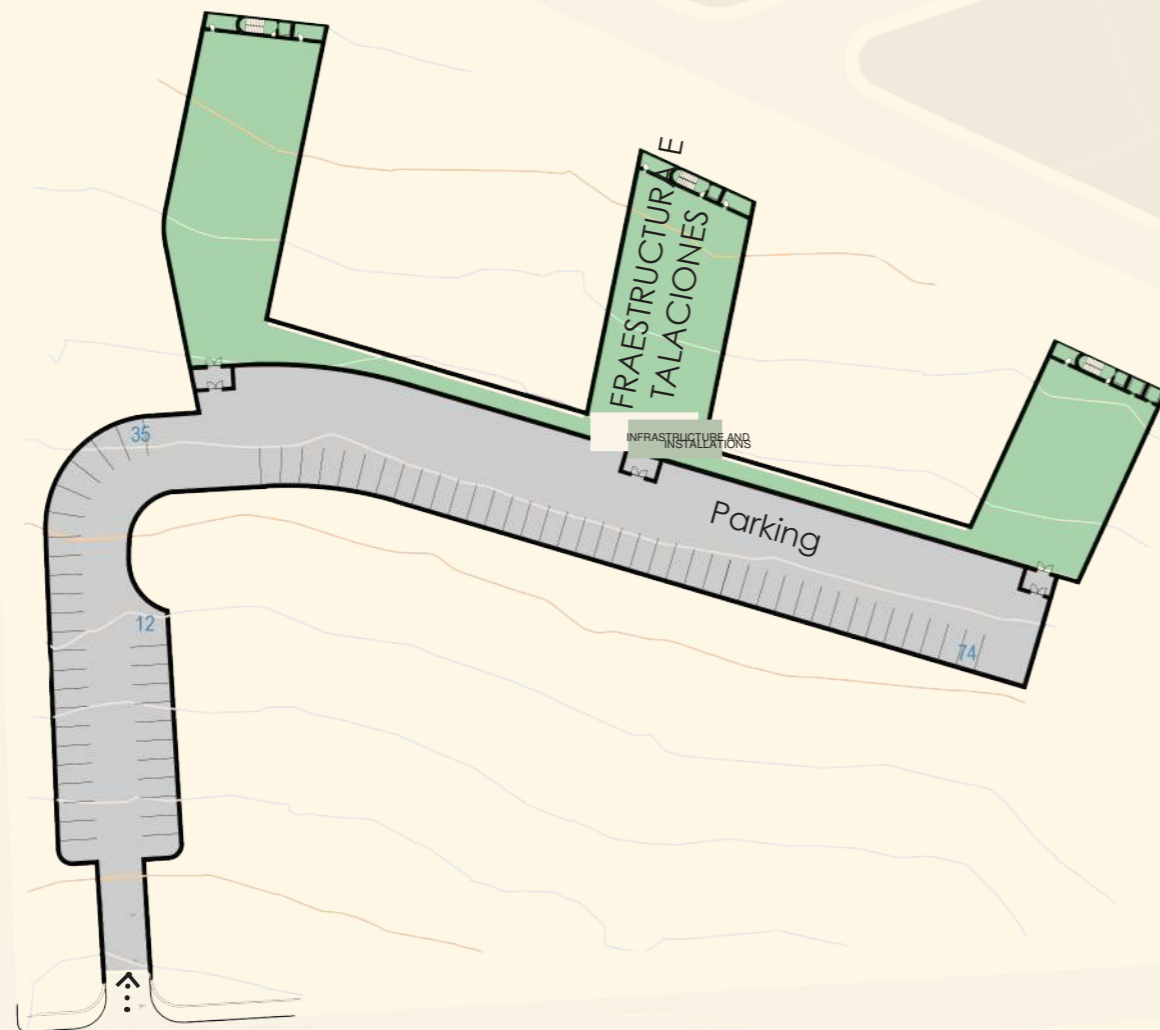
# FLOOR PLANS





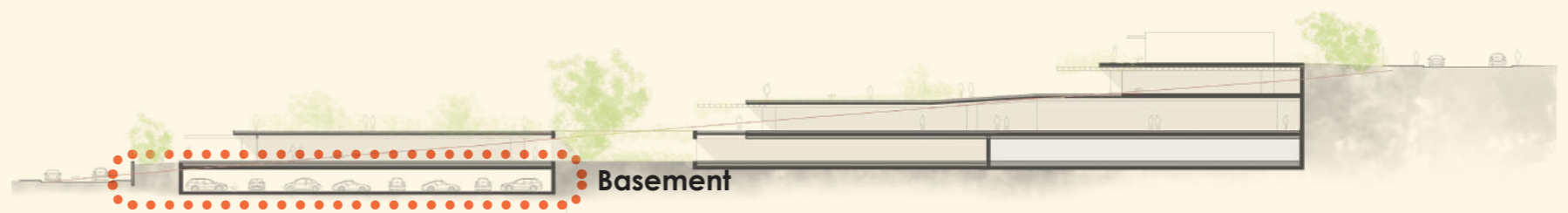
LEVEL 0

# FLOOR PLANS



BASEMENT

# FLOOR PLANS

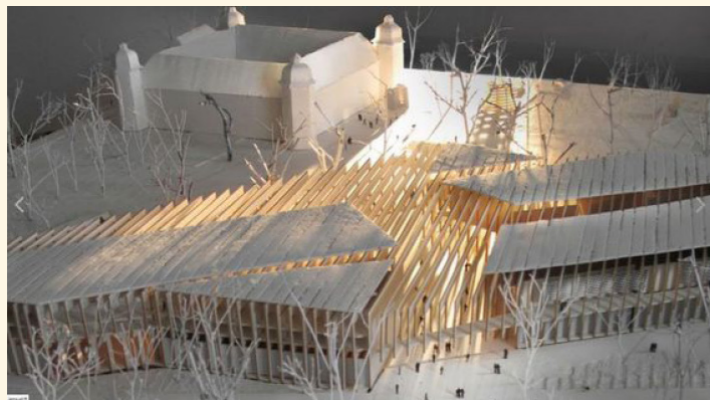
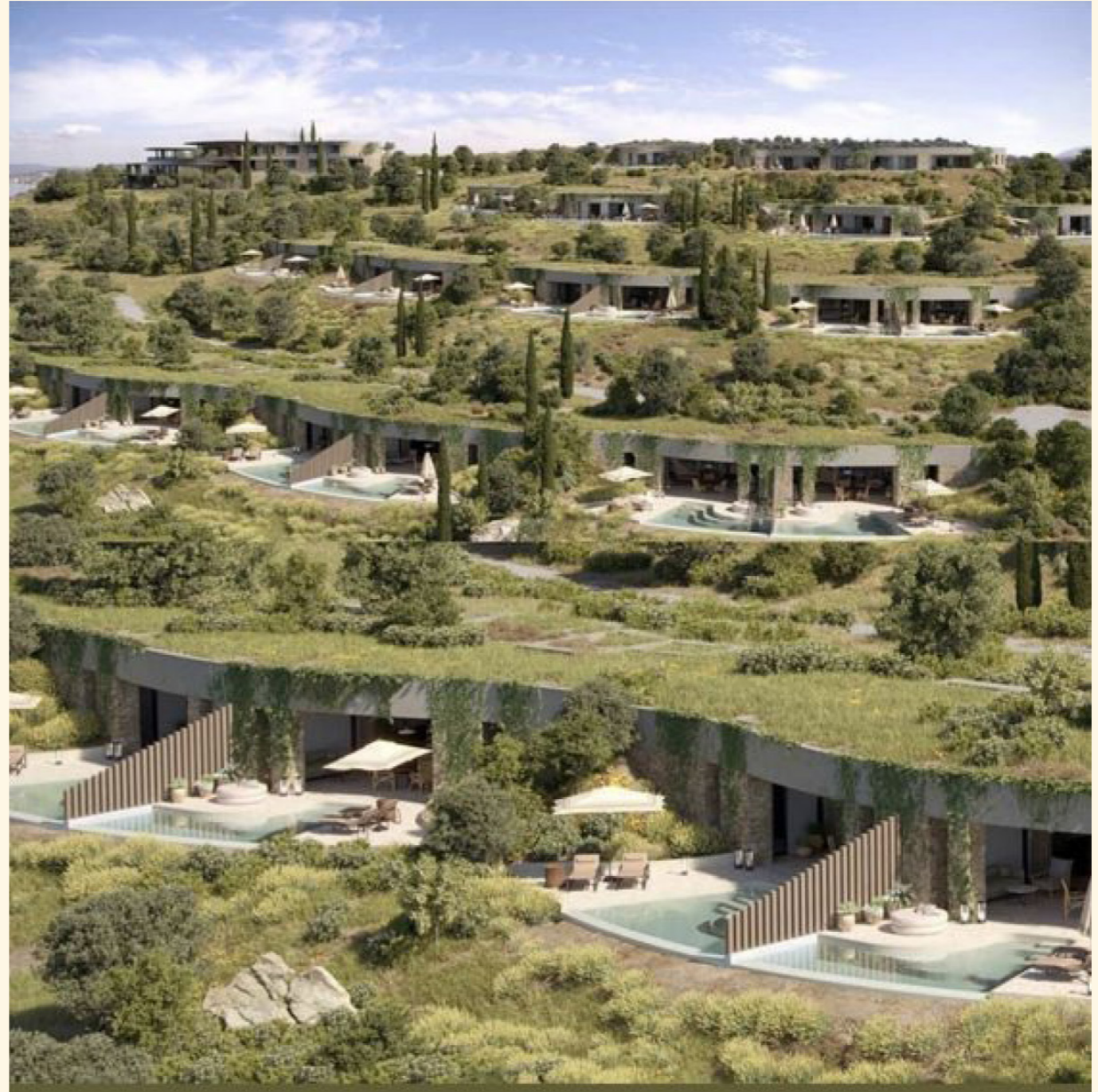


04

# Design & Materiality

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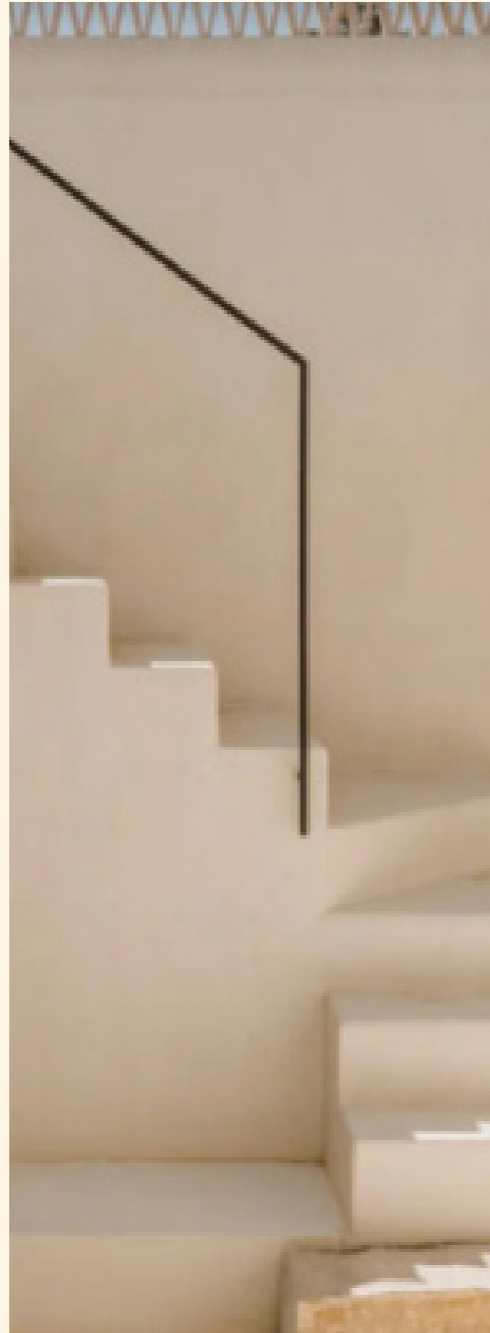
REFERENCES · MATERIALS · BREEAM SUSTAINABILITY



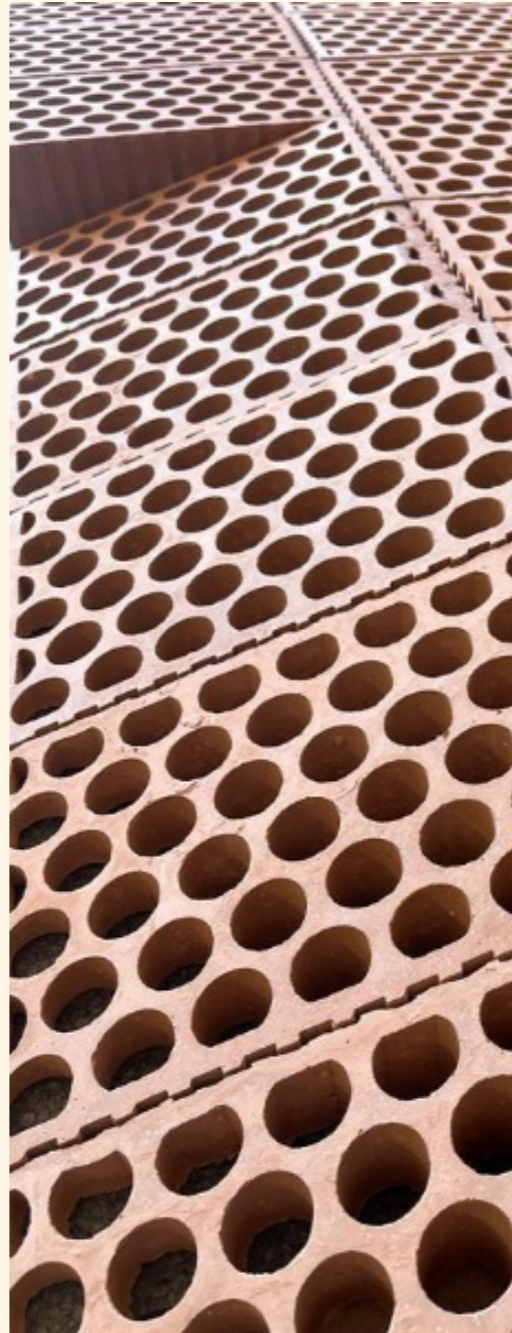
# ≡ REFERENCES



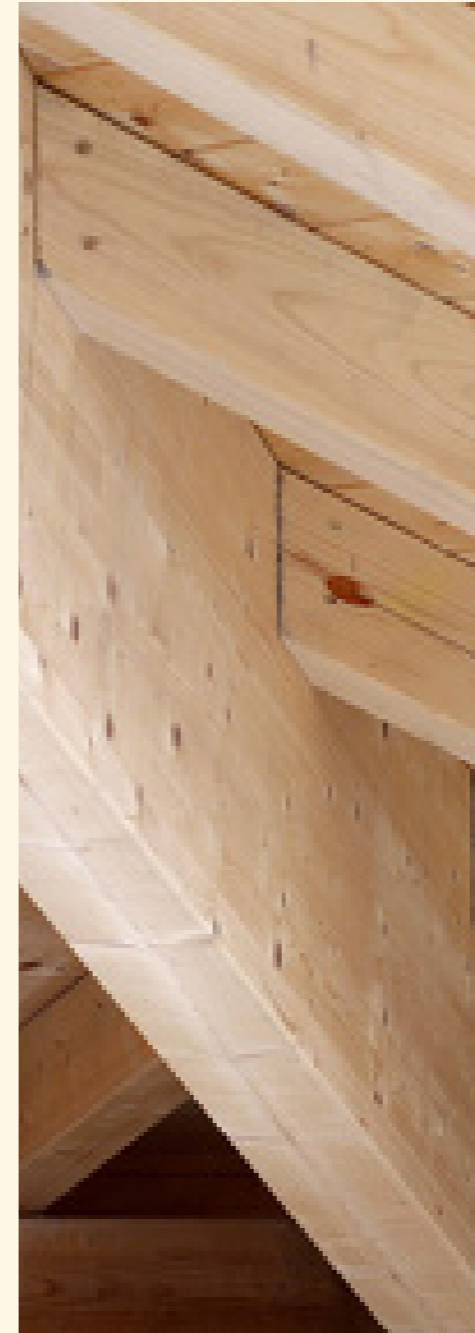
CERAMICS



LIME RENDERS



FACTORY  
- CAMPOS



LAMINATED TIMBER  
NORTHERN SPAIN



NATIVE VEGETATION



**BREEAM IS THE SUSTAINABILITY ASSESSMENT AND CERTIFICATION SYSTEM FOR NEW NON-RESIDENTIAL BUILDINGS · NEW BUILD, REFURBISHMENT AND EXTENSIONS.**

**1 | SUSTAINABILITY**



**5 | CERTIFIED**

**2 | ZERO CARBON AND CIRCULAR WASTE.**

**3 | LOW LOAD ON URBAN INFRASTRUCTURE. MOVING FORWARD WITH THE COMMUNITY RATHER THAN AGAINST IT.**

- WIDER PAVEMENTS ARE CREATED
- MORE GREEN SPACES ARE CREATED
- COMMUNITY FACILITIES ARE DEVELOPED
- LOW-RISE BUILDINGS ARE DESIGNED

**4 | GENERATION OF BIODIVERSITY**







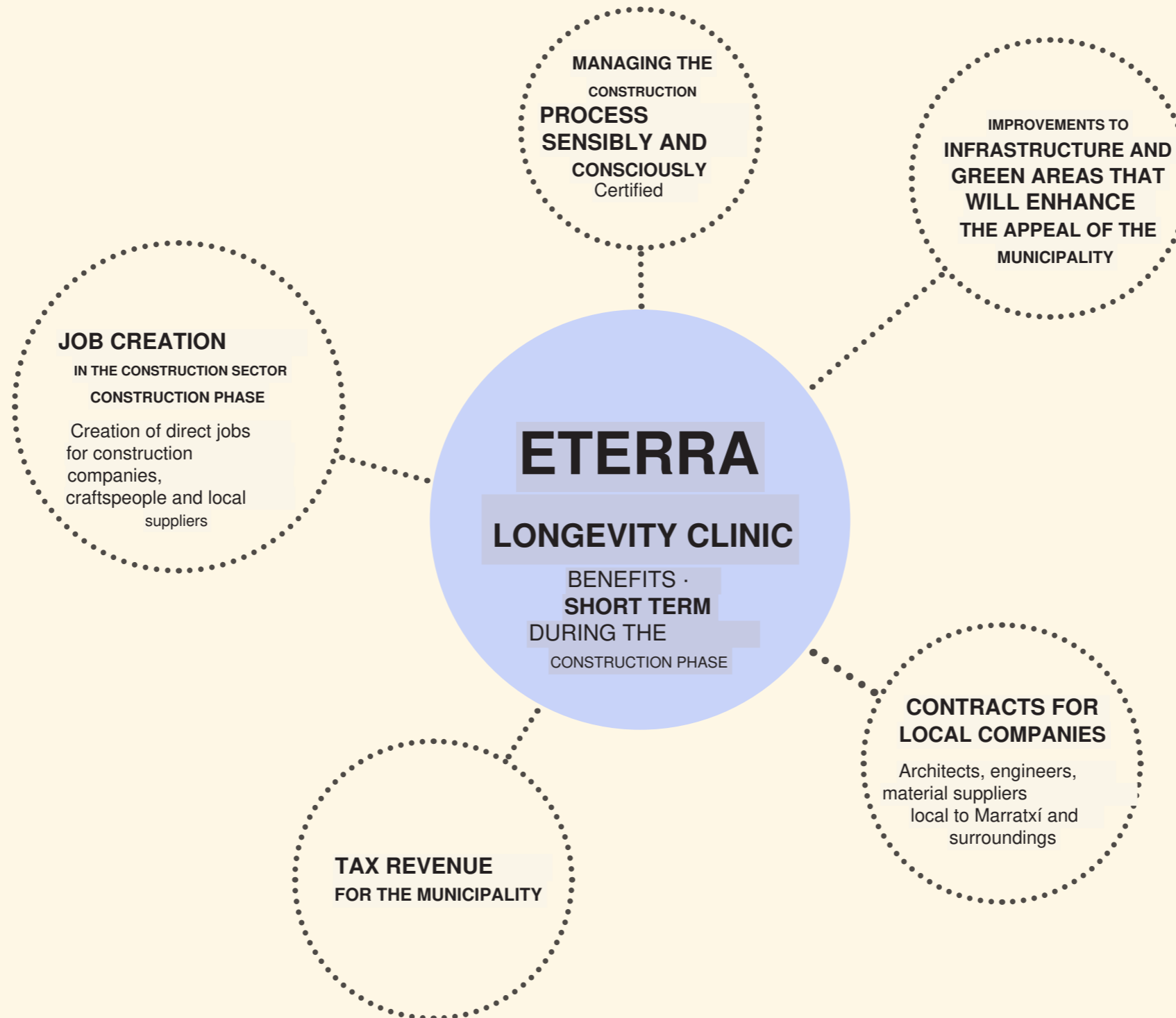
LET  
DO  
THIS

05

# Municipal Benefits

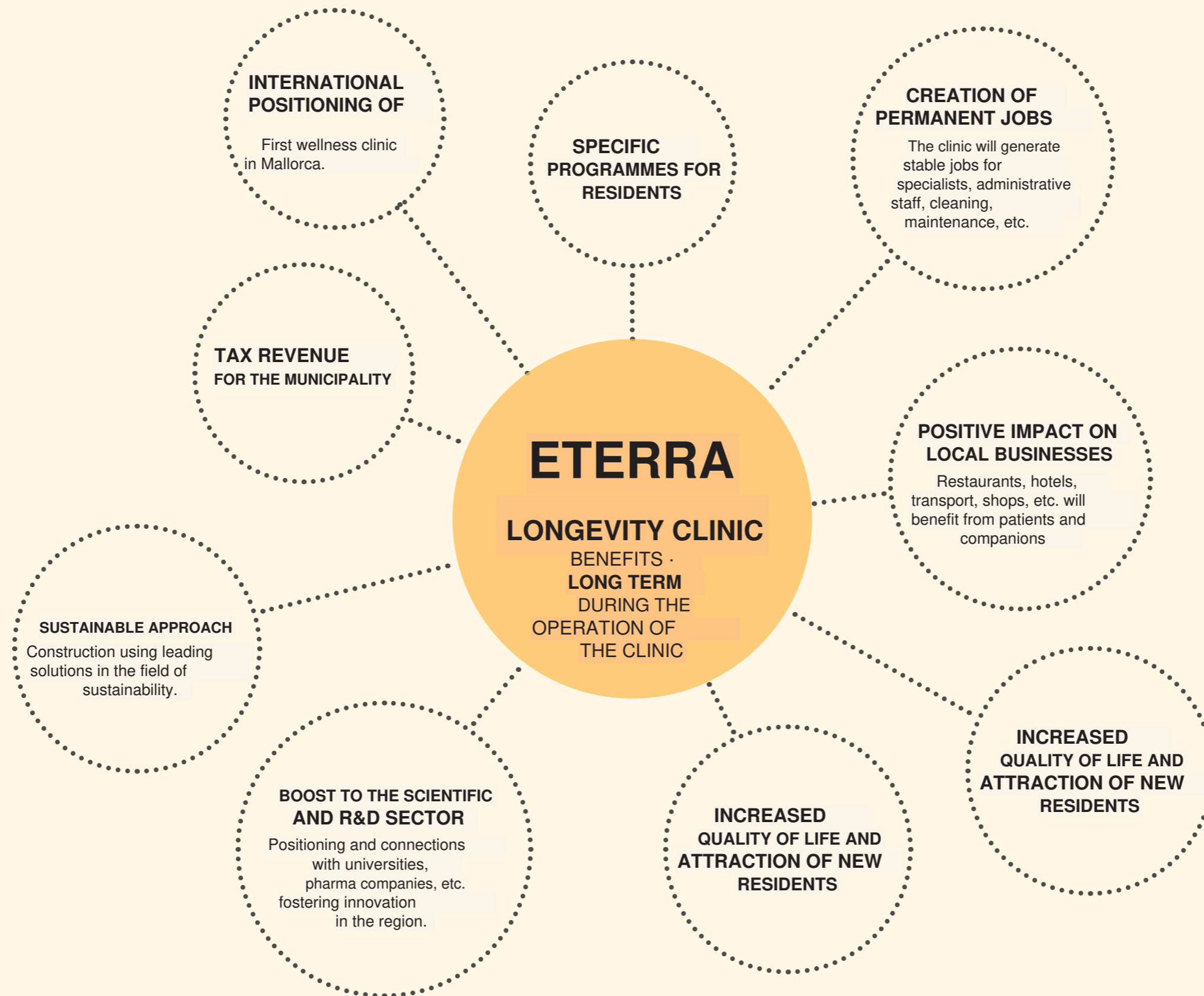
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SHORT-TERM & LONG-TERM VALUE FOR MARRATXÍ



SHORT TERM

# MUNICIPAL BENEFITS



LONG TERM  
**MUNICIPAL BENEFITS**



*Thank you*

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