

# HUELLA VERDE MALLORCA

BUILDING A SUSTAINABLE LIFESTYLE, TOGETHER

*Huella Verde  
Mallorca*



***If you are the kind of creative person who wants to have total control on every aspect about the sustainability in your lifestyle ...***

***... dear, we have the best Community Project to accomplish your dreams!***

## Sustainable Co-housing

We give you the opportunity to live in one of our 114 energy-saving efficient, innovative eco-houses, in a the community established specifically for sustainable living form community,. mitigating our With footprint mitigation in on water, energy, waste, soil, transportation, flora & fauna, and located just minutes away from the beautiful city of Palma de Mallorca, the airport, beaches and golf.

## Creative Co-working

Each house has an additional space (60m<sup>2</sup>) that can be used for either and for an office, a shop or other business related function. Being a part of engaged in such a rich and supportive community, you should have the opportunity to develop your creative work and exchange ideas with other creative minds. Sharing creativity mutually empowers business development for the benefit of the community. The ecovillage entrepreneurship center will assist you attain excellence and economical prosperity.

## Eco Community

Work and have an amazing time in the most natural and healthy ways: grow organic vegetables and herbs, self-produce renewable energy from solar, wind, geothermal, biomass, waste use, commute with public electric car-sharing, and enjoying a healthy Mediterranean diet (each plot with and area of 2,000 - 3,000m<sup>2</sup>).

***“Live, create, work, together with nature”***







## Live and Work Local, Think Global

Palma is the largest city on the Isle of Mallorca, with a population of about 400,000 inhabitants, established in the Roman period. Since the advent of mass tourism in the 1950s, Mallorca has transformed into a tourist destination, with clusters of international resort hotel chains. With a Mediterranean Climate the temperatures range between 15°C in winter to 26°C in summer, Mallorca offers an excellent quality of life and a perfect balance of local and global, a modern city and rich cultural heritage.

## Connected City and Healthy Country

Huella Verde Mallorca Community is located **10 minutes** from the airport and **8 minutes** from the "Son Llatzer" Hospital. Palma is the European **Top12** airport and **Top 1** for cities with less than 1 million inhabitants. Bloomberg (2017) considers Spain to have the **World's Top 3** most efficient health-care systems after Hong Kong and Singapore, being best in the Western World.



## Palma the best Place to Live in the World

On March 22, 2015, the **Sunday Times** published the article: "**Best Places to Live in the World: Earthly pleasures**", which considered Palma de Mallorca as "**the best place to live in the world**" because "**it has everything**" and "**in an accessible**"... The newspaper highlighted the "**exceptional climate**" and cultural weight of the old town of "**one of the most picturesque Spanish**" ... with beaches in urban surroundings. Palma opened the ranking of the 50 favorite cities of the planet, ahead Toronto (Canada), Auckland (New Zealand), Hoi An (Vietnam) or Berlin (Germany).

### Best Places to Live in the World: Earthly pleasures

The world is as ever our oyster, so this week Best Places to Live goes global





## Private Buildings Components

The Huella Verde Mallorca settlement offers you more than a place to live, each of its 114 units will reflect sustainable construction, water integration, food and energy systems under one roof. Each unit will be designed and built according to sustainable living including size, orientation, energy consumption, wind direction and gardening – from ornamental plants and flowers to fruits and vegetables.

### Water & Soil Footprint management:

Each home will have a sustainable gray & recycled water purification system supplying the ornamental gardens and monitored by soil moisture and weather sensors. Other recycling system will be installed in each unit to decompose the waste and use it as odor-free cooking biogas and liquid fertilizers.

**Energy Efficiency management:** Taking into account the considerable time we spend in our houses, a special emphasis will be given to new heating & cooling consumption systems using innovative technologies and high-quality products. Solar photovoltaic and thermal systems will be installed along with energy storing devices. Small wind and geothermal facilities will also be installed. Energy saving green roofs and vertical gardens will position us on the cutting edge of eco-housing developments. Finally the energy efficiency sensor network will be managed by **home automation system** in houses and public facilities. This systems will control and update 24/7 by smart devices (i. e.



phones, watches) on home and public green footprints.

Our project includes:

## Public Buildings for the Community

Summing approximately 50,376 m<sup>2</sup> (with over 35,000 m<sup>2</sup> for buildings)

### Basic Facilities

Restaurant, pharmacy, eco-shopping, theatre and music center (+ 4 study classes), gallery (+4 residency spaces), open Amphitheater, sports ground, kindergarten, swimming pool.

### Commercial Spaces

8 eco-shops arcade; 1 bar & restaurant; 1 spa center; 1 gym & fitness and 36 exclusive rooms in the Bed & Breakfast for guests and visitors.

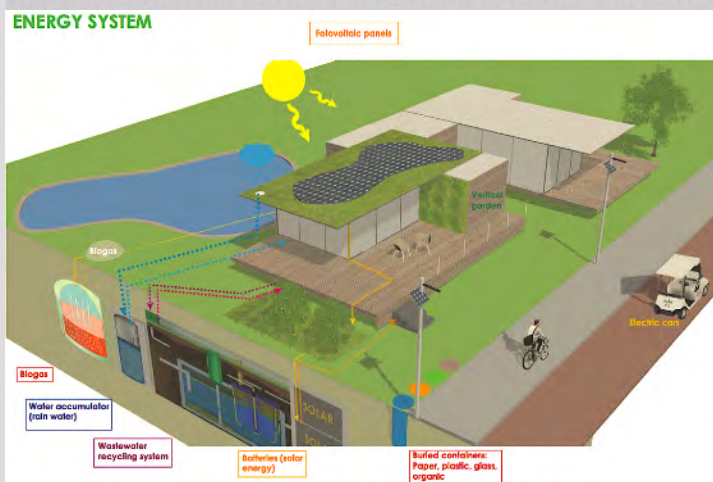
### Entrepreneurship Business Center

The EBC offers the village residents the best support they can get to realize their creativity and vision. EBC will support eco-friendly products for the benefit of the environment and the people's wellbeing. The excellent location of Huella Verde Mallorca supports close relationships with residents' suppliers and customers around the world with the use of the EBC's showrooms and open capacitation.

### Bird Eco-Park

The Birding Center will provide an important ecological social enterprise that matches the "green way of life" of the community members. (See page maps 7,000 - 7,500 m<sup>2</sup> NW) .

### ENERGY SYSTEM



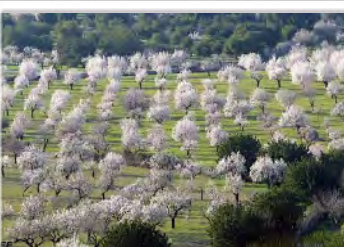




## Who will your neighbors be?

*They will be creative, environmentally active and responsible implementing modern ecological lifestyle. Families who share sustainability values and take positive action to conserve the nature and to maintain ecosystem integrity for future generations. People who share with you their professional experience with you, enabling you to develop your own local business with your common interest.*

*We will take care to select individuals looking to have the opportunity to develop their innovative work while being exposed to other creative and collaborative minds.*

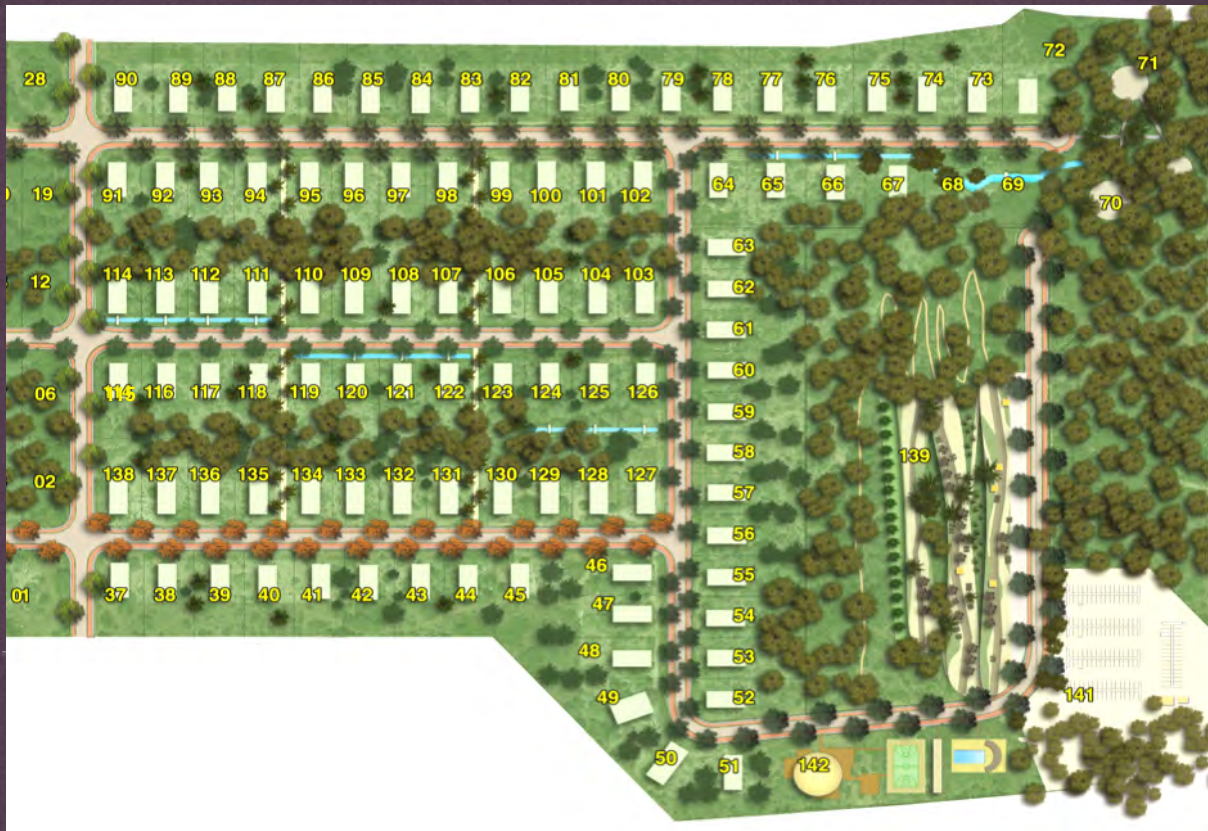


Projected Facility	Projected area m <sup>2</sup>	Projected Facility	Projected area m <sup>2</sup>
Exclusive Guests Room	2,850	Entrepreneur Centre	250
Shops in Centre	480	Public Pool	350
Cultural Centre	500	Changing rooms /shower	50
Restaurant & Bar	250	Sport court	200
Gallery	220	Houses 90 m <sup>2</sup> floor area	3,800
Studios	120	Houses 140 m <sup>2</sup> floor area	5,800
Fitness / Gym	180	Houses 180 m <sup>2</sup> floor area	7,800
Birds' eco-park	7,500	Work space 60 m <sup>2</sup> floor area	7,800
Kindergarten	250	Swimming Pool 40 m <sup>2</sup>	4,800
		<b>TOTAL AREA:</b>	
		<b>42,800</b>	



## Real Estate Plots Disposition

You can choose the size and the location of your home. First map showing the plots and the numbers of each plots, the second map shows size of the houses



<p><b>2,000 m<sup>2</sup></b> each plot</p>	<p><b>A: 61 Houses</b>  <math>180 + 60 (*) = 240 \text{ m}^2</math>  <b>Price for Pioneers:</b>  <b>€680,000</b></p>	<p><b>B: 35 Houses</b>  <math>140 + 60 (*) = 200 \text{ m}^2</math>  <b>Price for Pioneers:</b>  <b>€640,000</b></p>	<p><b>C: 15 Houses</b>  <math>90 + 60 (*) = 150 \text{ m}^2</math>  <b>Price for Pioneers:</b>  <b>€600,000</b></p>	<p><b>Total Property</b>  <b>575,400 m<sup>2</sup></b>  <b>Public Spaces</b>  <b>50,376 m<sup>2</sup></b></p>
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(\*) studio / office / shop





# Economic and Finance Sustainability Approach to the Community

## We have designed a Finance Value Proposal:

*The financial proposal seeks to reward the pioneers by giving them priority in communal decisions and financial priorities, while providing legal and financial security to the investment of all members. We have designed 2 economic and financial plans by order to investment arrival.*

### 1. For Pioneers:

*For the first 34 movers, our most innovative and first mover community members, we offer a very attractive home delivery according to construction licenses, by means of €180,000 downpayment; with an option to subrogate in low cost preferential rate mortgage for the balance of the investment. These visionaries will benefit also from four additional major advantages: (1) The priority in choosing their home from the beginning during first round selection. (2) Having the participation rights to support the decision makers for the ongoing community design. (3) The right to downpayment refunding plus 6% return on investment (ROI) performance during the first 5 years. (4) In this promotion, Pioneers can save €10,000, for prices please refer to page number 5.*

### 2. For Followers:

*The group of 81 Followers will get their home delivery to the end of 2020 estimated according to construction licenses. In consideration for downpayment of €220,000 and the required mortgage subrogation for the balance of their investment. House selection shall depend on the choices of the Pioneers. The prices for the Followers will result adding €10,000 to the prices in page 5.*

## Investment Formula: Escrow Account:

*Your downpayment must be deposited in an escrow account in a First Class Spanish Bank and will be managed by an Spanish Notary/Lawyer (\*), where you can obtain all legal information about your investment and rights.*

*(\*) for this purpose only.*

	PIONEERS	FOLLOWERS
Downpayment	180,000 €	220,000 €
Mortgage subrogation	Optional	Required
Priority for choosing home <i>(by down payment order received)</i>	FREE	RESTRICTED
Downpayment refund rights	YES (+6% ROI)	NO
Construction cost	Page nº5	Page nº5 + 10,000€



# HUELLA VERDE MALLORCA

c r e a t i v e   e c o v i l l a g e

*Huella Verde  
Mallorca*



INSPIRE PEOPLE TO DO THE THINGS THAT INSPIRE  
THEM AND, TOGETHER, WE CAN CHANGE OUR WORLD.

CHOOSE - TO LIVE, CREATE, WORK - WITH US

Huella Verde Mallorca



*If you want to be one of our pioneers  
please contact us to the email:  
[huellaverde.mallorca@gmail.com](mailto:huellaverde.mallorca@gmail.com) to  
formalize the documents to become a  
member of our Huella Verde Mallorca  
project*

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