



CASA ÀGUILA

An ecological house in Gènova

CLAUDIA
ZIVKO Agency

Living in Gènova

Palma de Mallorca

Gènova has the soul of a village.

Mallorquins and residents from across the world share the same narrow streets, exchanging greetings in passing. A bakery and a small supermarket sit minutes from the door. Hiking trails begin at the edge of the neighbourhood, rising into the pine forests of Na Burguesa. This unhurried rhythm, a genuine village life within the city of Palma, is rare and difficult to replicate.

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 as Claudia Zivko's own family home, Casa Aguila spans 219 m² of habitable space within 306 m² built. Wood construction, solar energy, heat pump heating, air conditioning, a salt water pool and a terrace facing the sea define the house.

Key features

Bedrooms: 4

Bathrooms: 5

Built area: 306 m²

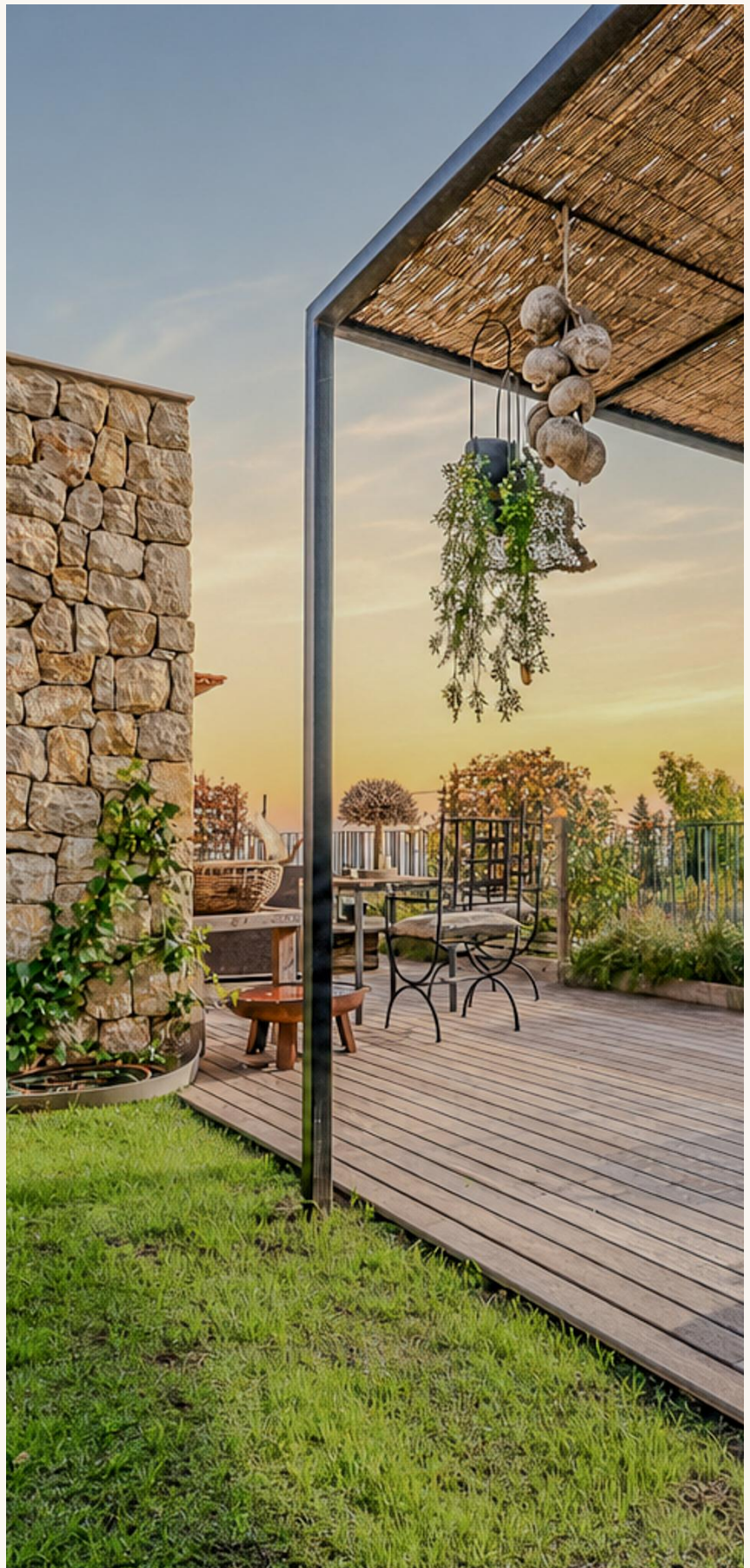
Habitable area: 219 m²

Year of construction: 2019

Price: 2 980 000 €

Two volumes and a terrace

The house, designed 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.



Outdoor living



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.

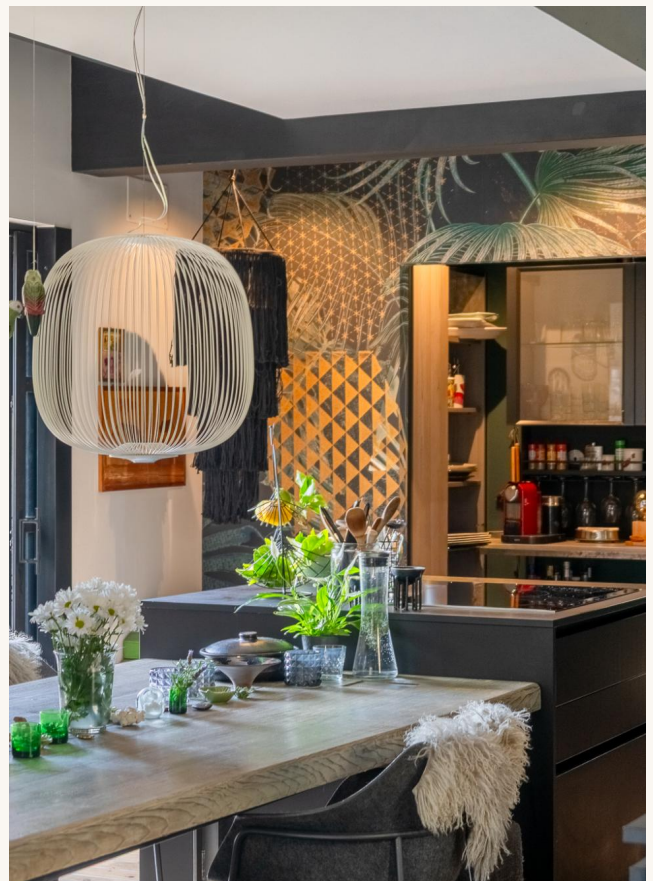
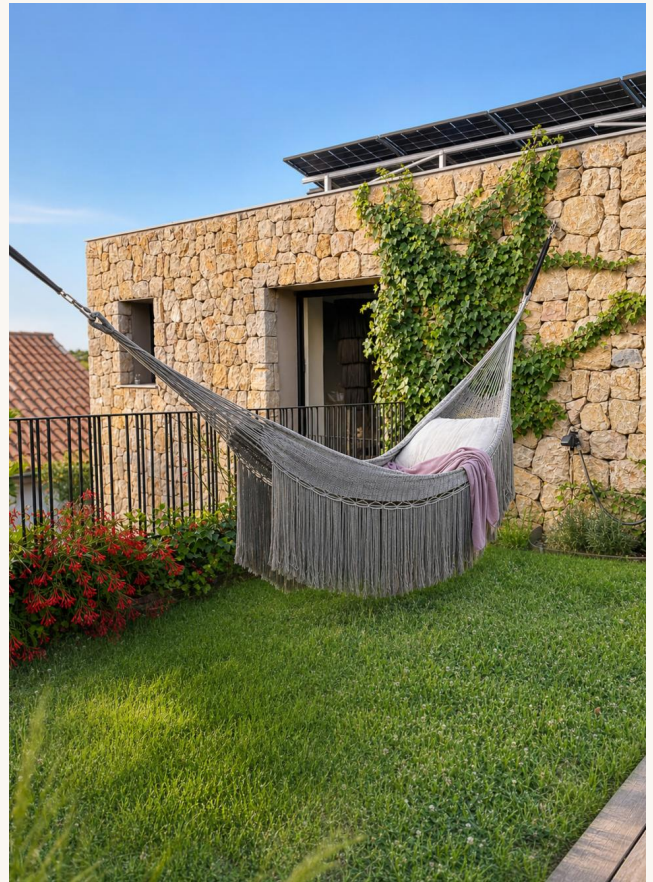
An ecological house



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 fireplace is not the heating source. It is a place to gather around fire on winter evenings, a quiet luxury the house can afford precisely because warmth is already taken care of.



Photographs



Features and specifications

Features

SOLAR PANELS

4.55 kWp, installed in 2026

INSULATION

SATE technology

TERRACE

Sea view

HEATING SYSTEM

Heat pump

POOL

Salt water

PARKING

Covered carport + 1 space







Contact

For enquiries, please contact Claudia Zivko.

Claudia Zivko

info@claudiazivko.com

claudia.zivko@gmail.com

@claudiazivkoagency

WEBSITE: claudiazivko.com

THIS PROPERTY: CASA ÀGUILA, REF YB9-YUM

claudiazivko.com/en/properties/casa-aguila

Based in Gènova, Palma de Mallorca

English, Spanish, German and Croatian spoken



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