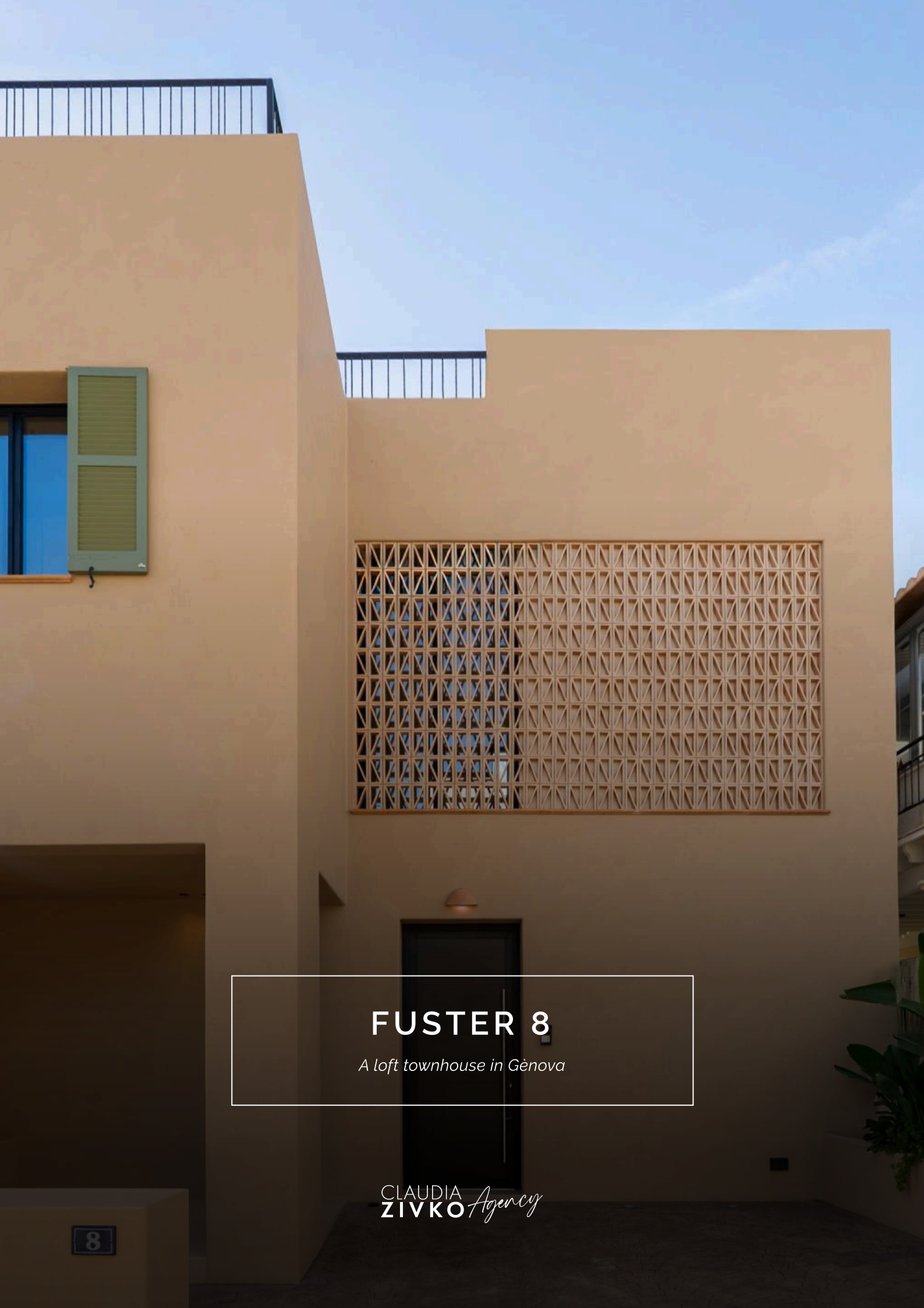




FUSTER 8

A loft townhouse in Genova

CLAUDIA
ZIVKO *Agency*

8

Gènova

Palma de Mallorca



Gènova is the village closest to Palma. Its streets climb towards ridges covered in pine, and its narrow lanes of traditional Mallorcan houses stay quiet. Na Burguesa rises above it, its statue in view from the house.

The centre of Palma is five to ten minutes away by car. The street in front of the house is quiet, with parking at the door.





A loft townhouse in Gènova, completed in 2025 to Claudia Zivko's design with the architects CEL-RAS. Its ground floor is one open room that gives onto a salt-water pool and a terrace under a pergola, and a solarium on the roof looks over the village to the bay of Palma.

Key features

Bedrooms: 2

Bathrooms: 3

Built area: 302.6 m²

Habitable area: 169.6 m²

Plot: 187.1 m²

Year of construction: 2025

Price: 1 875 000 €

A ground floor open to the terrace



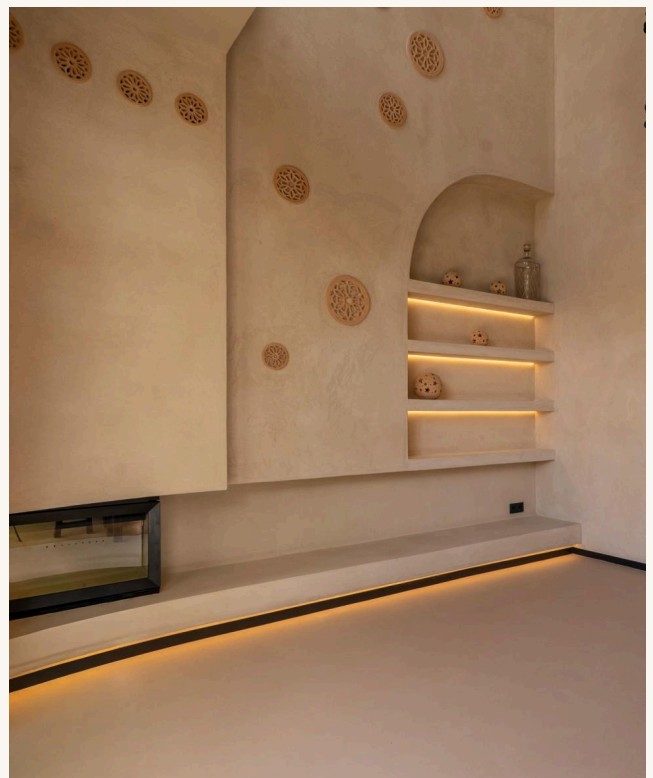
The ground floor is a single room: kitchen, dining table and sitting area. Along the terrace, the K-Line glass doors slide away entirely, and the room carries on outside under a pergola of eucalyptus poles to the salt-water pool, lined in ceramic mosaic.

The architects made this room the centre of the house; the rest is organised around it.

The living room



The walls are finished in coloured lime mortar. Niches built into the plaster are lit from within, terracotta roundels are set into the wall, and a glass-fronted fireplace sits low in the corner.



The kitchen



The kitchen is fitted into a recess of the wall, with tall cupboards and Siemens appliances. Its island holds the hob, with a Bora extractor drawing the steam down through it.

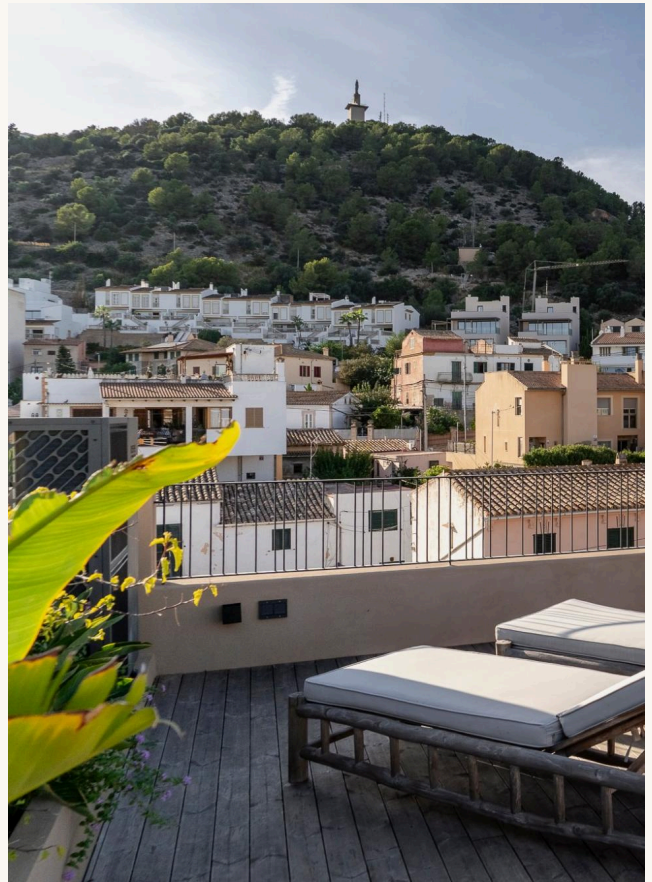
The bedroom floor



The first floor holds the main bedroom, with its own bathroom and a dressing room of 7 m². Its tall window opens onto a balcony over the roofs of Gènova, towards Na Burguesa.



Photographs



Features and specifications

Features

BEDROOMS

Two: the main bedroom upstairs, and the lower level room

BATHROOMS

Two, and a guest toilet by the entrance

POOL

Salt water, ceramic mosaic, 9.5 m²

TERRACES

45.2 m², under a pergola of eucalyptus poles

SOLARIUM

55.5 m² on the roof, its terrace decked in thermally treated timber

KITCHEN

Siemens appliances, island with Bora extraction

HEATING AND COOLING

Aerothermal

PARKING

On a quiet street, in front of the house

Construction and finishes

WALLS

Ytong aerated concrete blocks, load-bearing and insulating

WALL FINISH

Coloured lime mortar

FLOORS

MicroQuartz mineral coating, inside and on the terraces

GLAZING

K-Line sliding doors to the terrace

FAÇADE

Hand-made baked clay lattice, diagonal pattern

PERGOLA

Matte black steel, shaded with eucalyptus poles

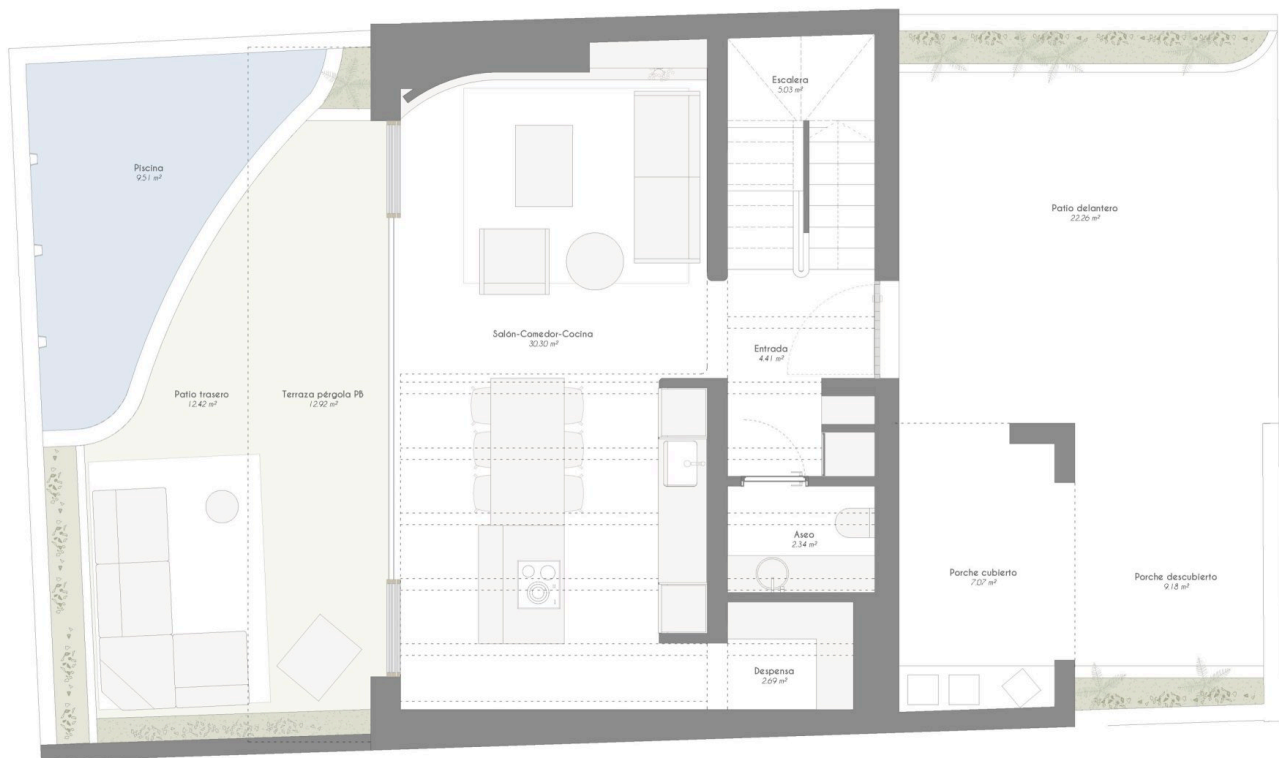
BATHROOMS

Porcelanosa fittings and suspended WCs, matte black

INTERIOR DOORS

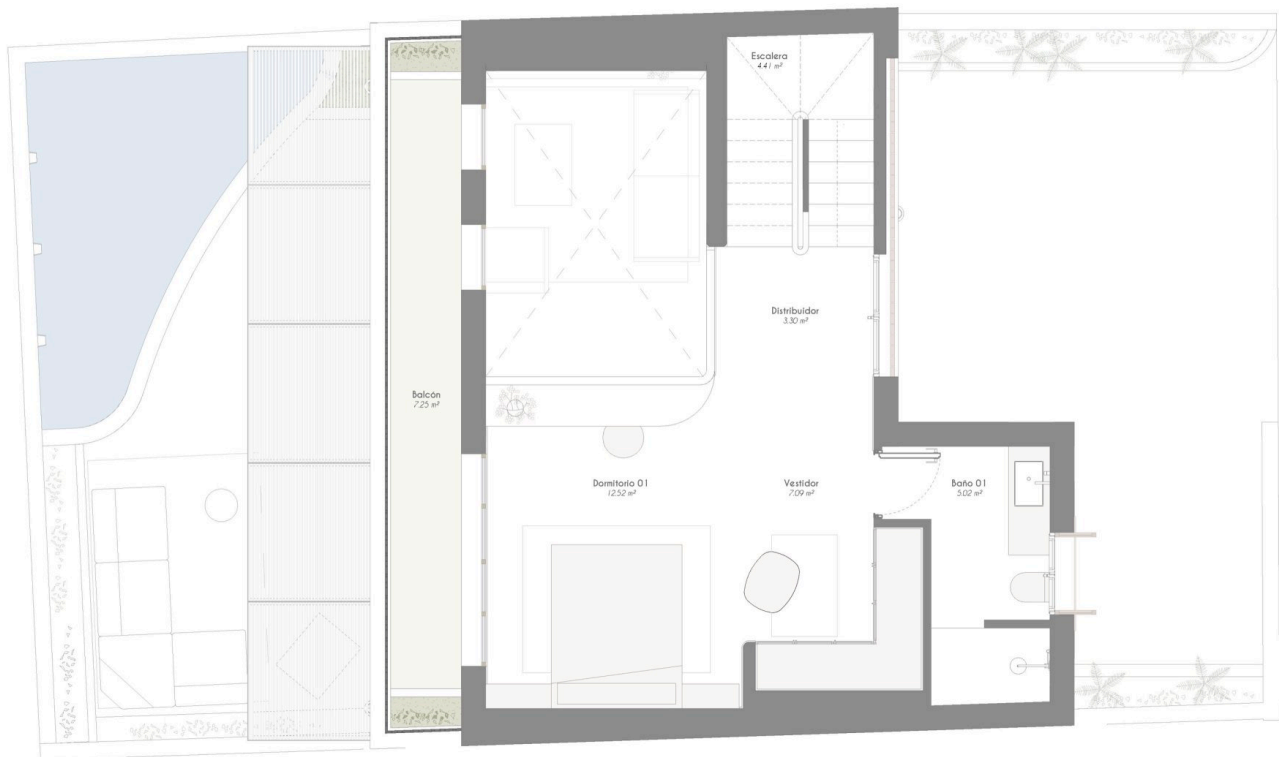
Solid wood, concealed hardware

Ground floor



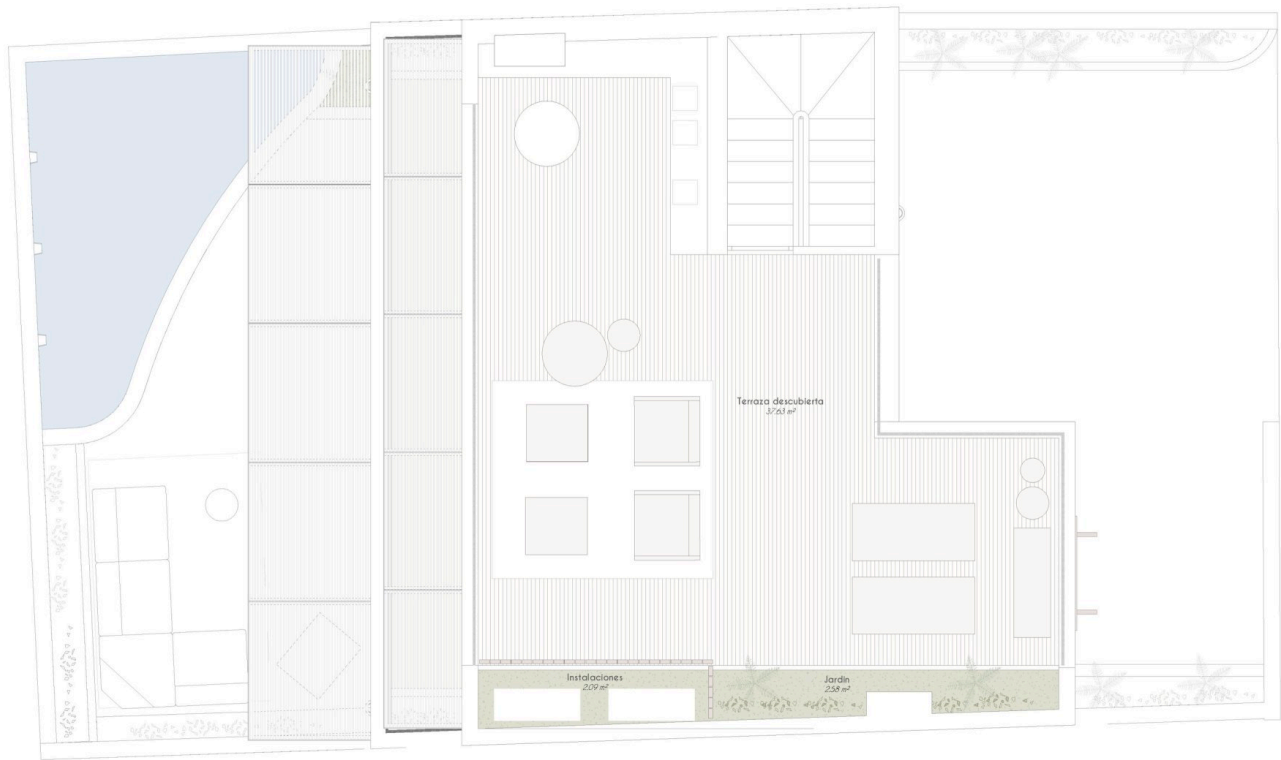
Plot: 187.1 m² · Built area: 302.6 m²

First floor



Plot: 187.1 m² · Built area: 302.6 m²

Roof



Plot: 187.1 m² · Built area: 302.6 m²

Lower level



Plot: 187.1 m² · Built area: 302.6 m²

Contact

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claudiazivko.com/en/properties/fuster-8

Based in Gènova, Palma de Mallorca

English, Spanish, German and Croatian spoken



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