IDÒ FORNELLS



Comfort, design and tradition on Menorca's North Coast



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Bella Arquitectura

IDÒ Fornells is born as a project designed by **Bella Arquitectura,** a Menorca-based studio that understands architecture as a constant dialogue with the landscape and local identity.

Its way of working combines sensitivity, respect for the environment and a contemporary perspective that reinterprets Menorcan tradition with elegance and balance.

With a young and multidisciplinary team and extensive experience in new construction and renovation, Bella Arquitectura creates spaces where light, harmony and sustainability are essential.

Its connection with the island guides every decision, giving rise to balanced, authentic homes designed to be enjoyed calmly.

Here IDÒ Fornells is born. Here your new home begins.











IDÒ Fornells

Your new exclusive home in Menorca

IDÒ Fornells is an exclusive residential development located in one of the most special enclaves on the north coast of Menorca.

A contemporary complex made up of **three buildings** harmoniously integrated into the Mediterranean and protected landscape of Fornells, designed for those who wish to live calmly and enjoy life facing the Mediterranean.

The **first phase** of IDÒ Fornells is made up of 8 exclusive apartments, comprising **4 ground-floor apartments** with private terraces, ideal for those seeking a direct connection with the outdoors, and **4 duplexes** with spacious terraces, which elevate the Mediterranean experience and allow you to enjoy the landscape from a more open and relaxed perspective.

The **second phase** of IDÒ Fornells is made up of 12 exclusive apartments, comprising **6 ground-floor apartments** with private terraces, and **6 duplexes** with spacious terraces.

The complex surrounds a central space that shapes the community life of the development, creating a pleasant and relaxed environment to enjoy unforgettable moments by the **pool with solarium.**

IDÒ Fornells

Ground-floor apartments with private terrace

The 10 ground-floor apartments are designed to open up to the light and their surroundings, creating a natural dialogue between indoors and outdoors. With **2 or 3 bedrooms and 1 or 2 bathrooms,** their layouts flow towards a private terrace that offers a sense of calm and a connection with the Mediterranean setting.





The apartments enjoy **direct access to the communal areas of the development,** and the ground-floor apartments have **private access to the garage on the basement** floor via an internal staircase, offering the comfort and independence necessary for daily life.

Features

- 2 AND 3 BEDROOMS
- 1 AND 2 BATHROOMS
- COMMUNAL SWIMMING POOL WITH SOLARIUM
- PRIVATE TERRACE
- PRIVATE BOX WITH DIRECT ACCESS









IDÒ Fornells

Duplex apartments with large terraces

10 duplex apartments take the Mediterranean experience to new heights with their spacious terraces, designed to open the home up to the sky and the Menorcan landscape. With 3 bedrooms and 3 bathrooms, each level is laid out naturally to enhance privacy, comfort and the feeling of living in a home connected to the protected natural surroundings of Fornells.

These homes have **access to the communal areas** of the residential complex and feature a **private box** in the basement with lift access, completing a home that makes life by the sea easier.

Features

- 3 BEDROOMS
- COMMUNAL SWIMMING POOL WITH SOLARIUM
- 3 BATHROOMS
- PRIVATE TERRACE
- PRIVATE BOX IN THE BASEMENT

IDÒ Fornells

Warm, bright and Mediterranean spaces

Living in IDÒ Fornells means discovering the beauty of a home that breathes tranquillity from the very first moment. The **equipped kitchens** are naturally integrated into the space, combining functionality with a soft aesthetic that harmonises with the light wood and sand tones of the rest of the home.

The living areas extend outdoors through **large windows**, creating a continuous connection with the terraces and enhancing the feeling of spaciousness. The warm palette, the natural texture of the materials and the Mediterranean light that fills every room create a welcoming and balanced atmosphere, while the bedrooms, with a clean aesthetic, are designed as calm refuges for rest.

The homes, which have an **A energy rating**, have been designed under efficiency criteria, using systems such as aerothermal energy to promote better energy performance and thermal comfort at any time of the year.



Communal areas

A life in community connected to the island

The communal areas of IDÒ Fornells are perceived as a natural extension of the home, a space of calm where one can disconnect, rest and feel the unhurried rhythm of Menorca.

At the heart of the residential complex, framed by the three buildings, is the **communal swimming pool with solarium**, integrated into a **landscaped area with native plant species** that reinforce the connection with the landscape and create a sense of freshness and harmony.



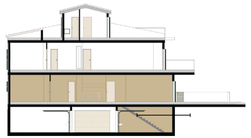
Commercial floor plans

Block A

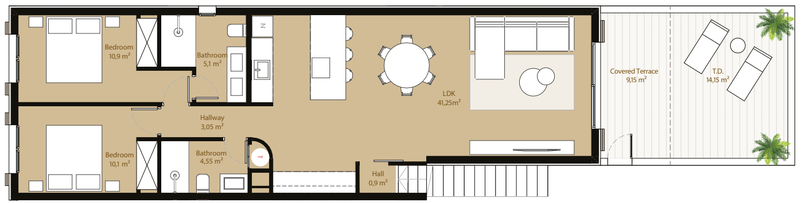
Ground floor - A1

Block A	Total built area	Apartment area	Terrace area	Box area - A1	Bedrooms	Bathrooms	Total usable area
Ground floor - A1	147,30m²	88,75m²	25,55m²	33,00m²	2	2	127,55m²









This image is for illustrative purposes only and may be subject to changes in layout. The surfaces, furniture, joinery, finishes and spaces shown are indicative. Furniture is not included and the visual information is not contractually binding.

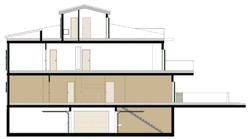
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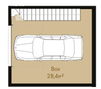
Block A

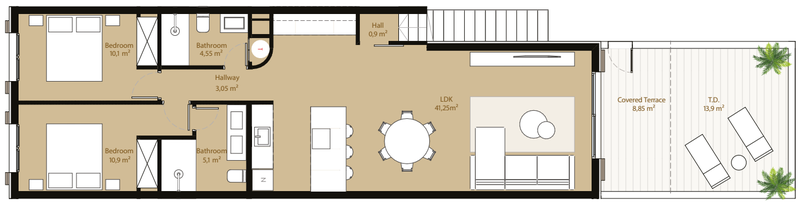
Ground floor - A2

Block A	Total built area	Apartment area	Terrace area	Box area - A2	Bedrooms	Bathrooms	Total usable area
Ground floor - A2	142,65m²	86,05m²	24,65m²	31,95m²	2	2	127m²









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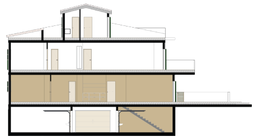
Commercial floor plans

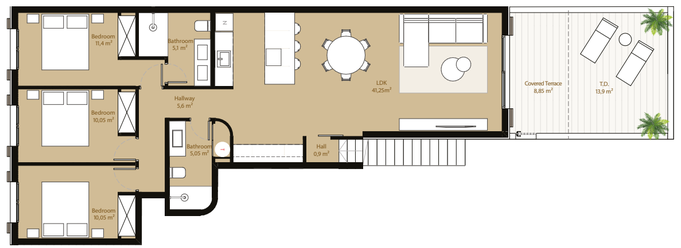
Block A

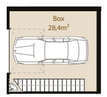
Ground floor - A3

Block A	Total built area	Apartment area	Terrace area	Box area - A3	Bedrooms	Bathrooms	Total usable area
Ground floor - A3	156,50m²	99,90m²	24,65m²	31,95m²	3	2	140,55m²









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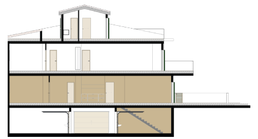
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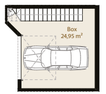
Block A

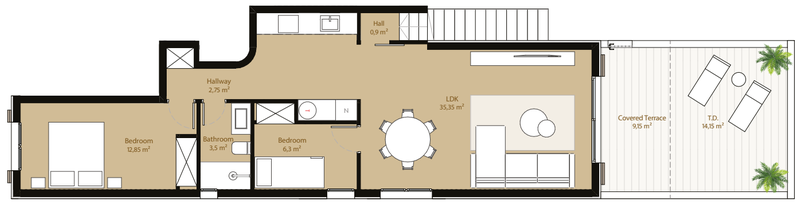
Ground floor - A4

Block A	Total built area	Apartment area	Terrace area	Box area - A4	Bedrooms	Bathrooms	Total usable area
Ground floor - A4	127,65m²	72,75m²	25,55m²	29,35m²	2	1	109,9m²









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Reference: 2 meters

Commercial floor plans

Block A
First floor - A5

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Block A	Total built area	Apartment area	Terrace area	Box area - A5	Bedrooms	Bathrooms	Total usable area
First Floor - A5	197,45m²	111,00m²	51,55m²	34,90m²	3	3	173,59m²



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Reference: 2 meters

Block A
First floor - A6

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Block A	Total built area	Apartment area	Terrace area	Box area - A6	Bedrooms	Bathrooms	Total usable area
First Floor - A6	192,50m²	107,60m²	50,00m²	34,90m²	3	3	173,24m²



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Reference: 2 meters

Commercial floor plans

Block A
First floor - A7

Block A	Total built area	Apartment area	Terrace area	Box area - A7	Bedrooms	Bathrooms	Total usable area
First Floor - A7	189,90m²	107,60m²	50,00m²	32,30m²	3	3	170,26m²



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Reference: 2 meters

Block A
First floor - A8

Block A	Total built area	Apartment area	Terrace area	Box area - A8	Bedrooms	Bathrooms	Total usable area
First Floor - A8	197,45m²	111,00m²	51,55m²	34,90m²	3	3	173,44m²



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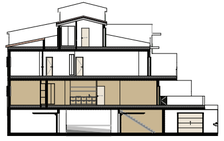
Commercial floor plans

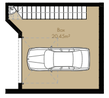
Block B

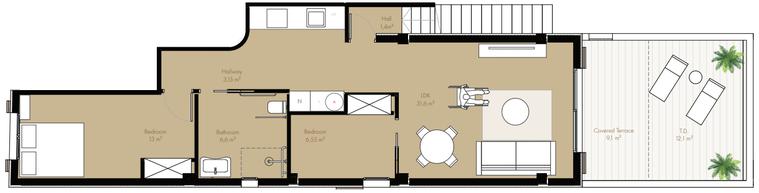
Ground floor - B1

Block B	Total built area	Apartament area	Terrace area	Box area - B1	Bedrooms	Bathroom	Total ustable area
Ground flor - B1	125,18m²	73,10m²	23,28m²	28,80m²	2	1	103,65m²









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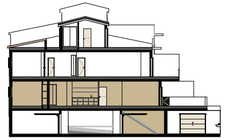
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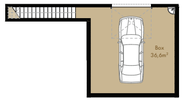
Block B

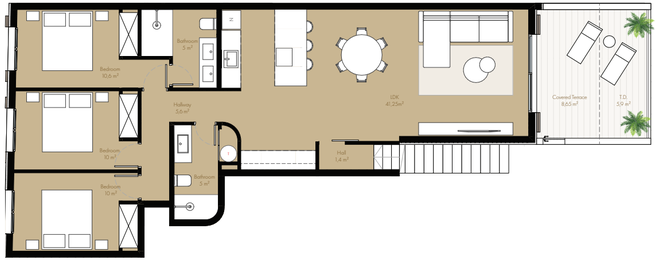
Ground floor - B2

Block B	Total built area	Apartament area	Terrace area	Box area - B2	Bedrooms	Bathroomm	Total ustable area
Ground floor - B2	160,20m²	99,60m²	15,85m²	44,75m²	3	2	140,00m²









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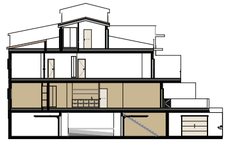
Commercial floor plans

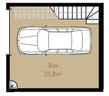
Block B
Ground floor - B3

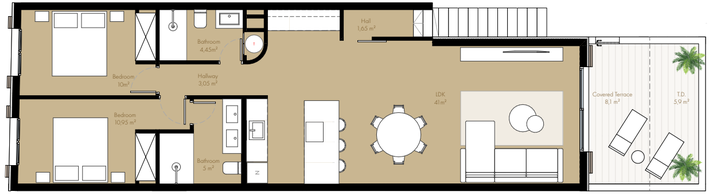
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Block B	Total built area	Apartament area	Terrace area	Box area - B3	Bedrooms	Bathroomm	Total ustable area
Ground floor - B3	133,40m²	85,65m²	15,30m²	32,45m²	2	2	115,90m²









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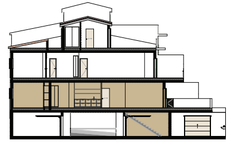
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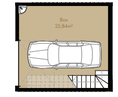
Block B
Ground floor - B4

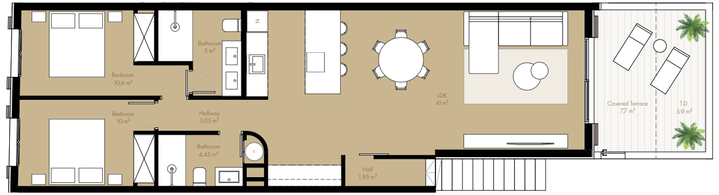
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Block B	Total built area	Apartament area	Terrace area	Box area - B4	Bedrooms	Bathroomm	Total ustable area
Ground floor - B4	132,25m²	85,35m²	14,90m²	32,00m²	2	2	115,40m²









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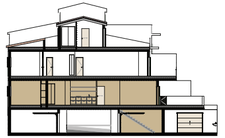
Commercial floor plans

Block B
Ground floor - B5

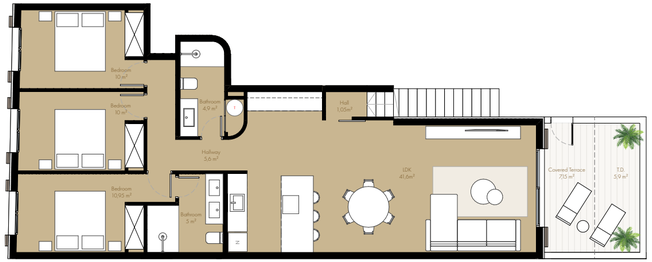
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Block B	Total built area	Apartament area	Terrace area	Box area - B5	Bedrooms	Bathroomm	Total ustable area
Ground floor - B5	145,90m²	99,55m²	14,35m²	32,00m²	3	2	127,95m²









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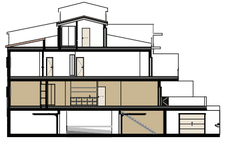
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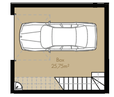
Block B
Ground floor - B6

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Block B	Total built area	Apartament area	Terrace area	Box area - B6	Bedrooms	Bathroom	Total ustable area
Ground flor - B6	126,53m²	72,30m²	21,43m²	32,80m²	2	1	106,35m²









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Reference: 2 meters

Commercial floor plans

Block B

Firts floor - B7

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Block B	Total built area	Apartament area	Terrace area	Box area - B7	Bedrooms	Bathroom	Total ustable area
Firts Floor - B7	192,80m²	112,45m²	46,50m²	33,85m²	3	3	168,95m²



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Reference: 2 meters

Block B

Firts floor - B8

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Block B	Total built area	Apartament area	Terrace area	Box area - B8	Bedrooms	Bathroom	Total ustable area
Firts florr - B8	188,55m²	108,85m²	46,50m²	34,55m²	3	3	169,20m²



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Reference: 2 meters

Commercial floor plans

Block B
Firts floor - B9

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Block B	Total built area	Apartament area	Terrace area	Box area - B9	Bedrooms	Bathroom	Total ustable area
Firts flor - B9	186,45m²	108,65m²	45,15m²	32,85m²	3	3	166,70m²



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Reference: 2 meters

Block B
Firts floor - B10

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Block B	Total built area	Apartament area	Terrace area	Box area - B10	Bedrooms	Bathroom	Total ustable area
Firts Floor - B10	186,10m²	108,10m²	44,95m²	33,05m²	3	3	165,75m²



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Reference: 2 meters

Commercial floor plans

Block B

Firts floor - B11

Block B	Total built area	Apartament area	Terrace area	Box area - B11	Bedrooms	Bathroom	Total ustable area
Firts Floor - B11	185,05m²	107,65m²	44,80m²	32,60m²	3	3	164,35m²



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Reference: 2 meters

Block B

Firts floor - B12

Block B	Total built area	Apartament area	Terrace area	Box area - B12	Bedrooms	Bathroom	Total ustable area
Firts Floor - B12	189,40m²	109,95m²	46,10m²	33,35m²	3	3	165,75m²



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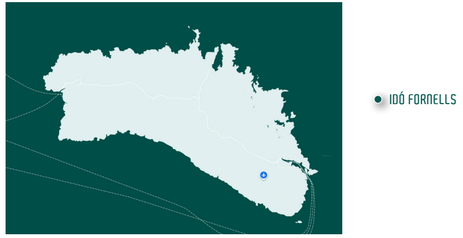
Location

Fornells: seafaring essence and northern beauty

Fornells is one of the most special enclaves in the north of Menorca, a seafaring village that has managed to preserve its essence while offering a calm and welcoming way of life. Its white houses overlook the bay, a natural refuge that for centuries has protected boats from the tramontana wind and which today forms part of the **North Coast Marine Reserve**, one of the island's most valuable natural areas.

Walking through its streets means discovering a serene atmosphere, where the fishing tradition remains alive in the harbour and gives rise to the emblematic **lobster stew**, a gastronomic reference of Menorca. The surroundings invite you to experience the sea in different ways: kayaking routes, sailing or excursions that reveal the wild beauty of the north coast.

Along the **seafront promenade**, the nights are filled with light and live music, with boats anchored in the bay and the Monday market taking centre stage. Fornells thus brings together landscape, culture, gastronomy and tradition in a unique balance, creating a privileged setting where life is enjoyed calmly and with an authentic scent of the sea.



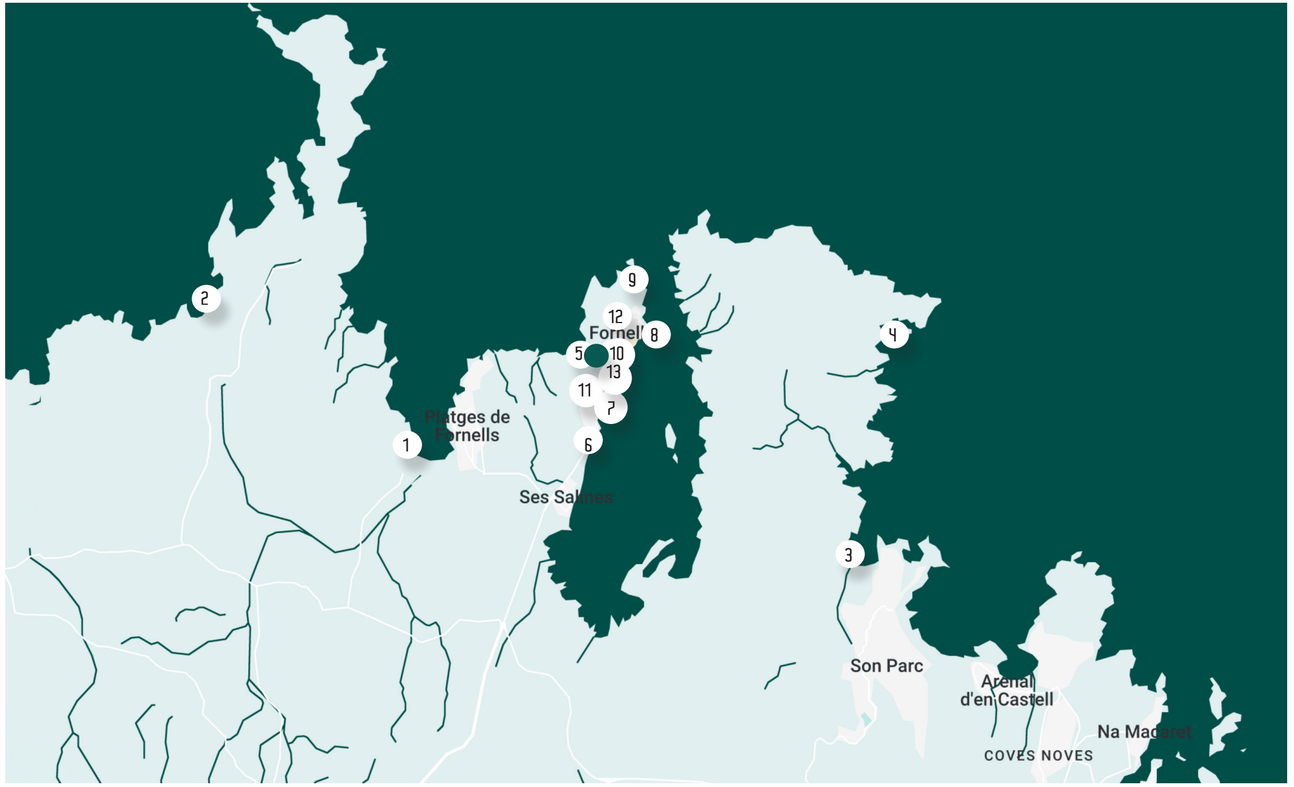
A natural paradise that has everything

Beaches

1. Cala Tirant
2. Platja de Cavalleria
3. Arenal Son Saura
4. Cala Tosqueta

Leisure

5. Polideportivo municipal de Fornells
6. Actividades: catamarán, windsurf, kayak y paddle surf
7. Plaça de s'Algaret/port



Culture and History

8. Castell de Sant Antoni
9. Torre de Fornells
10.Casa des Contramestre

Gastronomy

11. Sa Taula
12. Es Cranc
13. Sa Llagosta

IDÓ FORNELLS

Quality Specifications





Foundations and structure

The building's foundations and structure are made of reinforced concrete. In compliance with current regulations and legislation, an independent Technical Control Body (OCT) has been appointed to ensure the correct execution of the structure, so that it is covered by the ten-year structural insurance policy.





Façades

The façades will comprise a 20 cm concrete block outer wall, with a 5 cm external termal insulation system (ETICS), finished with render and white paint. Internally, a self-supporting plasterboard lining with thermal and acoustic insulation will be installed, in compliance with the requirements of the Spanish Technical Building Code (CTE). External window and door frames will be aluminium, with thermal break and micro-ventilation in accordance with the CTE. Glazing will consist of two 4 mm panes, an 18 mm air cavity and a 6 mm pane. Retractable awnings will be installed on the terraces, aesthetically integrated into the façade.





Roof

The flat roof is an inverted roof system with insulation and asphalt membrane waterproofing, finished with porcelain stoneware tiles, while the pitched roof is finished with ceramic tiles.





Partitions Walls

Walls separating communal areas from the homes will comprise a 7 cm vibrated concrete block wall, with acoustic insulation between the leaves and a double concrete block wall. Internal partitions between the different rooms within each home will be formed using plasterboard partitions with integrated thermal insulation.

Quality Specifications





Interior carpentry

The entrance door to each home will be fitted with a security locking system. Internal doors will have a matt white lacquered finish, with handles and fittings finished in aluminium or similar. Bedrooms will be fitted with built-in wardrobes.





Ceilings

Ceilings in the communal areas may have a plaster finish in the stairwells, while suspended plasterboard ceilings will be installed inside the homes.





Flooring

The interior flooring, kitchen, living room, dining room, hallway and bedrooms will be porcelain stoneware of first national brand with matching skirting board. On the exterior terraces, ceramic tiles with anti-slip finish type C3 will be installed.





Wall finishes

Bathrooms will be tiled with ceramic stoneware from a leading Spanish brand. Interior ceilings and walls will be painted in a colour to be determined by the Technical Management team.

Quality Specifications



Bathrooms

All bathrooms will be fitted with white porcelain toilets and washbasins from a leading Spanish brand (model to be determined). Washbasins will feature modern-design single-lever taps by HANS GROHE or similar. Showers will be fitted with a shower screen and single-lever mixer tap with a height-adjustable shower rail.



Kitchen

Kitchens will be delivered fully fitted with wall and base units, according to the layout of each home, by SANTOS or similar. The worktop and wall splashback will have a laminate finish, and the stainless-steel sink will be fitted with a single-lever mixer tap. The kitchen will be fully equipped with the following BOSCH appliances or similar: microwave, induction hob, extractor hood, refrigerator, dishwasher and electric oven.



Electrical installation

Electrical installation will be carried out in accordance with the Low Voltage Electrotechnical Regulations and the electrical requirements of each home. Terraces and balconies will be fitted with one lighting point and one weatherproof power socket. Inside each home, all necessary electrical fittings will be installed to ensure compliance with the Spanish Technical Building Code (CTE).



Heating and air conditioning

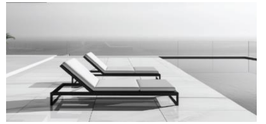
The homes will have an A Energy Rating. They will feature a ducted heat pump climate-control system serving the living-dining room and bedrooms. Air conditioning and domestic hot water (DHW) will be provided by a highly energy-efficient aerothermal system. Air will be distributed through ducts installed within the suspended ceiling, with supply and return grilles in each room.

Quality Specifications



Plumbing installation

The homes will comply with the Spanish Technical Building Code (CTE). They will be fitted with isolation valves within each home, as well as specific shut-off valves in wet areas. The drainage system will be made of PVC.



Roof terrace and swimming pool

The development will feature a swimming pool and landscaped communal areas with native plant species. Materials characteristic of the island environment will be used for the communal access routes to the pool and homes, both from the street and from within the development, helping to integrate the project with the surrounding landscape and local character.



Audiovisual installations

The audiovisual installation will comply with current telecommunications regulations. Fibre-optic or similar connections, telephone and digital terrestrial television (DTT) services Will be installed up to the entrance of each home. The homes will have TV and data points in the living-dining room and bedrooms.



Garage box, parking area and access

Each home will have its own private parking box on the basement level. Ground-floor homes will have direct access from their parking box to the property, while homes on the first floor (P1) will be accessed via a lift connecting the basement level with the communal area, from which these homes can be reached. The parking area will be finished with walls and ceilings painted in smooth emulsion paint, in a colour to be determined by the Technical Management team, while the flooring will be power-floated concrete.











LEGAL NOTICE

In accordance with current legislation, the necessary technical quality control audits will be carried out on the executive project. The Developer reserves the right to make modifications motivated by technical, legal, commercial or supply requirements, replacing them with others of equivalent quality. The images of the building and its surroundings are computer-generated simulations that do not show the real appearance of the building or its surroundings, nor the exact appearance they will have once construction is completed. The developer reserves the right, due to requirements imposed by the competent authorities or due to the needs of the construction work itself and commercial requirements, to modify the characteristics, layout and surface areas shown in the present project. The furniture shown herein is for illustrative purposes only and does not form part of the dwelling nor is it included in the purchase price.



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