

2026



Table Of Contents



About us	01
How we work	02
Why a design studio sells houses	03
History of Can Jordi	04
Property Features	05
About Can Jordi	06
The façade	07
Ground Floor	08
First Floor	09
The views	10
Location	11
Design Proposal	12
The rebirth	13
Ground floor_ Design Proposal	14
First floor_ Design Proposal	15
Meet our team	16
Contact us	17

01 About us

A regenerative approach to Mallorcan living

At KALYPSÓ design studio, we believe that every old Mallorcan house carries a story worth preserving and a potential worth unlocking. We are an architecture and design studio rooted in sustainability, craftsmanship, and deep respect for the island's heritage.

Unlike traditional real estate agencies or typical design studios, we follow a different path: we select unique properties that move us, we find their next caretaker, and we restore them with vision and integrity.

Our work is guided by one question:

How can we revive existing homes in a way that respects the land, honours tradition, and enhances Mallorca's natural beauty?

We call this approach regenerative real estate, a way of developing that doesn't consume more land, but instead brings new life to what already exists.

We focus on homes with soul, authenticity, and architectural potential, and we transform them into spaces that feel effortless, warm, and deeply connected to the island.



02 How we work

Curate, match, transform

We curate special houses

We don't sell all houses, only the ones that we would be proud to restore ourselves.
Each property is handpicked for its character, structure, and long-term potential.
Can Pedrera is a perfect example: a house full of heritage, with homes ready to be reimagined with sensitivity and style.

We find the right future owner

We believe houses choose their people.
Our role is to match each property with someone who sees its beauty and shares our vision for thoughtful, respectful development.
This ensures the home remains part of Mallorca's cultural fabric, rather than being treated as a quick investment.

We design and renovate with integrity

Once the home finds its new owner, our studio leads the regeneration process with a complete architectural and interior design service:
Concept & design direction & construction and project management, all with sustainability-driven practices & respect for Mallorcan identity.

A turnkey experience for people who value beauty and ease

Whether you are an individual looking for a home to cherish or someone seeking a meaningful investment, we offer a complete and effortless journey.
From the first viewing to the final renovation, our team takes care of every detail, architectural design, permits, construction, interiors, and styling.

*The images shown here are from a previous project by Kalypsó Projects, Can Pedrera, and are included to illustrate our design approach.



03 WHY A DESIGN STUDIO SELLS HOUSES



You won't find rows of listings with us.

We are not an agency.

We are designers who fall in love with certain old houses, and when we do, we feel responsible for their future.

Selling them is part of our creative process:

We choose them. We protect them. We restore them.

This allows us to:

- ensure the house goes to someone who will respect it
- preserve Mallorca's existing architecture rather than replace it
- guide the renovation with a thoughtful, sustainable vision
- offer a complete journey from discovery to design

In other words:

We do not look for houses to sell.

We let the right houses find us, and then we find them the right owner.

This is how regenerative real estate begins.



04 History of Can Jordi

1930

Construction of the house

The house is built in the heart of Sa Cabaneta, during a period of quiet rural life.

Traditional materials, thick stone walls, and handmade tiles define its character. A family home shaped by the rhythms of village life.

1987–2010s

A family retreat

For decades, the house becomes the setting for school holidays and family life.

- Mornings walking to the panadería on Carrer d'Oleza
- Ensaimadas for breakfast
- Walks through almond groves and olive trees towards Pòrtol
- Celebrations of Semana Santa and Sant Marçal in the village square
- Long summer days in the shaded courtyard by the pool

A house filled with memory, rhythm, and tradition.

1930s–1970s

A village house

The house forms part of the everyday life of Sa Cabaneta.

Its patio and rooms reflect a simple Mediterranean way of living.

2010s

Redesign & new life

The house is carefully redesigned and decorated by a family member who lives there for several years.

Traditional elements are preserved while adapting the house for contemporary living.

A house of continuity

Across generations, the house remains at the centre of family life.

A place of return, gathering, and quiet permanence.

1987

Arrival of a new family

The house is purchased by an English family with long-standing ties to Mallorca, continuing a connection to the island that began generations earlier.

They are drawn to the slower pace of life, the village atmosphere, and the strong sense of community.

A new chapter begins in Sa Cabaneta.

Today

A new chapter begins

After decades of memories, the house is ready to welcome a new family.

A place where another story can begin, rooted in the same light, landscape, and way of life.



05 PROPERTY FEATURES

Location	Type	Built Surface	Plot	Bedrooms / Bathrooms
The house is located in Sa Cabaneta, a quiet traditional village within the municipality of Marratxí, just 10–15 minutes from Palma and around 15–20 minutes from the airport. Sa Cabaneta is a family friendly area with good schools, fast connections, and all amenities nearby, ideal for comfortable everyday living. Sa Cabaneta offers a rare balance between rural charm and everyday convenience, surrounded by open countryside and fields while maintaining a lively, well-connected local life.	Village home with preserved and restored original features	204 m² distributed across two floors	233 m²	3 bedrooms / 3 bathrooms



Amenities

- Swimming pool
- City water
- Electric heating / Air conditioning split units
- Hot water: Gas
- Original chimney

Furniture

Partially furnished

Outdoor Spaces

Traditional courtyard with dining spaces and swimming pool.

Parking

The street allows parking exclusively for residents, ensuring year-round tranquility.

Views

Spectacular views of the beautiful surrounding mountains.



2026

06 About Can Jordi

Can Jordi is a traditional village house in the heart of Sa Cabaneta, Marratxí. Built in 1930, it retains many original features, including stone walls, wooden beams and handmade tiles.

The house is organised around a quiet courtyard with a swimming pool, creating a private and peaceful outdoor space. It currently offers three bedrooms and three bathrooms, with a layout shaped by its history as a family home. Full of character and natural light, the house reflects a simple Mediterranean way of living. At the same time, it offers great potential for renovation, allowing the next owner to adapt and reimagine the space while preserving its original charm.

2026

07 The Façade

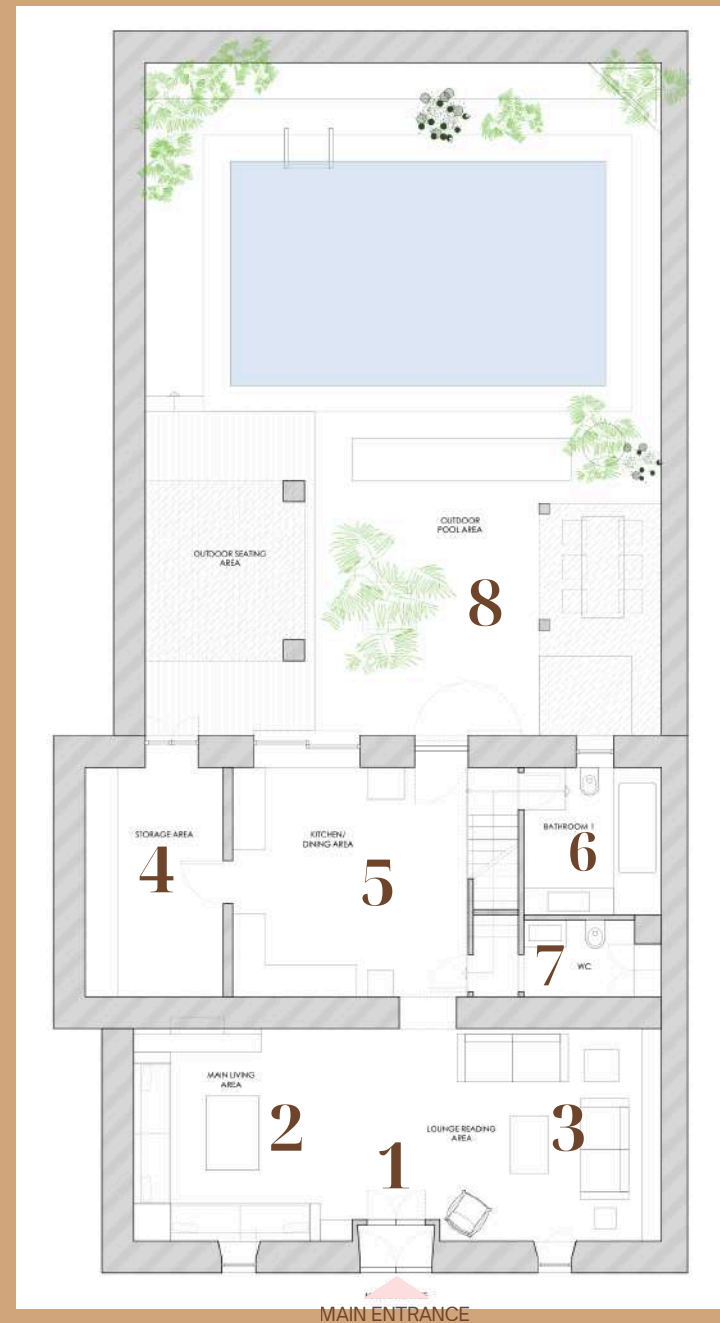
The façade of Can Jordi reflects the character of a traditional Mallorcan village house. Built with natural stone and simple lines, it has a quiet and balanced presence on the street.

The original wooden entrance door, framed in stone and marked with the number 77, creates a strong sense of arrival. Small windows with shutters and iron grilles complete the composition, maintaining privacy while allowing light inside.

Unchanged over time, the façade preserves the authenticity of the house and its connection to the village.

KALYPSÓ *projects*

08 GROUND FLOOR



GROUND FLOOR

1. Entrance Hall
2. Open plan living room (fireplace area)
3. Open plan living room (reading area)
4. Storage Area
5. Kitchen–dining area
6. Bathroom
7. WC
8. Countryard & Pool Area

The ground floor is organised as a sequence of interconnected spaces that flow naturally from the entrance through to the countryard. Upon entering, the house opens into a welcoming open plan living room with two areas: sitting area (fireplace) and reading area.

At the centre, a transitional space connects the staircase, kitchen and dining area, acting as the functional heart of the home. From here, the layout extends directly outdoors, where the patio and pool become a natural continuation of daily living.

Service areas, including storage and bathrooms, are positioned discreetly, allowing the main spaces to remain open, fluid and oriented towards light, comfort and outdoor living.

Pool area at the courtyard



The Patio & Pool

At the heart of Can Jordi, the patio offers a quiet and private outdoor space centred around the swimming pool. Surrounded by warm-toned walls, greenery and traditional handmade tiles, it creates a relaxed and sheltered atmosphere throughout the day. These original details add character and a strong sense of place. A place to enjoy long summer afternoons, shaded seating areas and simple outdoor living, always with the potential to be further enhanced and reimaged.

Main living Area [Fireplace]



Living Spaces

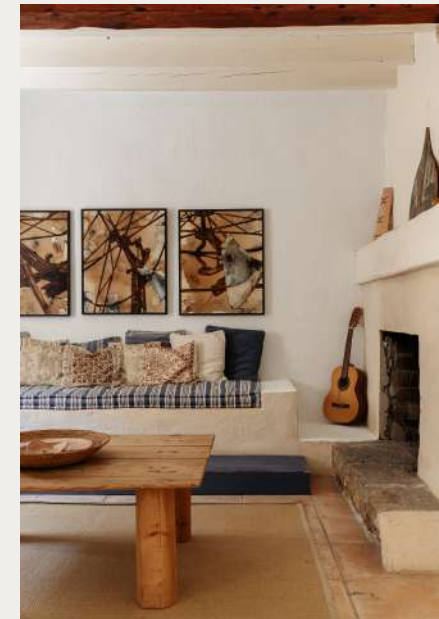
Comfort, simplicity and everyday living

The main living areas combine a relaxed lounge and reading space with a more intimate sitting room centred around a traditional fireplace.

Built-in sofas, natural materials and soft tones add to the comfortable and lived-in atmosphere, while the fireplace brings warmth and character.

These spaces are simple and functional, designed for quiet moments, reading, and gathering.

Reading Area



Living Spaces

Comfort, simplicity and everyday living

The main living areas combine a relaxed lounge and reading space with a more intimate sitting room centred around a traditional fireplace. A dedicated library wall, filled with books and framed by soft natural light, creates a quiet and inviting reading corner, a space to slow down and spend time throughout the day.

These spaces are simple and functional, designed for quiet moments, reading, and gathering.

Flow & everyday living



Connection, light and potential

Positioned between the main living area and the patio, this central space brings together circulation and daily life. The original staircase defines the area, linking the upper floor while adding character and a sense of continuity throughout the house.

The kitchen and dining area are integrated here, naturally connected to both the interior living spaces and the outdoor patio. Functional in its current layout, it offers clear potential to be reimaged into a more open and cohesive heart of the home.

Ground Floor

2. Sitting Area (Fireplace)
in the main living room



3. Lounge reading area in
the main living room



2. Sitting Area (Fireplace)
in the main living room



7. WC



5. Staircase
(kitchen dining area)



09 FIRST FLOOR



1. Staircase connecting all floors
2. WC
3. Bedroom 1
4. Upstairs living area
5. Bedroom 2
6. Bedroom 3

FIRST FLOOR

The first floor is arranged as a calm and private sleeping area, organised around three bedrooms. Each room is positioned along the exterior walls, allowing for natural light and ventilation throughout the day.

A shared bathroom serves the floor, while the central space creates a simple distribution between rooms, maintaining an easy and functional layout. The staircase connects seamlessly to the level below, reinforcing the house's sense of continuity.

Practical and understated, this floor offers a peaceful retreat, with clear potential to enhance potential for expansion and permitted development over the existing roof area (please see the project that follows) while preserving its original character.

Bedroom with a view



Bedroom with a view

This bedroom enjoys a unique position on the upper floor, opening towards views of the garden and pool below. Soft natural light, sloped ceilings and simple finishes create a quiet and intimate atmosphere, while the outlook brings a constant connection to the greenery outside.

A gentle and restful space, it stands out as the only room on this level with a direct visual link to the outdoors, an aspect that can be further expanded and enhanced in a future redesign.

First Floor

6. The views to the countryyard
[swimming pool area]



6. Bedroom 3



4. Upstairs living area_Details



5. Bedroom 2



4. Upstairs living area

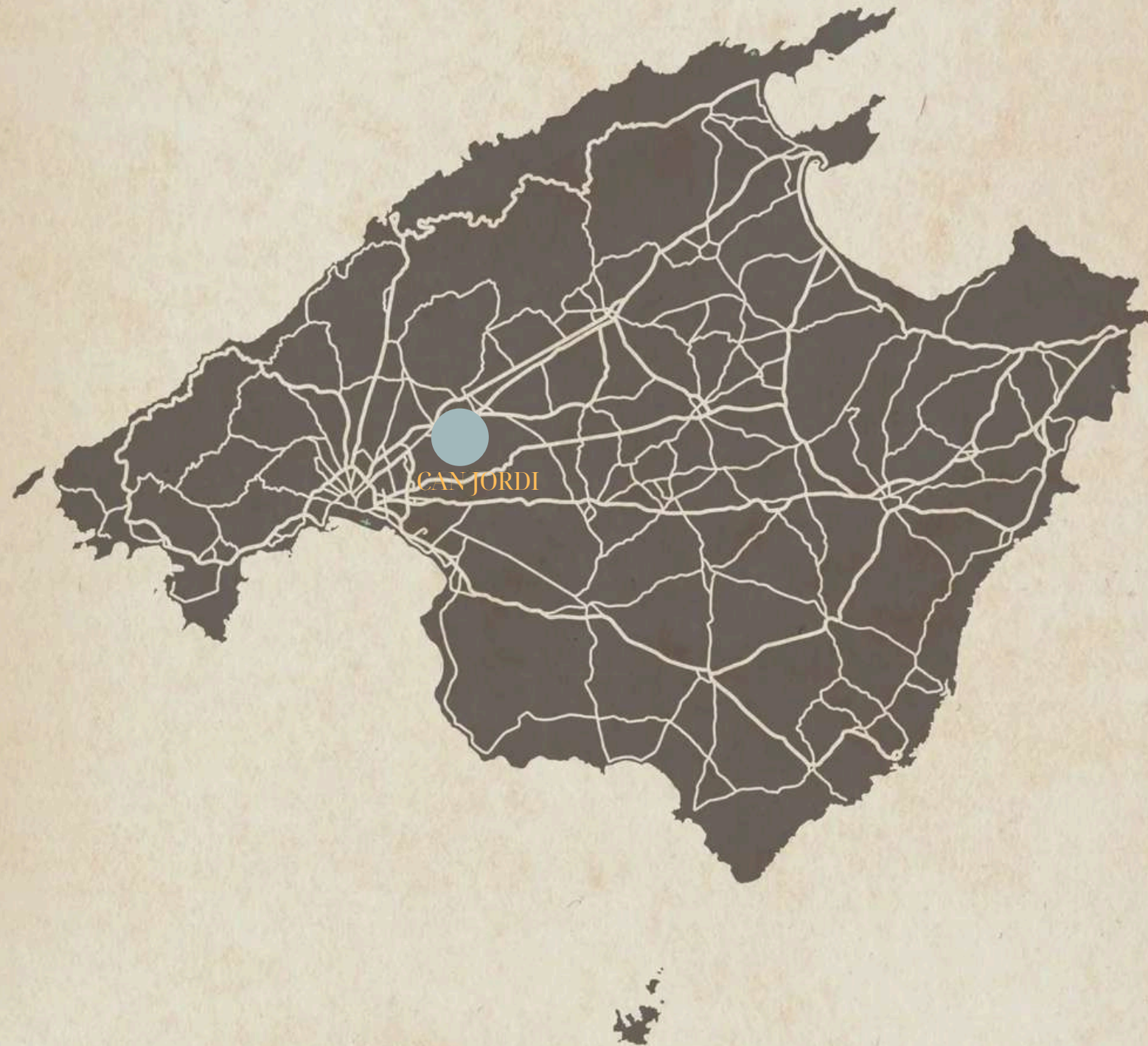


10 The views



From the upper floor, the house opens onto views of the courtyard, where greenery, terracotta tones and the pool come together in a quiet, enclosed setting. Beyond, the gaze extends towards the surrounding countryside and the Tramuntana Mountains, one of the true highlights of the house.

The perspective creates a gentle connection between levels, overlooking daily life outdoors while remaining anchored in the wider landscape. The views highlight the strong relationship between the house and its surroundings, an opportunity that can be further enhanced in the new project, creating a more open and continuous dialogue with both garden and distant scenery.



11 Location

Can Jordi is located in Sa Cabaneta, a traditional and well-serviced Mallorcan village, within the highly sought-after municipality of Marratxí, just a short distance from Palma. Set in a slightly elevated position typical of the area, the house enjoys open views to the Tramuntana mountains and the surrounding countryside.

The location is particularly well connected, with easy access to major highways as well as quieter country roads leading into the interior of the island. Public transport options, including bus and train connections nearby, further enhance accessibility, making both Palma and the wider region easily reachable.

The property is also part of the Ruta del Fang (Route of Clay), a cultural route that reflects Marratxí's long-standing ceramic tradition. This heritage remains present in Sa Cabaneta today, through artisan workshops, local production, and the use of clay in architecture, shaping a village defined by craftsmanship, traditional houses, and small local businesses.

At the centre of this community is Sant Marçal church and its associated festivities, which continue to play an important role in local life, reinforcing a strong sense of identity, continuity, and belonging.

At the same time, the area offers excellent everyday convenience, with schools, nurseries, sports facilities and essential services all within close reach, along with larger commercial areas such as Festival Park just a few minutes away. Overall, Sa Cabaneta offers a balanced way of living, combining the identity and charm of a traditional village with the comfort and connectivity needed for contemporary life.

Slowliving



12 Design proposal

A vision of the house's full potential



Some houses look right. This one feels right.

This proposal explores how the house can evolve through a considered architectural intervention.

Before any design decision, the house was studied through Classical Feng Shui to understand its orientation, its relationship to the surroundings, and how the spaces naturally function.

The existing structure is reworked to improve flow, light, and the connection to the courtyard, while a new upper-level extension enhances views and spatial balance. The aim is to clarify and strengthen what is already there, not to change its character.

This approach is part of the work we do at Kalypsó Projects, reimagining properties through architecture to reveal their full potential.

13 The rebirth

A House Reborn for a New Time

“The home you choose shapes how you live, feel and grow.”

Rosanna Deflorian
Classical Feng Shui Consultant

Some houses look beautiful but don't feel comfortable.

Others just feel right... immediately.

The difference is not style.

It's how the space is organised.

In this home that has been carefully studied,
rooms are where they naturally work best.

Light and movement flow easily.

Nothing feels forced.

You may not notice it at first.

But you will absolutely feel it.

In Classical Feng Shui, a house is shaped not only by its structure,
but by the moment in time in which exists.

Built in 1930, this property belongs to past cycle. Through
renovation it enters a new one, aligned with the present and the way
we live today.

By opening and rebuilding the rood structure, the house is able to
recieve a new balance, ones that bring light, clarity and coherence
to the spaces.

14 GROUND FLOOR [Design Proposal]



Flow, Light & Daily Life

The ground floor is designed as a continuous sequence of spaces that move naturally from entrance to garden, creating a fluid relationship between indoor and outdoor living. The living areas are positioned where the house feels most open and alive, while the kitchen becomes the central place of gathering, directly connected to the patio and outdoor dining. Rather than adding built volume, the intervention focuses on improving flow, clarity and connection, allowing light, movement and daily life to unfold more naturally throughout the house. A discreet sauna is also introduced, adding a layer of wellbeing to the everyday experience of the home.

This layout follows a clear Feng Shui logic: the more active, social spaces are placed in the Yang areas of the house, where energy is naturally dynamic and expansive, while keeping the centre open and unobstructed so the house can “breathe.” The entrance is carefully considered as the point where the most beneficial energy of the current cycle enters, shaping a first impression that feels welcoming, grounded and quietly vibrant.

Entrance & lounge reading area



Before

A Quiet Arrival

The entrance unfolds into a soft, grounded space, a place to slow down before moving through the house. A built-in library, carved into the wall through a sequence of arches, brings depth and rhythm, turning storage into architecture.

The language draws subtly from Art Deco, not in ornament, but in proportion, repetition, and gentle geometry. Curves, textures and warm tones replace sharp minimalism, creating a space that feels lived, calm and quietly expressive.

Here, the energy settles. It is a space for reading, pausing, and arriving, both physically and mentally.

Kitchen & Dining Area



Before

The Heart of the House

The kitchen becomes the central gathering space, open, tactile and generous. Materials take the lead: warm stone, terracotta tones and soft plaster surfaces create a layered, almost sun-warmed atmosphere.

Inspired by Art Deco principles, the composition plays with symmetry, curves and bold material contrasts, yet remains grounded and natural. The result is expressive but not excessive, a balance between character and calm.

This is not a kitchen designed to be looked at, but to be used. To cook, to gather, to share long meals that extend into the evening.

Guest bathroom



Before

A Small Ritual

The guest bathroom is conceived as a compact but immersive space. A carved niche, warm stone and patterned flooring create a strong identity within a small footprint.

The design embraces contrast, geometry and softness, light and shadow, echoing Art Deco influences while remaining deeply rooted in materiality. Even the most functional spaces are treated as experiences. Moments of pause, care and attention are embedded throughout the house.

Patio, Pool & Outdoor Living



Before

Living Around the Patio

The patio becomes the centre of daily life, an outdoor room that connects all spaces of the house. Dining, resting, swimming and gathering unfold naturally around it.

The material palette continues outside: earthy tones, textured walls, patterned tiles and vegetation create a cohesive atmosphere between interior and exterior.

Rather than contrast, the project seeks continuity, a way of living where boundaries dissolve, and the house expands into the garden.

15 FIRST FLOOR [Design Proposal]



GROUND FLOOR

- 1. Master Bedroom
- 2. Ensuite Bathroom
- 3. Bedroom 2
- 4. Bathroom
- 5. Bedroom 3
- 6. Bedroom 4

Rest, Privacy & Reconnection

The upper floor is conceived as a more intimate and restorative level, where the bedrooms are arranged to provide calm, privacy and a sense of retreat. Here, the project introduces a carefully integrated extension, creating a new master bedroom with en suite bathroom and redefining the relationship between the rooms and the patio below. As a result, all rear-facing bedrooms gain a connection to the garden, bringing in light, greenery and a stronger sense of openness.

From a Feng Shui perspective, these rooms are placed within the quieter Yin zones of the house, supporting rest and recovery. Each sleeping space is designed to feel protected and stable, reinforcing comfort and grounding, while the new layout enhances both functionality and the overall balance of the home.

Master Bedroom



Before

Rest & Atmosphere

The master bedroom is conceived as a quiet retreat, soft, warm and enveloping. Textures and tones are carefully layered to create a sense of depth without excess. Art Deco references appear in the geometry of the headboard, textiles and subtle patterns, yet always softened through natural materials and muted colours. The space is calm but not minimal, it carries warmth, presence and a sense of intimacy. A place to rest, disconnect, and restore.

16 Meet our team

Kalypsó Kaplani
Founder - Architect & Interior designer



Marijana Antonicevic
Photographer



Rosanna Deflorian
Feng Shui Specialist



Melina Karava
Interior Designer



Adriane Escarfullery
3d Visualisation



17 Contact Us



Conact

+34 622 102 378

Email

hello@kalypsoprojects.com

Address

Carrer dels Horts, 4,
Centre, 07003 Palma

Website

www.kalypsoprojects.com

FOR THOSE WHO FEEL A CONNECTION WE 'D LOVE TO TELL YOU MORE.