2025-26

CAN PEDRERA

1914

KALYPSÓ *design studio*



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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.









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 Pedrera

1914

Construction of the house
Built by the Mas Julià family upon returning from Cuba, with the architectural influence of the period: Art Nouveau doors, ironwork, high ceilings, and colonial touches.

1920s–1940s

Almond factory
The entire ground floor operates as an almond processing workshop:

- Almonds shelled and sorted
- A donkey rotates a machine in the courtyard
- Traditional Mallorcan agricultural life

1950s–1970s

Carpentry workshop
The factory becomes a carpenter's workshop.
Workbenches, tools, and machines remain in place until the house's purchase many decades later.

1997–2000

Restoration & transformation
A complete renovation begins:

- Art Nouveau details preserved meticulously
- Windows, doors, railings restored or custom-made
- Original hydraulic tiles saved and reused
- New tiles by Huguet (Campos), matching original colours
- Bathrooms rebuilt, terraces redesigned
- Patio reinvented with Mediterranean colours and greenery
- A respectful revival of the house's soul.

2000s–2020s

A creative home
For decades, the house becomes a place of:

- Photography
- Painting
- Sculpture
- Writing
- A nurturing environment for artistic life.





05 PROPERTY FEATURES

Location

Campos, Unique town location next to the square of the village

Type

Heritage home with preserved and restored original features

Built Surface

384 m² distributed across three floors

Plot

230 m²

Bedrooms / Bathrooms

3 bedrooms / 3 bathrooms



Amenities

- Electricity 220V.
- City water / Water softener system / A restored cistern.
- Central heating (independent by floor) / 2,000-liter oil tank.
- Original chimneys.

Furniture

Partially furnished

Outdoor Spaces

Private garden, patios, and terraces

Parking

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

Views

Spectacular views of the beautiful surroundings



06 About Can Pedrera

A home spread across three floors, wrapped around a peaceful patio garden where time seems to slow down.
Inside, bright spaces open to 3.6m high ceilings, graceful ironwork railings, and original Art Nouveau details, such us handcrafted doors, colourful hydraulic tiles, and smooth natural finish walls are shaped softly by time.

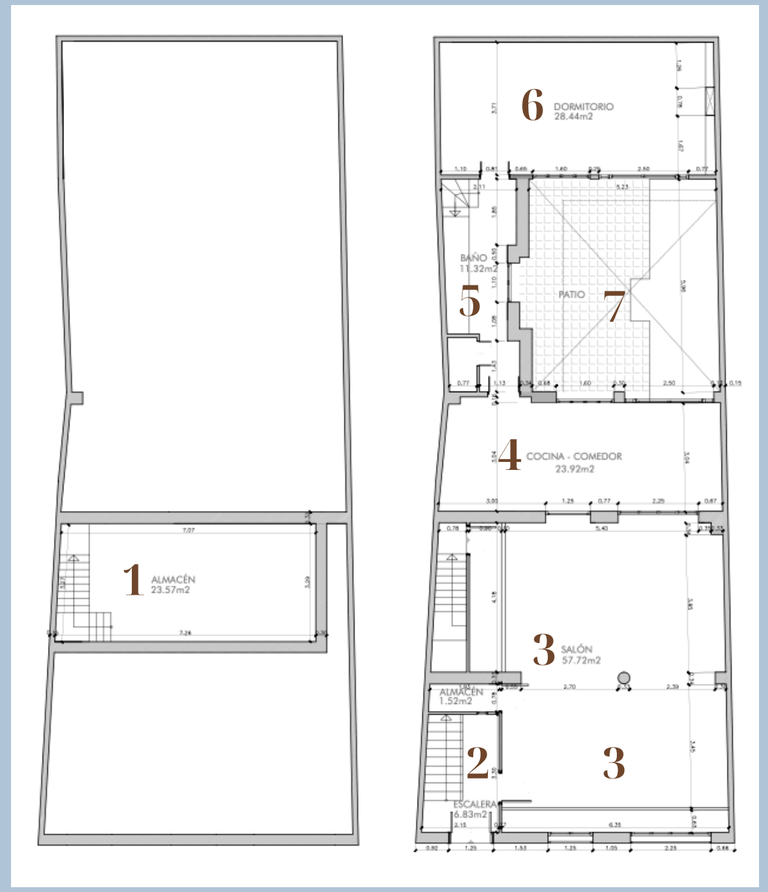
Designed for those who value beauty, authenticity, and the gentle rhythm of Mediterranean village life, this heritage residence embodies both timeless character and quiet elegance.



07 The Facade

Bathed in soft Mediterranean light, the façade of Can Pedrera reveals the quiet elegance of its Art Nouveau past. Built in 1914 by the Mas Julià family, newly returned from Cuba, the house carries the subtle imprint of their colonial influences and their love for craftsmanship. The restored sandstone glows warmly, framed by original wooden windows and pale blue shutters that open to the village breeze. The wrought-iron balcony, with its delicate curves and floral motifs, is a testament to the artisans who shaped it more than a century ago. Simple yet dignified, the façade reflects the soul of this historic home: timeless, symmetrical, and full of character.

08 BASEMENT & GROUND FLOOR



BASEMENT GROUND FLOOR

The ground floor unfolds as a sequence of generous, interconnected spaces anchored by the central patio. As you enter, the staircase leads upward while the main open room extends toward the rear garden, allowing light to flow through the entire depth of the house. The rooms are arranged in a fluid layout that preserves the spirit of the former carpentry workshop, with high ceilings, original proportions, and direct access to the patio and terrace, the heart of the home's daily life.

Beneath this level lies a 23.57 m² basement, a quiet, cool space that adds storage, utility, or creative potential to the house's functional layout.

1. Basement (23.57 m²)
2. Staircase connecting all floors
3. Large open room (salón)
4. Kitchen–dining area
5. Bathroom & Staircase connecting with 1st floor
6. Bedroom
7. Central patio

Slow living

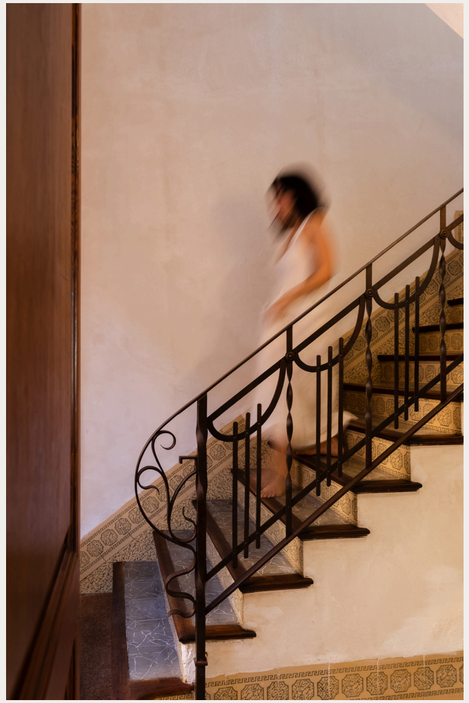


A Room Shaped by Light and Craft

This space opens gently toward the patio, where greenery and soft light animate the room throughout the day. The blue hydraulic tiles underfoot hold a special story: their colours were mixed by hand by the owner herself, inspired by the palette of the Mediterranean and crafted locally at the Huguet tile factory. The arched opening frames the view like a photograph, a quiet tribute to the house's creative spirit. From here, the current owner worked for years as a photographer, drawing inspiration from the light, textures, and life unfolding in the garden. It is a room made for slow hours, thoughtful work, and the simple beauty of living close to nature.

Ground Floor

2. Staircase



3. Large open room (salon)



4. Kitchen - Dining Area



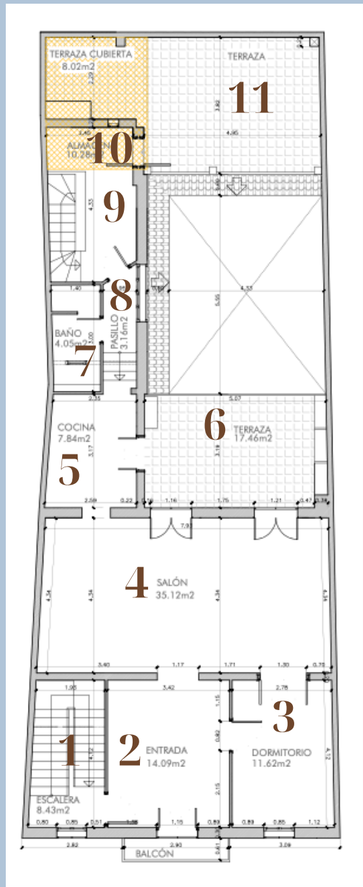
4. Kitchen - Dining Area



6. Bedroom



10 FIRST FLOOR



FIRST FLOOR

1. Staircase connecting all floors
2. Entrance Hall
3. Bedroom
4. Central living room
5. Kitchen
6. Terrace
7. Bathroom
8. Corridor
9. Staircase connecting with ground floor
10. Storage
11. Terrace

On the first floor, the circulation is organized around the noble central hall, which connects to a series of elegant rooms arranged along the façade and the patio side. The historic proportions, high ceilings, and original tiles define this level as the architectural core of the house. Light enters from both sides, through the balcony overlooking the street and the terraces toward the patio, creating a refined balance between public and private spaces.

Piso noble



Salon & Entrance Hall

The first floor of Can Pedrera reveals her most graceful spaces.

The salon, with its wooden beams, hand-finished plaster walls made of marble dust and gypsum, soft to the touch and aged beautifully over time and vintage chandelier, is filled with quiet light and timeless warmth. Restored hydraulic tiles and the original fireplace preserve the spirit of her Art Nouveau past.

Next to it, the entrance hall feels intimate and thoughtful: patterned tiles, tall bookshelves, and balcony doors opening to village rooftops.

Together, these rooms form the heart of the *“piso noble”*: serene, elegant, and full of character.

First Floor

4. Salon



2. Entrance Hall



5. Kitchen



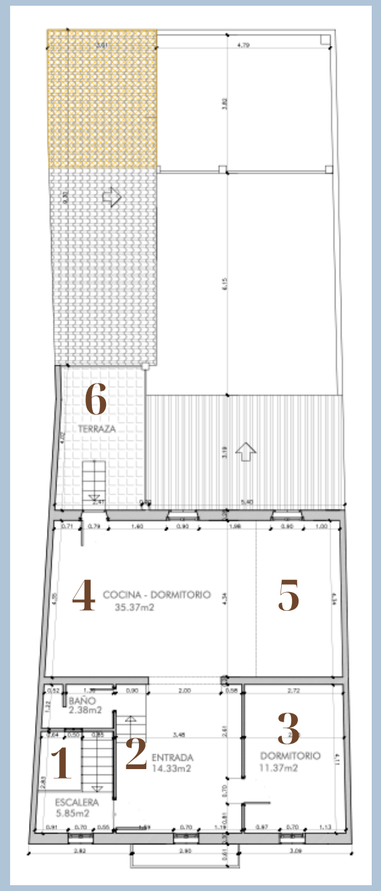
6. Terrace



11. Terrace



09 SECOND FLOOR



SECOND FLOOR

1. Staircase connecting all floors
2. Entrance Hall
3. Bedroom
4. Kitchen–dining area - salon
5. Bedroom on the mezzanine
6. Terrace

The top floor feels like a private, self-contained retreat. The circulation moves from the entrance hall into a bright living-dining area with an open kitchen, creating an independent living space with access to its own terrace. The layout offers privacy while maintaining visual continuity with the lower floors, making it ideal for guests, creative work, or a quiet personal refuge.

Second Floor

3. Entrance Hall



2. Entrance Hall



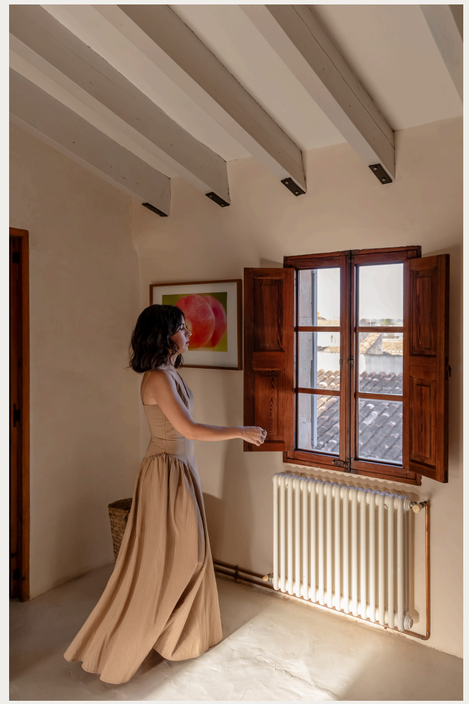
4. Kitchen - Dining Area-Salon



4. Kitchen - Dining Area-Salon



2. Entrance Hall



Slow living



Entrance Hall & Living Space

The second floor of Can Pedrera feels like a quiet retreat above the village.

The entrance hall, softened by natural light and framed by an arched opening, sets a calm rhythm with its neutral tones, handcrafted cupboards, and warm wooden details. It is a simple, airy space that carries the soft glow of afternoon sun. Just beyond it, the kitchen–dining–living area opens toward a window that captures the rooftops of Campos and the greenery of the patio below. Morning light fills the room, touching the beams and the hand-plastered walls, creating a serene atmosphere for everyday life.

It is a floor shaped for slow rhythms, gentle views, and a sense of privacy and ease.

11 The views



From the rear of the house, Can Pedrera opens to calming views of Campos. Rooftops softened by time, gardens in bloom, and a single palm rising above it all. It’s a gentle reminder of village life at its most authentic: quiet, sunlit, and beautifully unchanged.



12 Location

Can Pedrera is located in Campos, a peaceful village in the south of Mallorca known for its traditional charm, gentle rhythm of life, and easy access to some of the island's most beautiful natural landscapes.

Just a short drive away lie the crystal-clear beaches of Sa Ràpita and Es Trenc (approx. 12 km), famous for their white sand and turquoise water. Shops, cafés, and restaurants are all within walking distance, giving the village a warm, lived-in atmosphere throughout the year.

Campos is exceptionally well connected: the MA-19 motorway provides a direct route to Palma (approx. 36 km) and the international airport (approx. 31 km). For golf lovers, Son Antem Golf Resort in Llucmajor is only about 14 km away.

Campos is a village that retains its identity: weekly markets, local produce, and a strong Mallorcan character, all surrounded by open countryside and timeless rural scenery. It is a place where heritage, nature, and everyday life coexist effortlessly, the perfect setting for a home like Can Pedrera.

Slowliving





13 Contact Us



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