

## Duplex apartments in the center of Jesus



**Price: 650.000 €**

### GENERAL INFORMATION

Property Ref:	CW-DIR-5	Category:	Apartments
Location:	Jesus	Area:	Jesus
N. Bedroom:	3	N. Bathroom:	3
M <sup>2</sup> Property:		M <sup>2</sup> Inside:	100



This property is not for sale until the energy certificate has not been submitted.

### DESCRIPTION

Due to its location and location, the new promotion of 5 block houses that promotes a part of the highest level of quality demand, using avant-garde materials and impressive finishes.

The best brands of manufacturers and materials have been selected and updated models are proposed; These models will be renewed in the current memory so that when they are integrated into the work, they are the trend of the moment.

In this way the company, guarantees to maintain the quality standard that will make this set be

positioned in the ranking of the building of the city of IBIZA

The site is located in a residential area of the urban center of Nuestra Señora de Jesús, fully integrated into the urban fabric. Just 5 km from Ibiza town, the nucleus of Jesus has all the necessary services, being a very quiet area and whose land value is increasing every year, due both to the proximity to Vila and the quality of life that offers that area.

The general plan of urban planning, aims to end the overcrowding of buildings that in recent years we have suffered on the island, so the subsidiary rules that govern the area, plot plurifamiliares but with low intensity of use, with a maximum of 3 heights to maintain the environment of the town and make comfort remain present in the area.

A block of ground floor is projected plus 2 heights that will accommodate 5 homes located on Avenida Cap Martinet of the aforementioned town. All the houses are completely exterior, with South-east orientation predominantly, which allows the lighting, ventilation and distribution of the rooms are the most appropriate possible.

#### CONSTRUCTION BLOCK:

It is a corner plot, with its main façade on Cadenera Street, and the lateral one on Cap Martinet Avenue, this side being where you will find access to the basement garages.

The block will integrate 5 homes on several levels, with several setbacks from the ground floor which will allow there to be many terraces in the homes.

All the roofs will be completely transitable, giving the possibility to the houses to have several terraces and solarium areas according to the distribution of the house within the building block.

#### FOUNDATION:

Running a perimeter running shoe with reinforced concrete; To consolidate the surface and treat it before dampness, a concrete slab is projected, which makes the whole a solid block.

#### STRUCTURES:

It has opted for a structure with load-bearing walls executed with a thermo-clay block on the shoes. This type of structure makes the whole work very well, since all the loads are distributed evenly.

The slabs will be unidirectional with a system of ceramic beams and binaries executed in the traditional way.

#### FACADE:

In this type of building, the loading wall acts as an enclosure of the house itself. This type of block, due to its internal configuration, provides the house with a degree of insulation against the international meteorology and very optimal noise.

The exterior finish will be made in reinforced monolayer previous plastering of the facing. At the same time, details are projected in steel and stone cladding.

Inside, the finish is resolved by adhering double plasterboard, which in addition to providing a greater degree of insulation, makes the finish of the walls perfectly smooth.

#### COVERS:

They are flat in all cases, paying the utmost attention to the waterproofing of the same, so they will use asphalt cloth self-protected mineral grain; likewise, the isolation in this building plays an important role, considering the execution of it to be the most efficient energetically speaking; so that isolation is proposed by extruded polystyrene plates, which offers a very high isolation.

The aesthetics of the covers are very current, and define the avant-garde style that follows the line of the building.

In this group, a large part of the facilities will be located, such as the collection of hot water, which will make the electricity consumption is minimal for an optimal comfort state.

#### INTERIOR PARTITIONS:

They integrate all the installations of electricity, telecommunications, plumbing, heating and air conditioning, with a perfect smooth finish, coated with top quality paint in soft colors.

The execution will be made with double hollow large format ceramic brick. The separation between dwellings with two partition walls of large double-hollow ceramic brick, with rock wool insulation.

Prior to painting, both in vertical and horizontal walls, the finish will be made with black plaster plastered white plaster.

In the hall, kitchen, bathrooms, toilets and hallways, false ceiling and plaster perimeter molding will be installed in the living room and bedrooms.

#### CARPENTRY

Exterior Carpentry: Integrate practicable windows that are characterized by being built with discrete lacquered aluminum profiles with a wide range of finishes.

Its elegant aesthetics creates a pleasant visual impact and its optimal functionality offers a greater degree of comfort of opening and security.

The fittings are of extraordinary quality with hermetic pressure seals and thermal bridge breakage, which provides a high thermal, acoustic and great sealing.

Entrance door: Always a key element in a house, we wanted to confirm the importance it deserves. The entrance door to the house will be reinforced with 3 points of Iroko mazica security.

Interior Carpentry: All the doors will be solid finished in Iroko or noble woods; These elements are what give the space a sense of quality that in this case becomes a reality. Quality, robustness and elegance are the attributes that best define. It is the need for durability of these elements, so it has been chosen solid doors and noble wood.

#### COATINGS

Arriving at the end of the construction process and following the same line of care and quality, we find the coverings, both floors and tiling of kitchens and bathrooms.

These elements deserve special treatment. They involve such a volume that it is one of the most striking elements of the home.

2 constructive solutions are proposed that we will leave to the owner's choice because it is an element that we consider very personal within the set.

Both solutions go through brands such as PORCELANOSA or SALONI. Brands to work with is easy. They offer great tranquility due to the high quality of their products.

#### PROPOSAL 1:

It is committed to a porcelain tile that offers the answer to the highest level of demand, with a technical porcelain that has an absorption degree of less than 0.1%, colored throughout its mass, not enameled and completely vitrified.

The homogeneity in all its morphology makes it a unique element, uniform and resistant equally in all its structure, which stands out above all for its versatility and possibilities of use in different conditions, however unfavorable they may be; It has a great resistance to chemical agents and a very good behavior against abrasion with a high modulus of rupture.

#### PROPOSAL 2:

A bet is made on the natural. Wood gives simplicity, stability and an intimate warmth that respects the passage of time and the beauty of nature.

As diverse as nature itself, so rich is the variety of different species of wood with different finishes and textures to achieve the most functional design, respecting the environment as much as possible.

Thanks to its natural properties (wood is hygroscopic, that is, it absorbs moisture and re-dosed in the ambient air), the parquet positively influences the atmosphere of the spaces.

You will enjoy for a long time of a parquet floor of great quality, since it is characterized by a long life and a great stability.

White Houses Ibiza reserves the right, together with the Facultative Management, to make the necessary changes for the correct functioning of the whole construction, always respecting the initial quality of the proposed materials.

















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