

## Nice 13000m2 plot with an licence to build a modern house in Santa Gertrudis



**Price: 1.750.000 €**

### GENERAL INFORMATION

Property Ref:	CW-CON-175	Category:	Villas, Luxury Houses, Land
Location:	Santa Gertrudis	Area:	Santa Gertrudis
N. Bedroom:	7	N. Bathroom:	7
M <sup>2</sup> Property:	15000	M <sup>2</sup> Inside:	263 + 437



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

### DESCRIPTION

Nice 13000m2 plot with an licence to build a modern House of around 700m2. The location of the plot is very good, with a nice far views to the sea and country. The modern house with 7 bed have a lot privacy and is very close to the Morna school.

-Distance to Ibiza 10 minutes.

- Surface ground 15,735 m2.
- Santa Gertrudis to 4 minutes. (Supermarket, banks etc ..)
- Access road of just 300 m and in very good condition.
- View slightly to the sea from some points of the house.
- Maximum privacy.

#### BUILDING

- Structure completed.
- Movement of land made.
- Vaso of the pool built.
- Meters built 700m2 between plant and basement.
- Ground Floor 263 m2
- Basement 437 m2
- Lack of selection of materials and qualities.
- Possible modifications in the design and final distribution.
- Orientation towards the east.
- Perforated water itself
- Purposed end of work € 550,000 / € 650,000 (budgeted by Ibiza construction company)

#### LICENSES

- Project approved by the City Council and in execution.
- License of work ends in January 2019 + 1 year of extension.
- Licencia of swimming pool approved.
- License of drilling for water extraction requested.

#### DISTRIBUTION

- Glazed living room with views and fireplace.
- 4 double rooms
- 1 Independent apartment with kitchen and bathroom. 5 bathrooms
- Infinity pool.
- Sauna and Gym
- Spa with indoor pool
- Garage 2 vehicles.
- Tropical interior glazed garden of 2 heights.
- Price 1,750,000 Euros (Structure completed)

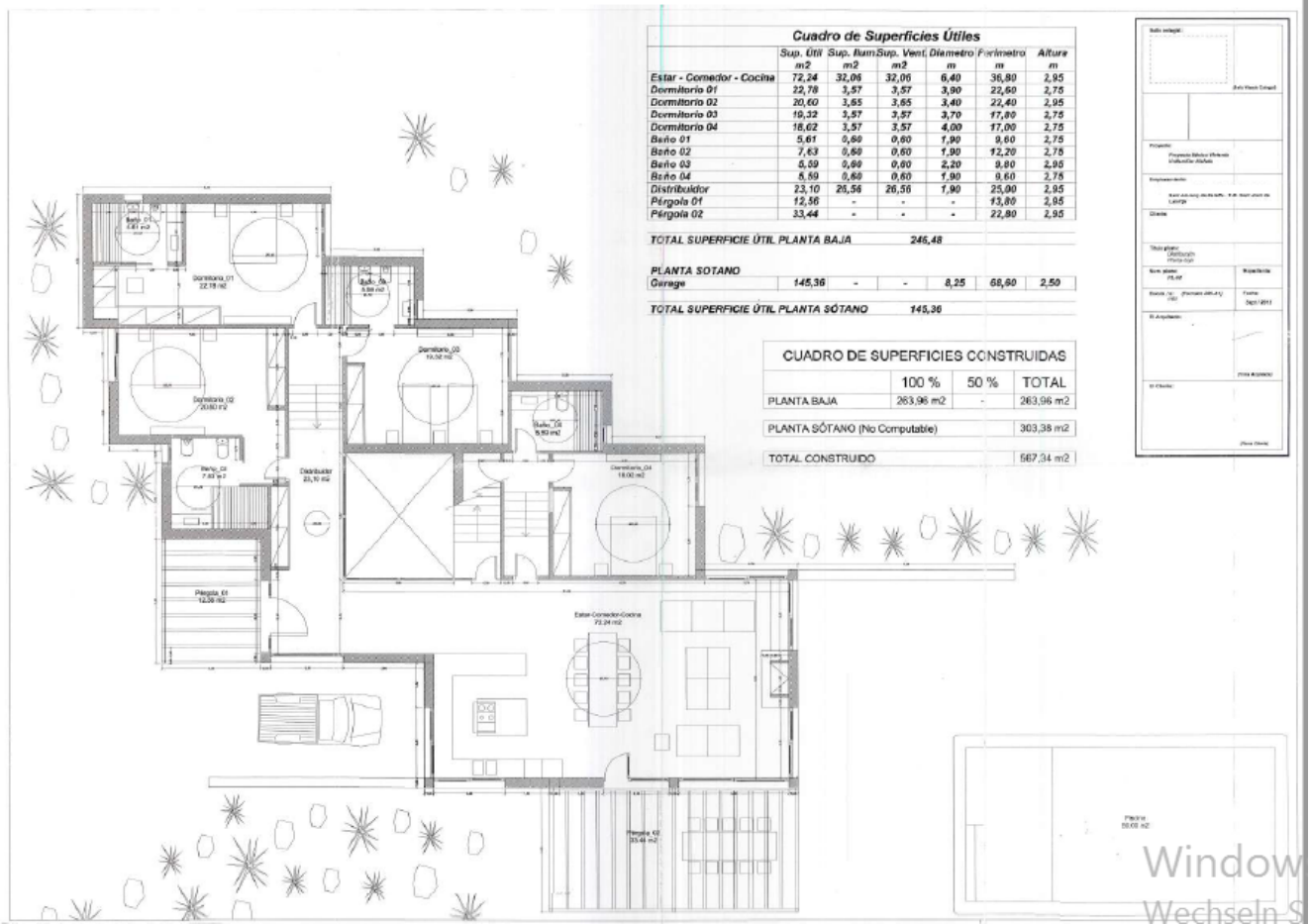














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