

Project with license for boutique hotel in Santa Eulalia



Price: 4.500.000 €

GENERAL INFORMATION

Property Ref:	CW-D-A-45	Category:	Land, Hotel
Location:	Santa Eulalia	Area:	Santa Eulalia
N. Bedroom:	49	N. Bathroom:	49
M ² Property:	934	M ² Inside:	



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

DESCRIPTION

Plot with licence to [built](#) a 4 Star boutique hotel in Santa Eulalia

PLOT The plot 1 where the new building will be located is currently occupied by a building whose current use is commercial and [hotel](#). The existing building must be demolished. Plot 2 is currently occupied by a building of ground floor, first, second and basement, whose current use is multi-family housing, commercial and parking. The current building will be maintained and the new building will be built on the third and fourth floors. Plot 1 is located in the old quarter of [Santa Eularia](#) des Riu, CP 07849, on the island of Ibiza. This plot is divided into two properties (horizontal

division) is a corner plot . It has a total area of 925m². The plot 2 is located within the old town of Santa Eularia des Riu, CP 07849, on the island of Ibiza. This plot is divided into several properties (horizontal division), bordered to the northwest to the northeast and southwest by the existing building and to the southeast by the block courtyard. It has a total area of 934m².

SOLAR

TECHO EDIFICABLE SEGÚN NORMATIVA

Parcela 1 Parcela 2 Sobre rasante

274,53m² 248,59m² 1.869,83 m²

SUPERFICIE CONSTRUIDA PROYECTO

Bajo rasante Sobre rasante Total

274,53m² 1.818,14m² (PB+4PP) 2.092,67m²

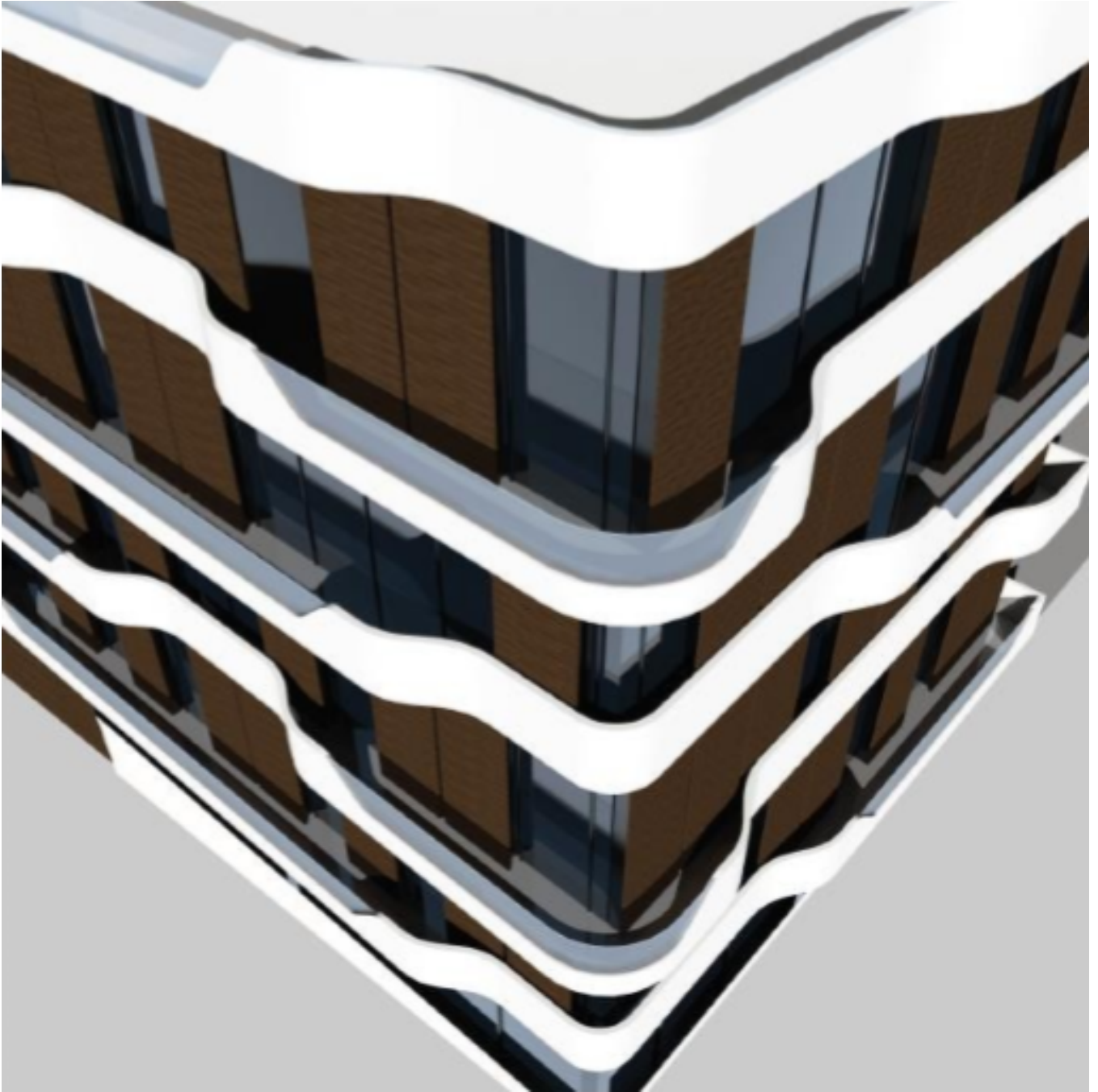
PROGRAM Rooms, bar & restaurant, chillout area with pool. There is no possibility to build an underground garage.

AMOUNT OF ROOMS 46

This is a plot located in the municipality of SANTA EULARIA DES RIU, IBIZA, within the area of the old town itself, a few meters from the nautical port.

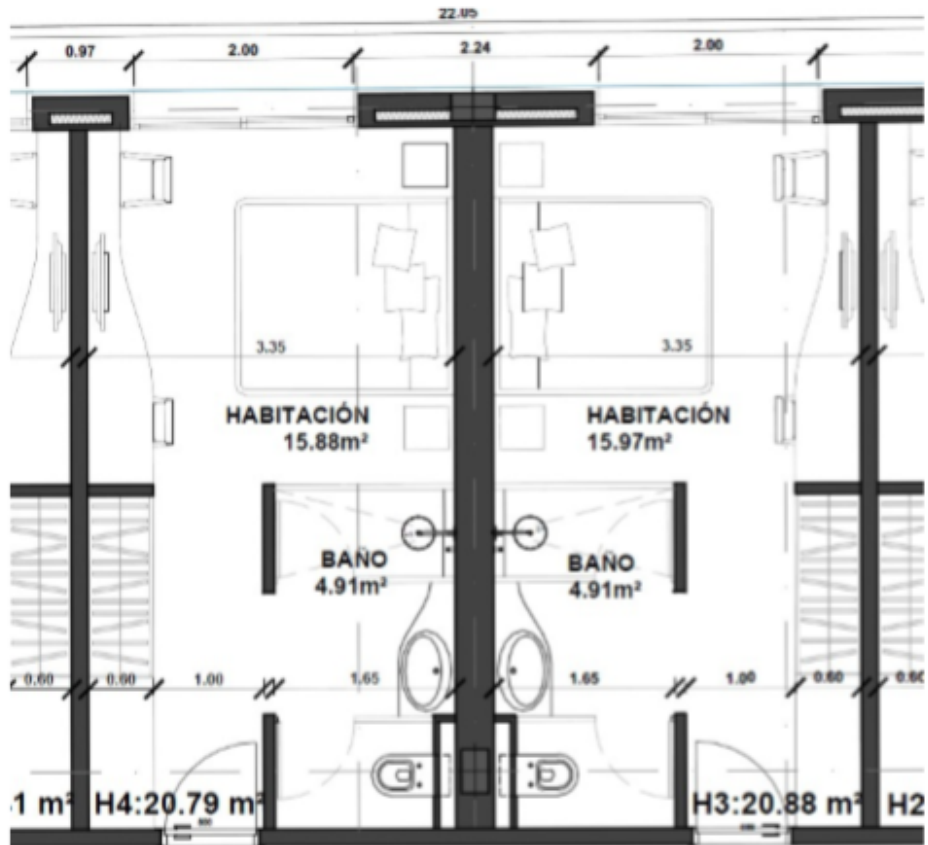
Santa Eulalia is the second largest municipality in Ibiza, offering a variety of [beaches](#), charming villages, secluded countryside and markets that attract thousands of tourists each season. The municipality also offers a coastline full of beaches, islets, cliffs and defence towers, among its most emblematic coves, Es Figueral, Cala Boix, Cala Llenya, Cala nova, [Es Canar](#), Cala Martina, S'Argamassa, Cala Pada and Cala Llonga. All of them are coves of fine sand, although there are also idyllic seafaring spots, such as Pou D'Es Lleò or Cala Mastella.



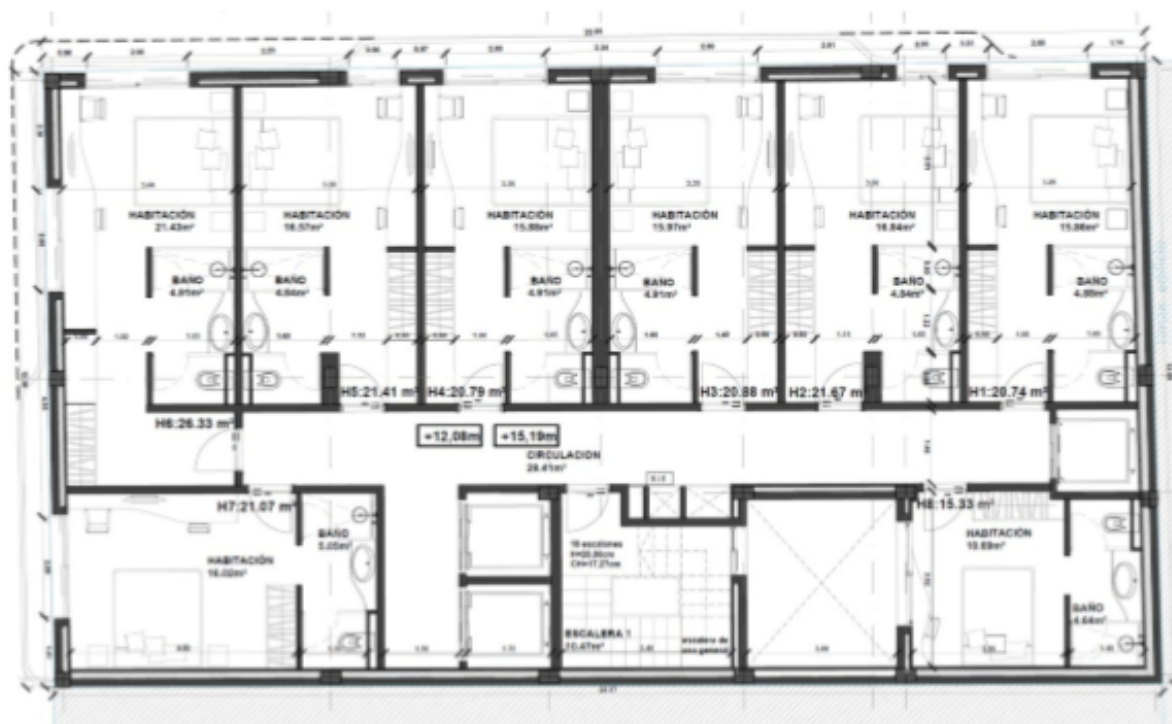




ROOMS (TYPE)



FOOTPRINT (TYPE)



SUPERFICIE MÍNIMA DE LA PARCELA	200.00	P1: 274,53 P2: 248,59	m ²
FRENTE MÍNIMO DE PARCELA	10.00	12.23	m
FONDO MÍNIMO DE PARCELA	10.00	22.05	m
SEPARACIÓN A LINDES	a calle: 0.00 a lindes: 0.00	a calle: 0.00 a lindes: 0.00	m
NÚMERO MÁXIMO DE PLANTAS	PB + 4	PB + 4	
ALTURA MÁXIMA	16.00	15.55	m
ALTURA TOTAL	máximo 3.00 sobre altura máxima	18.80	m
OCUPACIÓN (SEGUN PROFUNDIDAD EDIFICABLE 22m)	P1: 274,53 P2: 248,59	P1: 274,53 P2: 224,05	m ²
EDIFICABILIDAD (1 m² t /m² p)	1869.83	1818.14	m²
Sup. Computable - Planta Sótano		274,5320	m ²
Sup. Computable - Planta Baja		274.5320	m ²
Sup. Computable - Planta Primera		264,4047	m ²
Sup. Computable - Planta Segunda		264.4047	m ²
Sup. Computable - Planta Tercera		488,3851	m ²
Sup. Computable - Planta Cuarta		488.3851	m ²
Sup. Computable - Planta Badalot		38,0234	m ²
VOLUMEN EDIFICADO MÁXIMO	exempto Hotel ciudad	exempto Hotel ciudad	
PLAZAS DE PARKING MÍNIMAS 6.3.05 y 5.8.03	exempto Hotel ciudad	exempto Hotel ciudad	
INDICE DE INTENSIDAD DE USO TURISTICO 1plaza / 60m ² de solar excepciones art 6.3.05	exempto Hotel ciudad	46 habitaciones	



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