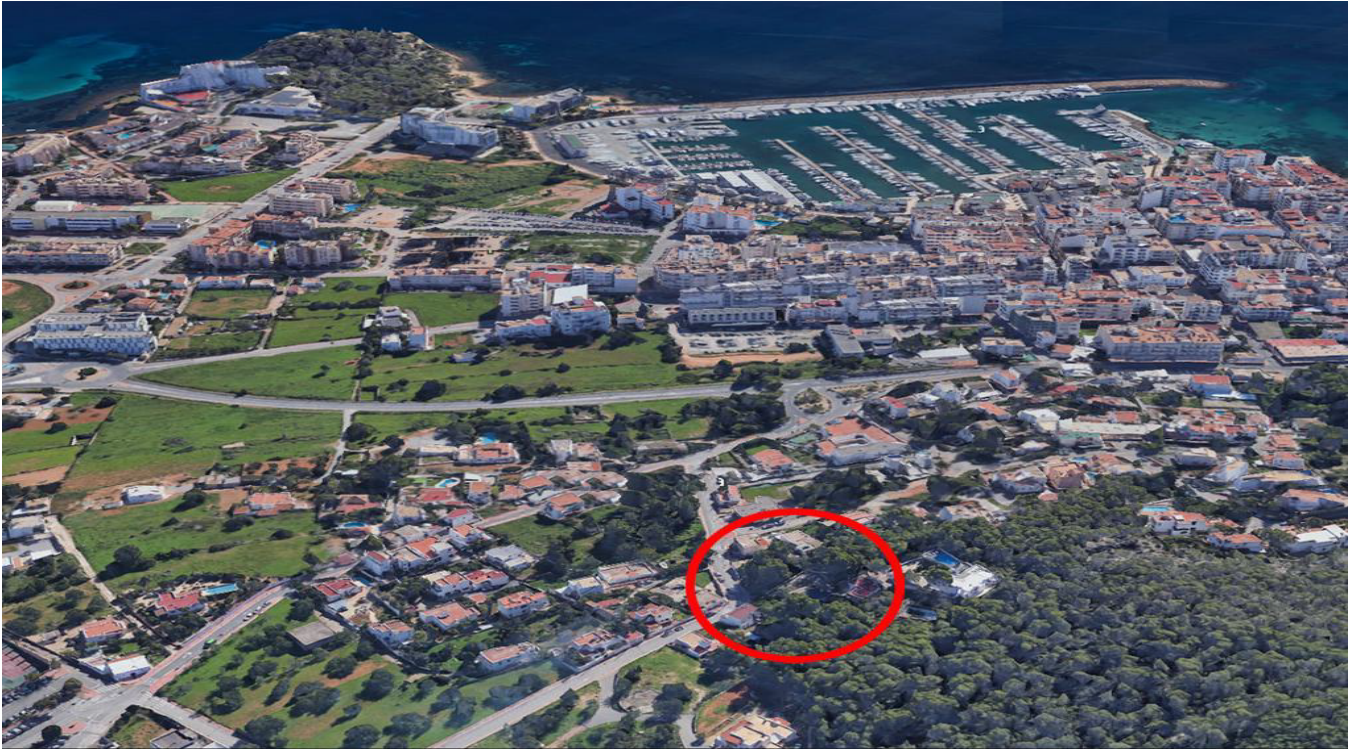


Building plot with sea view and building licence in prime location



Price: 595.000 €

GENERAL INFORMATION

Property Ref:	CW-D-T-750	Category:	Land
Location:	Santa Eulària des Riu	Area:	Santa Eulalia
N. Bedroom:		N. Bathroom:	
M ² Property:	292	M ² Inside:	221



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

DESCRIPTION

Presenting a truly exceptional opportunity, this hillside plot, complete with building permission, is nestled in a coveted location atop one of the highest points in Santa Eulalia. Revel in the captivating vistas that stretch from the cityscape to the glistening sea.

This prime location sets the stage for the realization of a contemporary, modern design villa with a pool – a project that can commence without delay. The standalone dwelling, spanning approximately 221 m², is ingeniously spread across three levels, maximizing both space and luxury.

Step into the ground floor, where a seamless blend of living and dining spaces merge effortlessly with an open plan kitchen. A bedroom, boasting its private terrace, provides a personal retreat, while a well-appointed bathroom adds convenience.

Venture to the upper floor, where the panoramic sea view takes center stage. Here, a second living area, complete with a fireplace, invites relaxation. The master bedroom, featuring an ensuite bathroom and dressing area, exudes elegance. A terrace complements this level, offering a serene spot to savor the surroundings.

The pièce de résistance is the expansive roof terrace – an idyllic setting for evening barbecues with an enchanting view of the illuminated city below.

The villa is poised to include a fully finished basement adorned with windows, including a captivating "pool window." Over 70 m² of space invites creativity – envision rooms tailored to your preferences, whether that's a gym, sauna, cinema, or more.

The outdoor realm, harmoniously blended with the surroundings, features a pool and various outdoor areas, beckoning relaxation and year-round enjoyment.

This property, encompassing 292 m² of land, is accompanied by a designated parking space. It's the canvas upon which your dream home in Ibiza can come to life.

Municipality: Ibiza Locality: Santa Eulària des Riu Area: Santa Eulalia Bedrooms: Bathrooms: Land (m²): 292 Built (m²): 221 Inside (m²): 221

Seize this perfect moment to transform this blank canvas into your very own slice of Ibiza paradise.



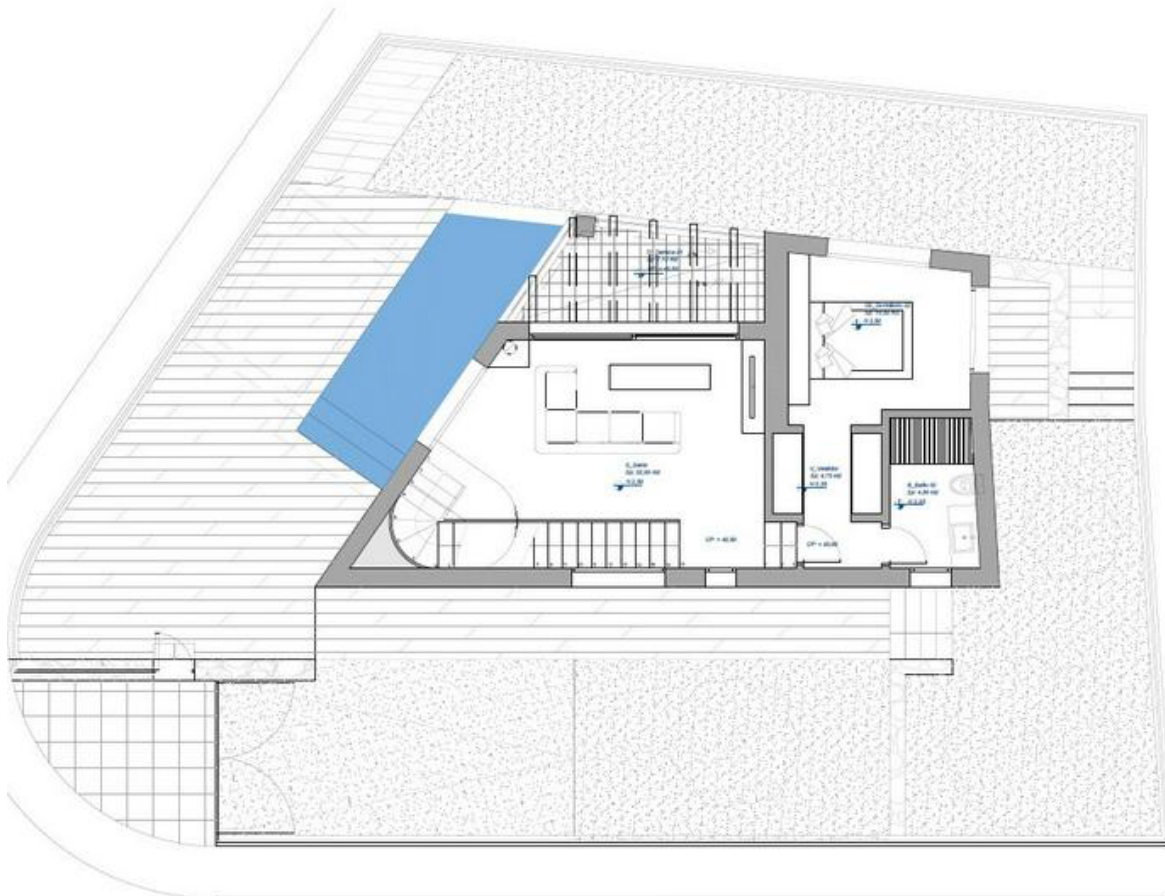












CAROLINA ORTIZ
 ARQUITETA
 14.06.2022 13:00:2022



PROYECTO EJECUTIVO

VIVIENDA UNIFAMILIAR AISLADA Y DSC
 CALLE HERMINIO DE HEREDIA N° 9
 CUBA SURTA Y BOLATA DEL 30

PROYECTO EJECUTIVO

PROYECTO EJECUTIVO

PROYECTO EJECUTIVO

PROYECTO EJECUTIVO

PROYECTO EJECUTIVO

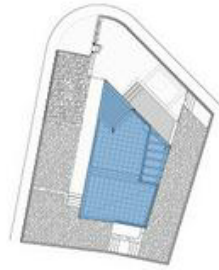
DESCRIPCION	VALOR
...	...
...	...
...	...

DETALLE DE SUPERFICIES Y VOLUMENES					
DESCRIPCION	AREA (M ²)	VOLUMEN (M ³)	DESCRIPCION	AREA (M ²)	VOLUMEN (M ³)
1. Suelo	22.00	0.75	2. Cielo	22.00	0.40
2. Muro exterior	10.00	0.80	3. Muro interior	10.00	0.40
3. Ventana	4.00	0.10	4. Puerta	2.00	0.10
5. Muro	4.00	0.30	6. Muro	2.00	0.10
TOTAL SUPERFICIE	44.00	1.45	TOTAL VOLUMEN	44.00	1.45





CUADRO DE SUPERFICIES EIFICABLES					FECHA Y HORARIO	
Superficie total	Superficie útil	Superficie útil	Superficie útil	Superficie útil	Superficie útil	Superficie útil
VIVIENDA	77,77 m ²	m ²	m ²	m ²	14.06.2022	13:00h/17:22
TOTAL SUPERFICIE 2 BAÑOS	77,77 m ²	m ²	m ²	m ²	5-6-2024	17:22
P.BAL.	77,69 m ²	m ²	m ²	m ²		77,69 m ²
VIVIENDA	77,69 m ²	m ²	m ²	m ²		77,69 m ²
TOTAL SUPERFICIE 2 BAÑOS	77,69 m ²	m ²	m ²	m ²		77,69 m ²
VIVIENDA	83,88 m ²	m ²	m ²	m ²		83,88 m ²
ESCUELA	7,92 m ²	m ²	m ²	m ²		7,92 m ²
TOTAL SUPERFICIE 3 BAÑOS	91,80 m ²	m ²	m ²	m ²		91,80 m ²
VIVIENDA	4,87 m ²	m ²	m ²	m ²		4,87 m ²
TOTAL SUPERFICIE 2 CUARTELAS	4,87 m ²	m ²	m ²	m ²		4,87 m ²
TOTAL SUPERFICIES TOTAL	220,01 m ²	m ²	m ²	m ²		220,01 m ²
EXTENSIONES	0,23 m ²	m ²	m ²	m ²		0,23 m ²



SUPERFICIES LIBRES DE EDIFICACION	
SUPERFICIE PARCELA DE	277,01
SUPERFICIE EDIFICACION (M2)	227,77
SUPERFICIE LIBRE DE EDIFICACION	49,24
OTROS	0,00
TOTAL	49,24

PROYECTO EJECUTIVO
 VIVIENDA UNIFAMILIAR AISLADA Y PISCINA
 UBICACION: CALLE FERNANDO DE HERRERA Nº81, Q7849 SANTA ELIZABETH DE SUZUYA, GUATEMALA
 REFERENCIA CATASTRAL: 33600007036000000
 PROYECTISTA: ANGELO DIAZ AMARGO / SANDRA FRANZBLAU DO
 DELAZAMIENTO: []
 FECHA: Junio 2023
 ESCALA: Varios
 EQUIPADO: MOBIL, CANCELAS CARONAS, COLGADO PARA BASTA, COLGADO PARA BASTA, COLGADO PARA BASTA, COLGADO PARA BASTA
 PROYECTISTA: ANGELO DIAZ AMARGO / SANDRA FRANZBLAU DO
 COLGADO PARA BASTA, COLGADO PARA BASTA, COLGADO PARA BASTA, COLGADO PARA BASTA

PARAMETROS URBANISTICOS			PROYECTO	
SUB. PARCELA	40%	m ²	77,77 m ²	
EDIFICABILIDAD	0,40 m ²	m ²	0,3129 m ²	
OCCUPACION	40%	%	34,68%	





Ctra, Jesus 101, Edif Centro, Planta Baja, Local 5,
07819 Jesus, Ibiza, Spain

Phone: +34 604 190 540 / 871 030 774
E-Mail: info@cw-ibiza.de
Website: www.cw-ibiza.de