

## New built villa with private pool close to Ibiza centre



**Price: 850.000 €**

### GENERAL INFORMATION

Category:	Villas	Area:	Puig den Valls
Location:	Puig den Valls	N. Bathroom:	2
N. Bedroom:	3	M <sup>2</sup> Inside:	1030m <sup>2</sup>
M <sup>2</sup> Property:	142		

### DESCRIPTION

The plot has 1,030 square meters and is located in a residential area of Puig d'en Valls and fully integrated into the urban fabric. Just 4 km from Ibiza city, Puig d'en Valls has all the necessary services, being a very quiet area and whose value of the ground is in addition every year, due to both the proximity to Vila and the quality of life that the area offers.

The general plan of urban planning, aims to end the overcrowding of buildings that in recent years we have suffered on the island, so that the subsidiary rules that govern the area, plan plots in most cases, single-family and with a maximum of 2 heights to maintain the environment of the town and to make the comfort remain present in the area.

4 semi-detached houses are planned in Lina street of the aforementioned town. All homes are corner, which allows the lighting, ventilation and distribution of the rooms are as appropriate as possible.

Each dwelling is distributed over 2 floors, with the ground floor being used as a day area and the first floor as a night area, although both are integrated by a staircase with a skylight that makes the whole a unique space.

## DISTRIBUTION:

The plot is closed, with 2 entrances, a main door and a mechanized door for the parking area.

The entrance to the house is on one side, giving way to a large open space; to one side the dining room and the other the kitchen, both intercommunicated by the entrance hall; All the surface is used, having in the same plant a toilet and storage area.

You get a diaphanous area, with large windows that make the area is integrated with the garden, where we find a pool, a large porch and a recreation area that surrounds much of the house.

## STAIRS:

With a large skylight, it is the connecting element between both floors and the roof.

## FIRST FLOOR:

In this space we find 3 bedrooms; 2 doubles and one double with dressing room, bathroom en suite and a terrace overlooking the garden area. This plant has a second bathroom to serve all users of the house.

## COVER:

It will be passable, with access from the main staircase and on whose surface the solar panels will be implanted to supply the sanitary hot water housing.























