IBIZA COUNTRY
VILLAS

Ref: 11706C - Santa Eulària des Riu

1.700.000€

Investment opportunity in Santa Eulalia

IBIZA COUNTRY
VILLAS

Introducing Ses Twins Project - a captivating oasis of potential nestled in the heart of the Mediterranean. This enchanting property beckons to those who dare to dream, offering a canvas upon which to create your very own bespoke masterpiece.

Imagine a luxurious four-bedroom home, complete with an annex for guests, a basement for entertainment, and a sparkling swimming pool to cool off on those balmy summer days. The possibilities are endless as you envision the perfect blend of comfort and elegance in this idyllic setting.

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As you explore the grounds of Ses Twins Project, you'll be struck by the sheer beauty of the perfectly fertile flat land that surrounds you. The lush, verdant landscape sets the stage for a life of tranquility and abundance, where every corner holds the promise of a new adventure.

Find your dream home, contact us today

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PROJECT DETAILS :

Bedrooms 4

Bathrooms 4

Main house: 212,60 m2

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Features

Type: Villa

Town: Santa Eulària des Riu

Rooms: 4

Baths: 4

Surface: 335

Plot surface: 19986

Other features

Aire Acondicionado, Amueblado, Armarios Empotrados, Cocina Amueblada, Cocina Equipada, Exterior, Luminoso, Terraza

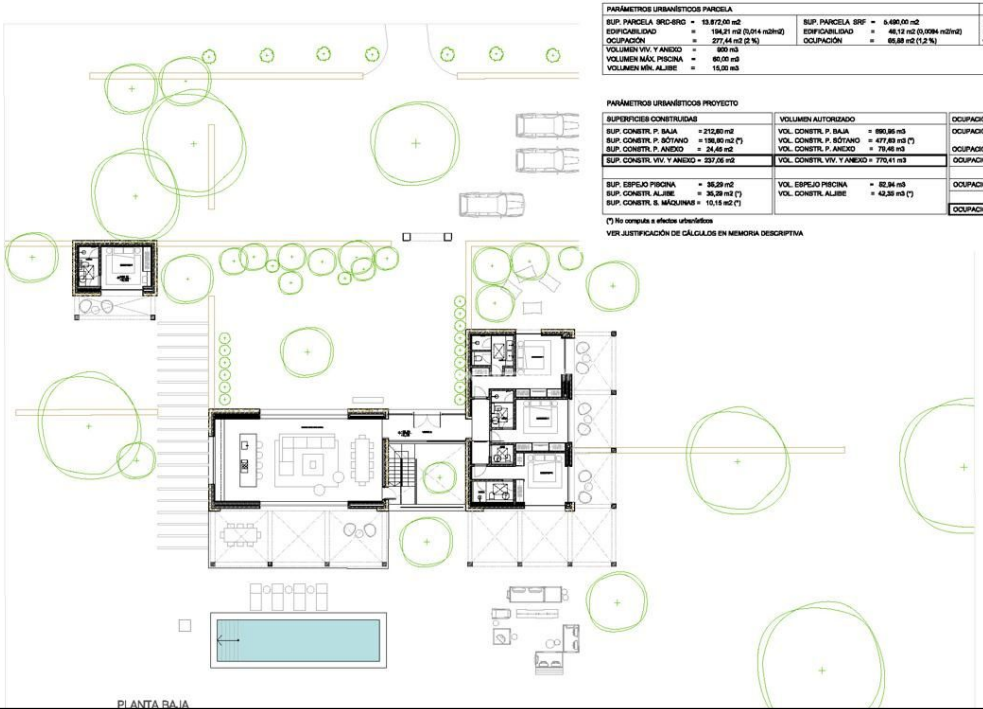
PARÁMETROS URBANÍSTICOS PARCELA					
SUP. PARCELA SRC-SRG	= 13.872,00 m2	SUP. PARCELA SRF	= 5.490,00 m2		SUP. TOTAL PARCELA
EDIFICABILIDAD	= 194,21 m2 (0,014 m2/m2)	EDIFICABILIDAD	= 48,12 m2 (0,0094 m2/m2)		EDIFICABILIDAD TOTAL
OCUPACIÓN	= 277,44 m2 (2 %)	OCUPACIÓN	= 66,88 m2 (1,2 %)		OCUPACIÓN TOTAL
VOLUMEN VIV. Y ANEXO	= 900 m3				
VOLUMEN MÁX. PISCINA	= 66,00 m3				
VOLUMEN MÍN. ALJIBE	= 15,00 m3				

PARÁMETROS URBANÍSTICOS PROYECTO

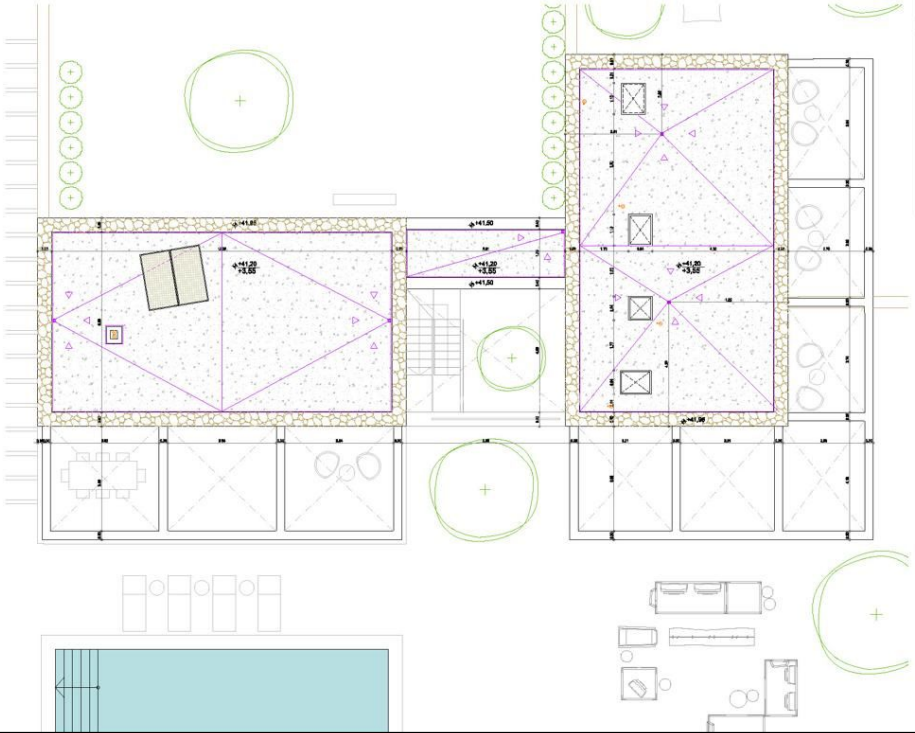
SUPERFICIES CONSTRUIDAS		VOLUMEN AUTORIZADO		OCUPACIÓN
SUP. CONSTR. P. BAJA	= 212,60 m2	VOL. CONSTR. P. BAJA	= 690,95 m3	OCUPACIÓN VIVIENDA
SUP. CONSTR. P. SÓTANO	= 199,80 m2 (*)	VOL. CONSTR. P. SÓTANO	= 477,63 m3 (*)	
SUP. CONSTR. P. ANEXO	= 24,46 m2	VOL. CONSTR. P. ANEXO	= 79,46 m3	OCUPACIÓN ANEXO
SUP. CONSTR. VIV. Y ANEXO	= 237,06 m2	VOL. CONSTR. VIV. Y ANEXO	= 770,41 m3	OCUPACIÓN VIVIENDA Y ANEXO
SUP. ESPEJO PISCINA	= 35,29 m2	VOL. ESPEJO PISCINA	= 82,94 m3	OCUPACIÓN PISCINA
SUP. CONSTR. ALJIBE	= 36,29 m2 (*)	VOL. CONSTR. ALJIBE	= 42,33 m3 (*)	
SUP. CONSTR. S. MÁQUINAS	= 10,15 m2 (*)			
				OCUPACIÓN TOTAL

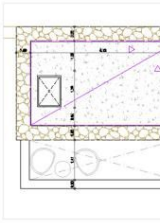
(*) No computa a efectos urbanísticos

VER JUSTIFICACIÓN DE CÁLCULOS EN MEMORIA DESCRIPTIVA



PLANTA BAJA





CUBIERTA ANEXO

ANTONIO
ARQUITECT

VIVIENDA UNIFAMILIA
PISCINA

PROYECTO BA

UNIVERSAL WIT
C.I.F. B07718

CAN ARABÍ DE DALT, POL.
SANTA EULALIA DE

PLANTA CUBIER

IBIZA COUNTRY
VILLAS

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