IBIZA COUNTRY
VILLAS

Ref: 11705C - Santa Eulalia del Río

4.200.000€

Villa project on the sea front Cala Martina

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Casa Martina Mar is designed with a main house with a spacious master bedroom area on the first floor, providing a private roof terrace with extensive panoramic views to the sea. The ground floor features another two double bedrooms with en-suite bathrooms in the east wing of the bulding. the open -plan kitchen with dining area estends out to a porched veranda, leading out into the Mediterranean garden with satwater pool, facing towards the sea.

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The guest house features another three bedrooms with en-suite bathrooms and is seperated from the main house via a charming patio, creating a bohemian showcase and reception hall for guests . Additionally, the basement offers plenty of possibilities and space for your own ideas. Currently there's generous underground parking for eight cars , a wellness and fitness area with loung bar and wine cellar included in the planing.

Casa Martina Mar is just two minutes walking distance to the beach.

The licence is approved so construction can start!

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Features

Type: Villa

Town: Santa Eulalia del Río

Rooms: 6

Baths: 6

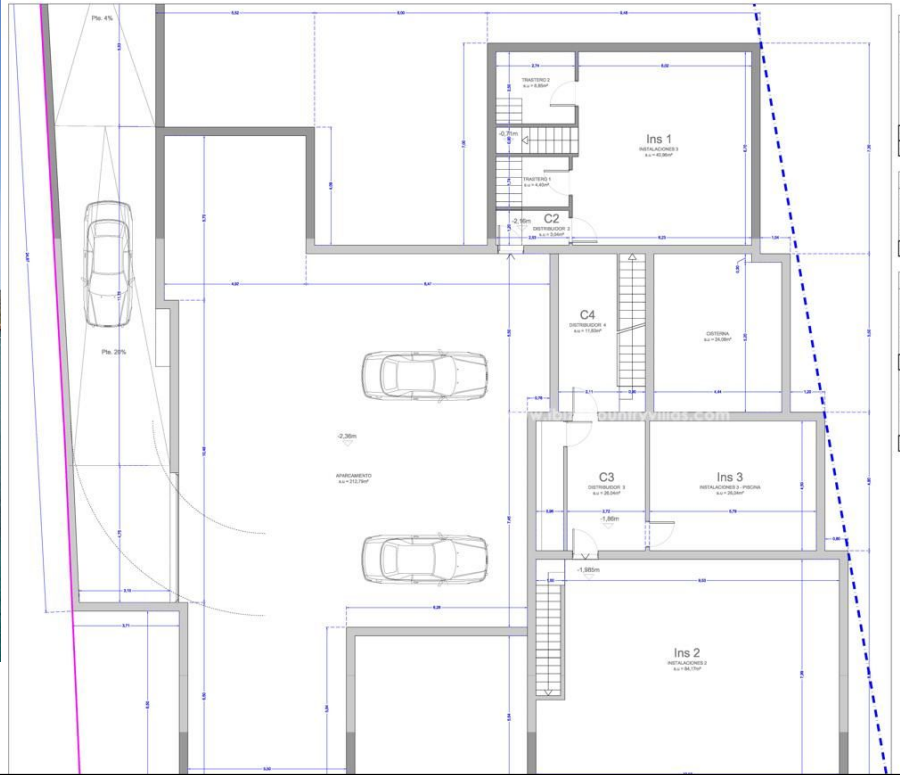
Surface: 995

Plot surface: 1660

Pool: 1

Other features

Aire Acondicionado, Armarios Empotrados, Cocina Amueblada, Cocina Equipada, Exterior, Jardín, Luminoso, Piscina, Terraza



SUPERFICIES CONSTRUIDAS	(m²)
Sótano (No computa a efectos de edificabilidad)	490,11
Vivienda principal	
Superficie planta baja	246,40
Superficie planta primera	64,25
Anexo	
Superficie planta baja	138,20
Superficie planta primera	56,25
TOTAL (m²)	995,21
TOTAL EDIFICABILIDAD (m²)	505,10

SUPERFICIES OCUPACIÓN	(m²)
Vivienda principal	267,13
Anexo	140,32
Piscina (lámina agua)	48,00
TOTAL EDIFICABILIDAD (m²)	455,45

VOLUMEN			(m³)
Vivienda principal	Sup. Construida	Altura	
Volumen Hall entrada	46,95	4,20	197,20
Volumen Comedor-Cocina	93,16	3,55	330,72
Volumen Estar	48,95	4,45	217,83
Volumen Dormitorios	69,13	7,30	504,65
TOTAL VOLUMEN VIVIENDA PRINCIPAL (m³)			1.250,40
Anexo	Sup. Construida	Altura	
Volumen Dormitorios (1)	41,48	7,30	302,80
Volumen Dormitorio (2)	52,66	3,60	189,58
Volumen Sala	44,24	6,30	278,71
TOTAL VOLUMEN ANEXO (m³)			771,09

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Luxury Ibiza Real Estate

Avenida Juan Carlos I s/nEdificio Transat Local 15,07800 Ibiza

Tel: +34 971 339 307 / +34 971 330 600
Fax: +34 971 398 079

www.ibizacountryvillas.com - info@ibizacountryvillas.com