

Most authentic and mediterranean style luxury villa 05 for sale, Ibiza - Santa Eulalia



## Overview

|                          |                          |
|--------------------------|--------------------------|
| <b>Building surface:</b> | 345 m <sup>2</sup>       |
| <b>Plot of land:</b>     | 862 m <sup>2</sup>       |
| <b>Distribution:</b>     | 5 Bed rooms, 6 Bathrooms |
| <b>Ref.-No.:</b>         | 2233                     |
| <b>Price:</b>            | 3,275,000.00 €           |
| <b>Location:</b>         | Santa Eulalia            |
| <b>View:</b>             | Sea view, Modern         |

## Location



## Description

It is an exclusive project of only 8 Luxury Villas in the center of the fashionable town on the island of Ibiza, Santa Eulària des Riu. It is located a few meters from the town hall square and 5 minutes walk from the beach and the marina.

Our project is designed following the Ibizan aesthetic, making use of noble materials such as local stone, oak wood and white lime mortar. It is, at the same time, a modern project with large windows, to capture all the light of this wonderful island. Private pool, chill-out area and native garden.

### Location

This new complex is located in Santa Eulalia del Río, one of the most exclusive and best quality living areas of Ibiza.

With excellent communications with the rest of the island and surrounded by beaches with turquoise waters and white sand, the town offers an excellent quality of life both in summer and in winter. Santa Eulalia is open and totally devoted to the sea, with a promenade of more than a kilometer in length, a marina and the best urban beach on the island.

A sustainable project committed to the Ibizan aesthetic

The project joins the dream of high-end ibiza style living, the advantages of urban centric location with excellent design flair and unsurpassed finish level.

Very close to the beach and unmatched views of the Mediterranean azure blue waters, the residences offers you top quality finishes, a luxury and quiet residential area complete with all the benefits that come from being just steps from the town centre, its charming restaurants and aesthetic retail stores.

### The Developer

An award-winning residential developer expert with over 10 years' experience.

Specialized in the design and construction of bespoke luxury properties and the provision of high quality services in Spain's most exclusive and prestigious locations: Ibiza, Marbella and Costa Blanca. The pursuit of excellence is one of the key values, with over 200 luxury properties built over the years; driven by a desire for excellence and an ongoing commitment to innovate and create. With the aim to consistently deliver to the highest possible standard. From systems to details and finishes, a multi-disciplinary team has extensive experience and is dedicated to the success of every project.

### Technical Information

- Windows: minimalistic integrated aluminium frames
- Underfloor heating
- Airconditioning with following functions: warm/cold, ventilation, independently controlled in each area
- Lights: all LED, some RGB LEDs
- All above operated through domotica system (KNX), which can be controlled through LED displays in all rooms and through handy or iPad app
- Interior alarm system and exterior cameras, remotely controlled through handy app
- Kitchen fully equipped with Miele appliances
- Warm water (also for the floor heating) produced by aerotermia system Panasonic Aquarea
- WIFI
- Extensive cabling installed for audio/video in whole house

- Water treatment: osmosis
- All rooms have custom-made oak wardrobes with LED lights
- Sound system with integrated speakers
- Interior frameless minimalistic doors with hidden hinges and magnetic locking
- Private pool with chlorine saline filter system
- Mediterranean garden

#### Reservation Process

- To make the initial reservation, a deposit of €30.000 (plus VAT) must be entered.
  - Within 30 days from the first deposit, 10% (of the purchase price plus VAT) will be paid, a private purchase and sale contract will be signed where a first payment discounting the €30,000 already delivered as a deposit.
  - Within 90 days from the first deposit, 25% (of the purchase price plus VAT) will be paid against the execution of the public deed of sale of the plot.
  - The remaining 65% against payment of monthly work certifications