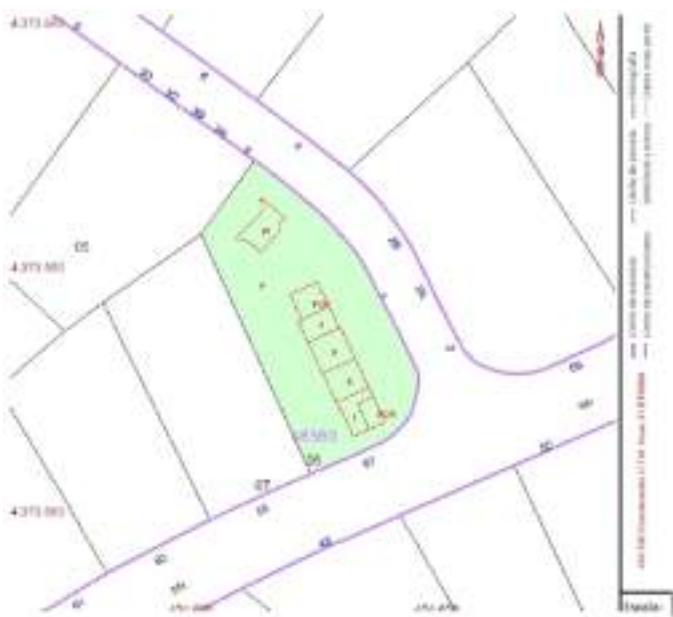


EDIFICIO EN ESTRUCTURA PARA 4 VIVIENDAS DE LUJO

2 BAJOS Y 2 DÚPLEX

PLANO DE SITUACIÓN



Ubicación: Santa Ponça



PROYECTO:

- 4 Viviendas de lujo
- Plantas Bajas 185 m2 + 41 m2 terraza
- Piscina comunitaria
- Áticos Dúplex: 208 m2 + Porches 83.08 m2 + Rooftop 70 m2
- 8 Aparcamientos y trasteros



Superficie parcela: 1.513 m2



Superficie construida: 787.80 m2



Situación Actual:

- Estructura construida
- Licencia hasta 2028
- Plazo previsto finalización de obra 1 año (Antes de prórroga de Licencia)



Rentabilidad conservadora: 20%



PVP: 2.650.000€ + IVA





PROJECT THAT INSPIRES LIFE

The project is a new multi family housing project of 4 homes offering the comfort you deserve when living in Mallorca. This new development is located next to the sea, in the Southwest of Mallorca, in Santa Ponça, a town with special charm. Beaches, golf courses, a yacht club, restaurants and shops are integrated into the natural environment of one of the most sought-after coasts of the island of Mallorca.

These homes have outdoor spaces where to enjoy the magnificent weather of Mallorca. The large terraces offer a great space either to eat or relax.

Both the ground floor apartments and the duplexes have exclusive outdoor spaces to enjoy the good temperatures.

INTRODUCTION

homes have been designed with the highest quality and technological advances to make them exclusive residences. Top quality materials and cutting edge energy efficiency do combine to create the luxury home you deserve.

Large comfortable spaces, built with natural materials, such as oak wood, marble, porcelain stoneware or natural marble and sandstone, will provide these homes with unique harmony.

The convenience and comfort of all elements, with top quality appliances, designer taps and cutting-edge technology, will make these homes of unparalleled quality.



INTRODUCTION

4 luxury homes: TWO GROUND FLOOR HOMES AND TWO DUPLEXES. These homes are characterised by large spaces, being bright, offering the highest quality, and are designed to create a unique comfortable environment. These homes have 3 bedrooms, and 2 parking spaces per home, as well as garden areas, a recreational zone and a swimming pool. The development implements the latest technological advances in energy efficiency, such as aerothermal performance, a technique that uses air as an energy source and an exterior insulation system.



INTRODUCTION

The residences has been designed to be fully lived in, both indoors and outdoors. For this reason, large common areas, a swimming pool and gardens are offered. In addition, a covered parking lot with large parking spaces that offer vehicles maximum security is included. AMBAR RESIDENCE homes have been designed to become your ideal home. Main spaces such as the living room, dining room and kitchen come together to become a common living area, full of light, highlighting the unique design of each space.



Home automation



Aerothermal energy



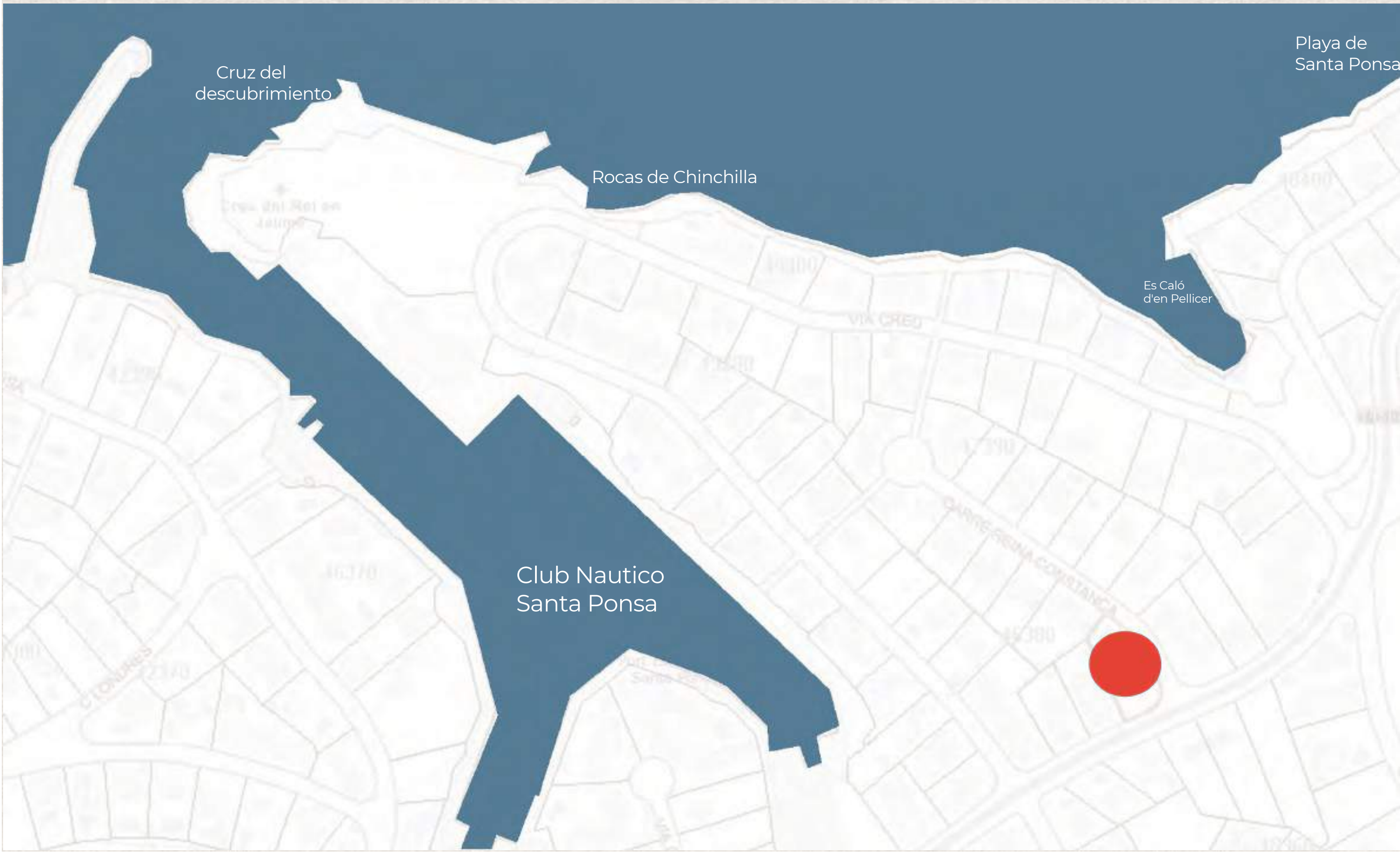
Thermal insulation



Underfloor heating



LOCATION



Cruz del
descubrimiento

Rocas de Chinchilla

Playa de
Santa Ponsa

Es Caló
d'en Pellicer

Club Nautico
Santa Ponsa



LOCATION

The Illes Malgrats and The Mirador Las Malgrats are two of the most spectacular parts of Santa Ponça, Spain. The Illes Malgrats is an isolated rock formation of two islands in the Mediterranean Sea, off the coast of Santa Ponça beach. The Mirador Las Malgrats overlooks the islands and is the ideal place to see the entire Bay of Santa Ponça and surroundings.

Situated on a hillside, these are accessible on foot. The panoramic views of the surrounding area, blue waters and clear skies make these places an ideal location for photographers and tourists alike. The natural beauty of the nearby cliffs can be enjoyed from the viewpoint.

The Illes Malsgrats Islands are also home to a wide variety of amazing seabirds that can be spotted from this great place.

THE CROSS

The Landing Cross of Jaume I is located in Sa Caleta of Santa Ponça and, together with the chapel of the Sacred Stone, it commemorates the VII Centenary of the conquest of Mallorca. A commission made up of intellectuals of the time decided to carry out a series of events to honour this date in history and therefore, they chose this place where, according to chronicles, the conquest began: The Bay of Santa Ponça.



LOCATION

The port of Santa Ponça is an exclusive mooring for yachts and for the enjoyment of the marine environment. The port is located on the Southwest coast of Mallorca, only 20 kilometers from the island's capital, Palma, and around 800 meters from the residential complex.

The marina, operated by the Santa Ponça's Nautical Club, offers moorings for 520 pleasure boats and sailing yachts.

The club is organized by the Santa Ponça Nautical Club. However, the club does not offer sailing courses or any water sports.

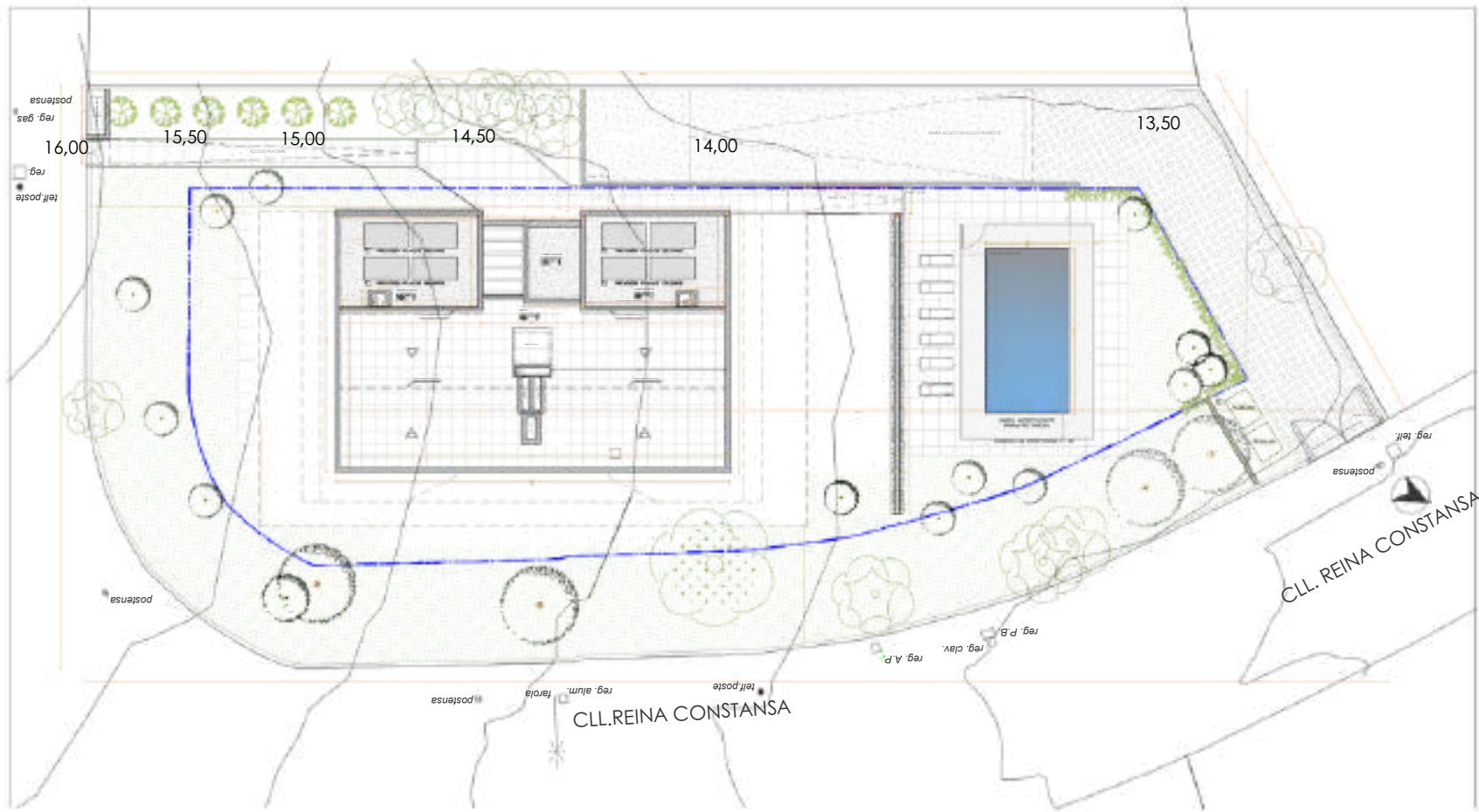


LOCATION

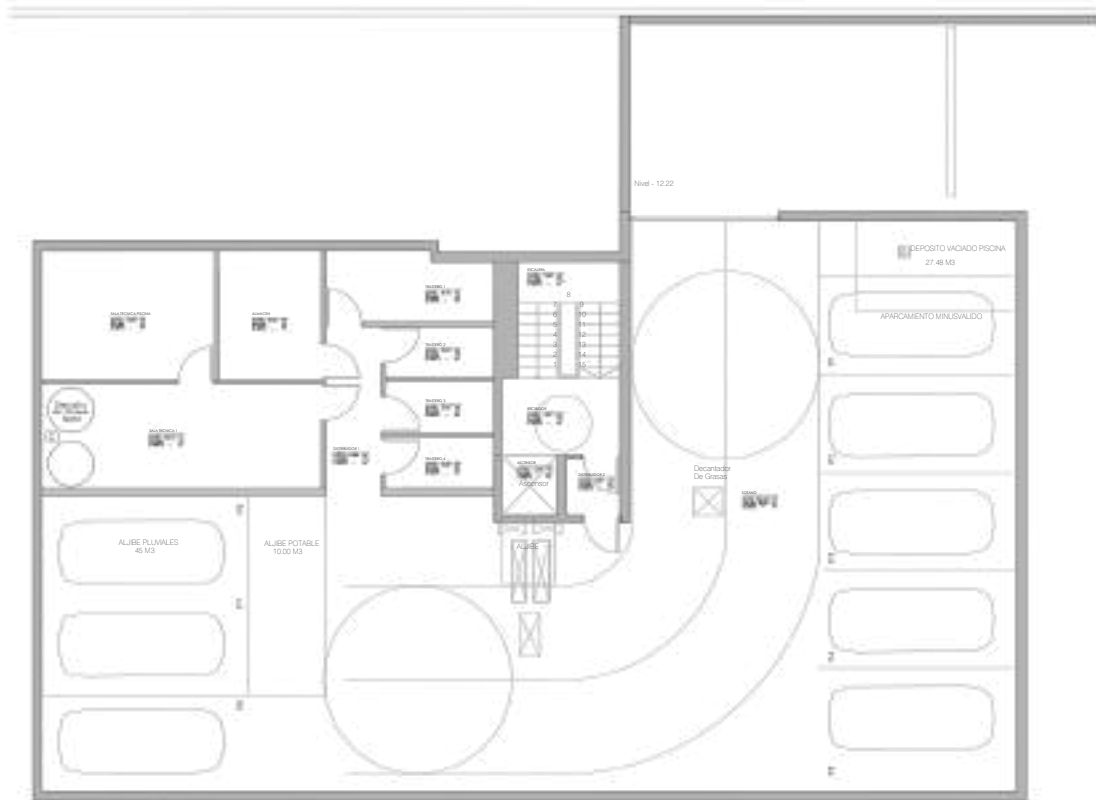
The 900-metre long and 50-metre wide sandy beach Playa de Santa Ponça is located in the Southwest of Mallorca. The beach located in the popular resort of Santa Ponça is bordered by two rocky promontories that delve into the sea and form the bay of Cala Santa Ponça. Due to the sheltered location and low currents, this bright white sandy beach is ideal for families with children.

The smaller section of it is located to the North, referred to by locals as the "small beach", only 300 metres from the residential area. Since Santa Ponça is a popular holiday destination, Playa de Santa Ponça offers excellent infrastructure. Besides, the surroundings are full of cafés, restaurants, bars and different shops along the beautiful promenade. Due to its elevated position, this area offers a stunning view of the bay from its terrace.

PLANTA EMPLAZAMIENTO



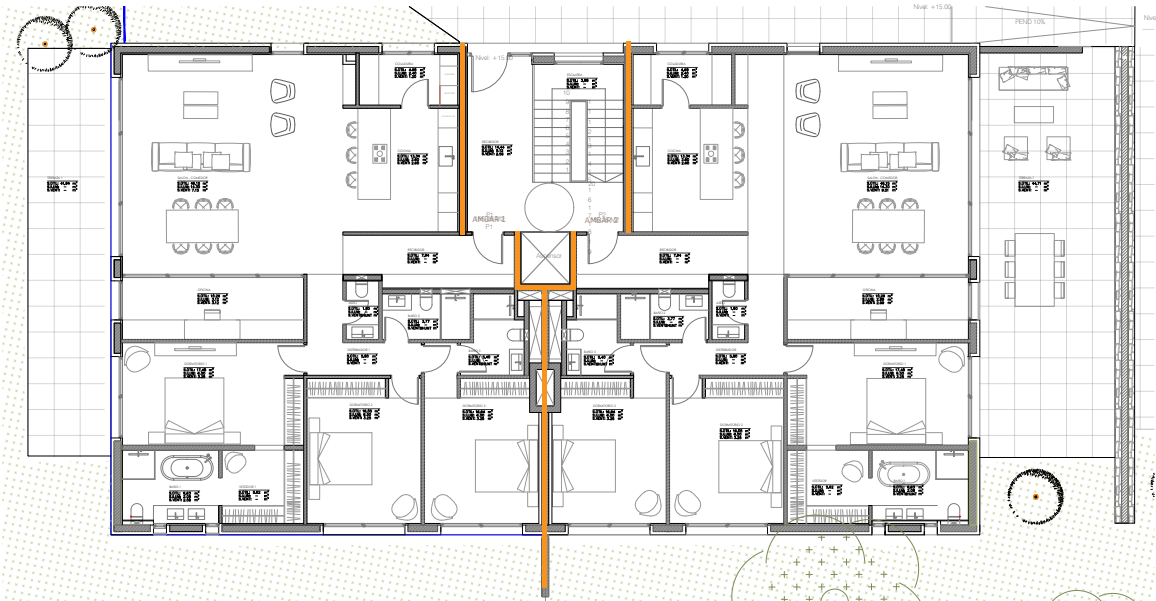
PLANTA SOTANO



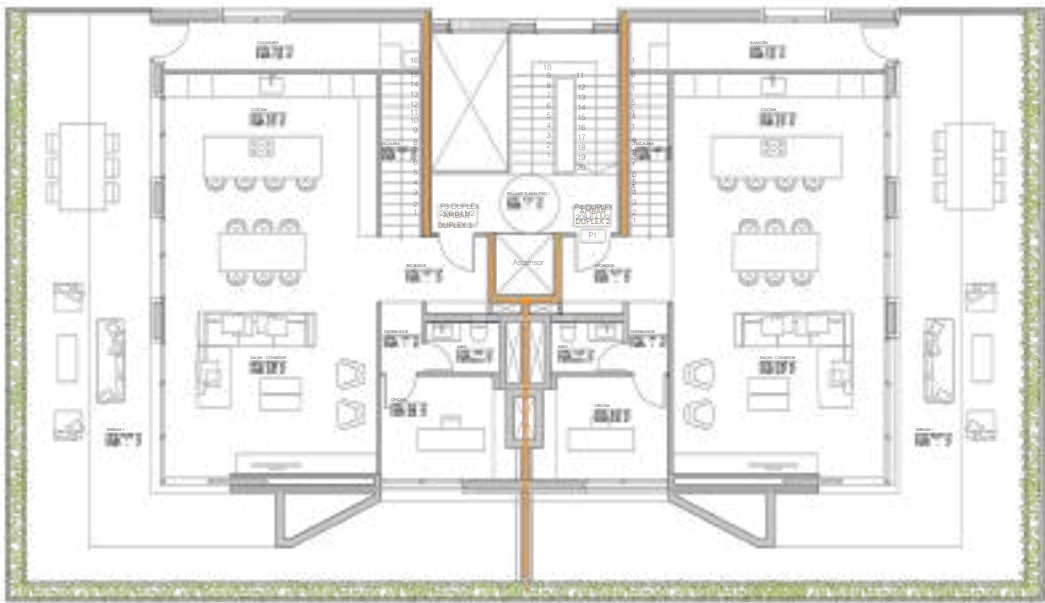
FLOOR SPACE

- PLOT OF 1.490,00 M2
- COMMON AREAS
 - GARDEN AREA: 840,00 M2
 - ACCESS AREA AND SOCIAL AREA: 141,00
 - POOL AREA: 32,00 M2
- BASEMENT: 408,00M2
 - 8 PARKING SPACES
 - 4 STORAGE ROOMS
 - 2 TECHNICAL ROOMS
 - 1 ALMACÉN
 - 1 STOREROOM
 - STAIRS AND LIFT

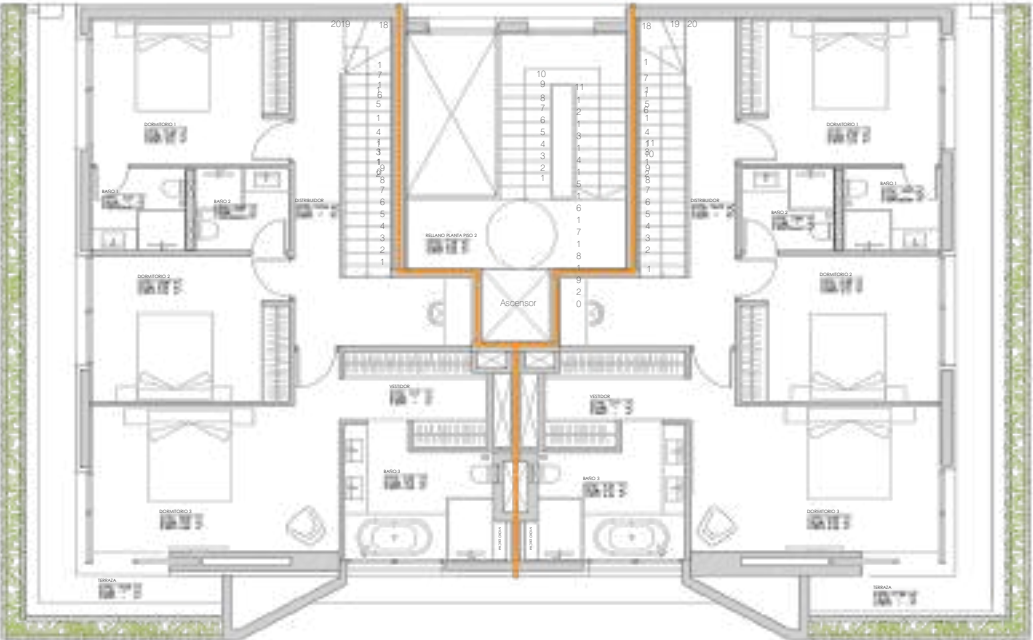
PLANTA BAJA



PLANTA PISO 1



PLANTA PISO 2



FLOOR SPACE

Homeswith double bedrooms, integrated bathrooms, a master bedroom with a dressing room, a living room, an office, a hall and a toilet

- GROUND FLOOR, FLOOR SPACE: 399,00 M2, 2 APARTMENTS
TERRACES
ACCESSAREA, STAIRSAND LIFT

- FIRST FLOOR, FLOOR SPACE: 282,00 M2 2 DUPLEXAPARTMENTSP1
TERRACES
STAIRS ANDLIFT

- SECOND FLOOR, FLOOR SPACE: 250,00 M2
2 DUPLEX APARTMENTS P2
TERRACES
STAIRS AND LIFT

KITCHENS AND BATHROOMS

Italian kitchens and porcelain countertops

Modern taps that add a touch of elegance to the bathrooms

HOME COMFORT

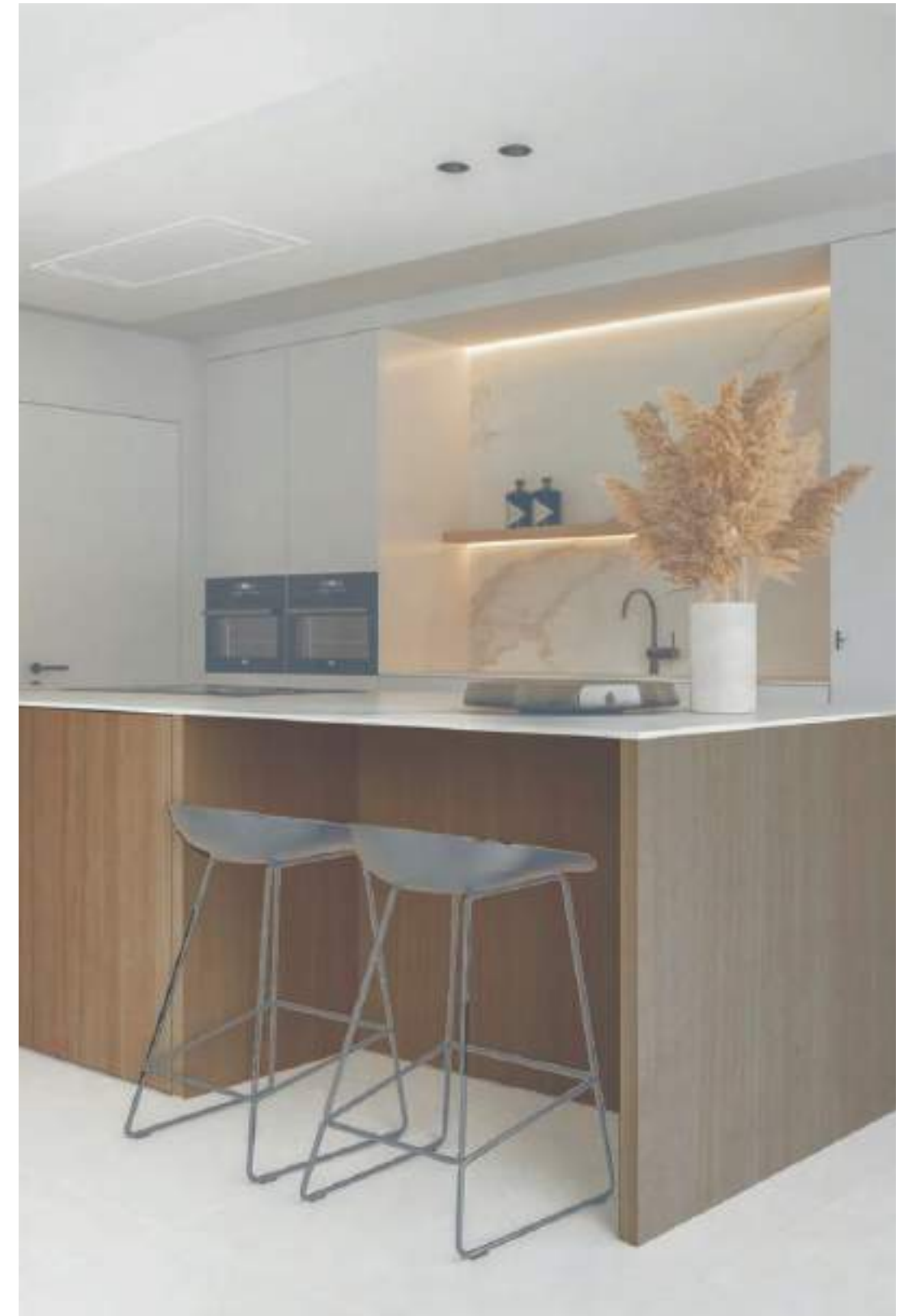
RADIANT FLOOR HEATING:

Efficient heating system to ensure warmth and comfort throughout the house.

HOME AUTOMATION:

State-of-the art system based on the KNX protocol, which allows perfect management of air conditioning and of the general system controls for greater comfort and efficiency.

TECHNICAL SPECIFICATIONS





TECHNICAL SPECIFICATIONS OF MATERIALS AND FINISHES

High quality finishes that enhance both aesthetic appeal and durability

- FACADE WITH A SATE SYSTEM COVERED WITH PORCELAIN AND ACRYLIC MORTAR COVERED PORCH CEILINGS
- ALUMINIUM BLINDS
- NATURAL WOOD
- SMOOTH PAINT WITH MATT FINISH
- POOL TILES IN BALI MOSAIC, EZARRI
- MAJORCAN-STONE MASONRY
- KITCHEN AND BATHROOM WORKTOPS IN PORCELAIN
- FITTED KITCHEN AND BATHROOMS
- BATHROOM WALLS IN LARGE-FORMAT PORCELAIN TILES

