

● **AGUAMARINA**
Ibiza



Homes that innovate your life



C O N T E N T S

Location	4-7
Project	8-9
Common areas	10-13
Commercial plans	14-23

The information shown has been prepared from the basic project of the building and may be modified due to technical, legal or commercial requirements. The infographics of the façades, common areas, gardens and other spaces are indicative. The areas are approximate, the furniture in the infographics of the interiors is not included and the equipment in the homes will be indicated in the corresponding quality report attached to the contract documentation. The solution that is finally implemented will conform to what is stated in the corresponding implementation project. All the information referred to in RD 515/89 of 21 April and in the applicable state and regional regulations is available at our offices.

LOCATION

Aguamarina is a place to enjoy, located at Avenue Pedro Matutes Noguera, n° 94 at Playa d'En Bossa in Eivissa. The fully-developed neighbourhood offers a multitude of recreational and service opportunities, such as supermarkets, pharmacies, schools, health centres, and numerous beach bars and restaurants putting everything at your fingertips.

Aguamarina has an unmatched location; located just 5 minutes from Playa d'En Bossa, the longest beach on the island, an infinite space where you can enjoy the sea, relax on sun loungers and stroll along its white sand. It also has easy access to the E-20 Ring road and is next to the L14 Bus stop.



I B I Z A

THE PLEASURE OF LIVING

Living in Ibiza is synonymous of tranquility. It is a unique place full of History and culture. Walking through its streets, you can find numerous craft markets, art galleries, cultural offerings and cuisine for all tastes.

In its surroundings you can enjoy the magic of the surrounding towns Ibiza, the typical and exclusive gastronomy of its many restaurants surrounding bars and shops, and its paradisiacal colored beaches turquoise blue and white sand.

Places of interest and magnificent beaches

Proximity to the port and the old town give Aguamarina all the authenticity and character of the island.

It is located near the best beach-clubs, hotels and clubs on the island which will allow you to enjoy a good restaurant for lunch or dinner, and of all the services you may need to relax and have fun.

As a consolidated residential area, it has public and private school, public library, various museums and is very close to the University of the Balearic Islands.



Living in a privileged place

Aguamarina is located next to the longest beach in the island, Playa d'En Bossa, an infinite space where you can enjoy from the sea, relax on its loungers and walk along its white sand. This beach offers balinese beds, excellent food and service DJ with calm music.

In addition, it will have aquatic facilities such as stand-up paddle, catamaran and jet skis. In addition, you will find other beaches nearby such as Ses Salines, one of the most spectacular beaches for its natural environment sheltered by a row of sand dunes, juniper and pine trees just 7 minutes by car.





P R O J E C T

Aquamarina is a one-of-a-kind residential complex with all the amenities a modern residential complex requires, making it a perfect place to live. The development includes 111 homes with 1, 2, 3 and 4 bedrooms, in an unbeatable location next to the d'En Bossa beach.

The urbanization has green areas and magnificent common areas: a swimming pool to cool off on the hottest days or take a dip when you return from the beach, a gourmet social room to share with family and friends, and various leisure areas such as a children's playground and a gym.

We have taken care of every detail to turn this development into your future home. As a result, we provide you homes with elegant architecture and a meticulous combination of specifications that provide exceptional design and luminosity.

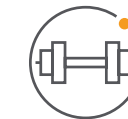
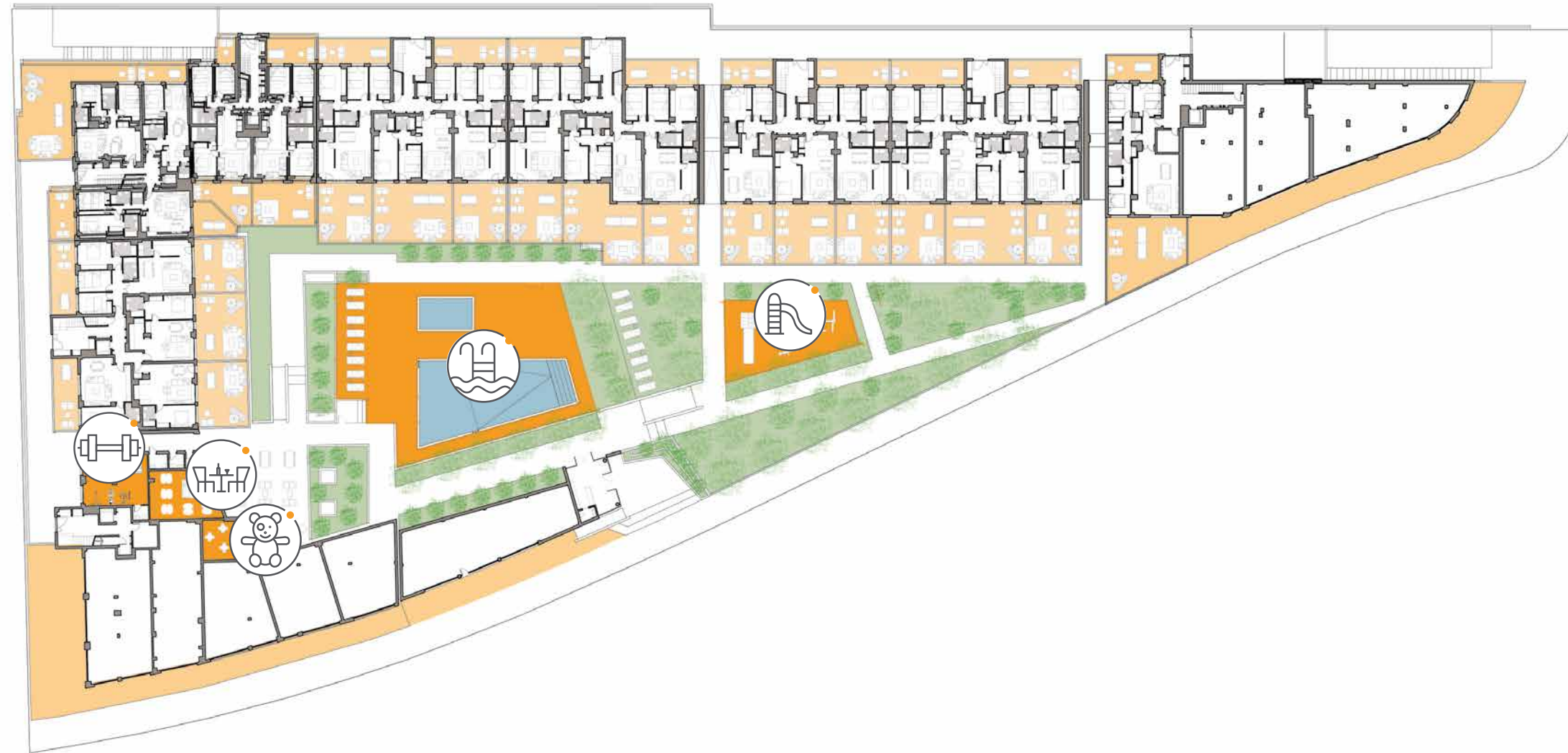
The entire housing complex has a B Energy Rating, indicating that it is environmentally friendly and designed to provide you with the best level of energy efficiency. Enjoy your new home in a one-of-a-kind setting.



Garage

COMMON AREAS

The common areas are undoubtedly a collection of great advantages that will make your life much easier and more pleasant. A unique place that you can enjoy with whoever you want



Gym



Swimming
pool



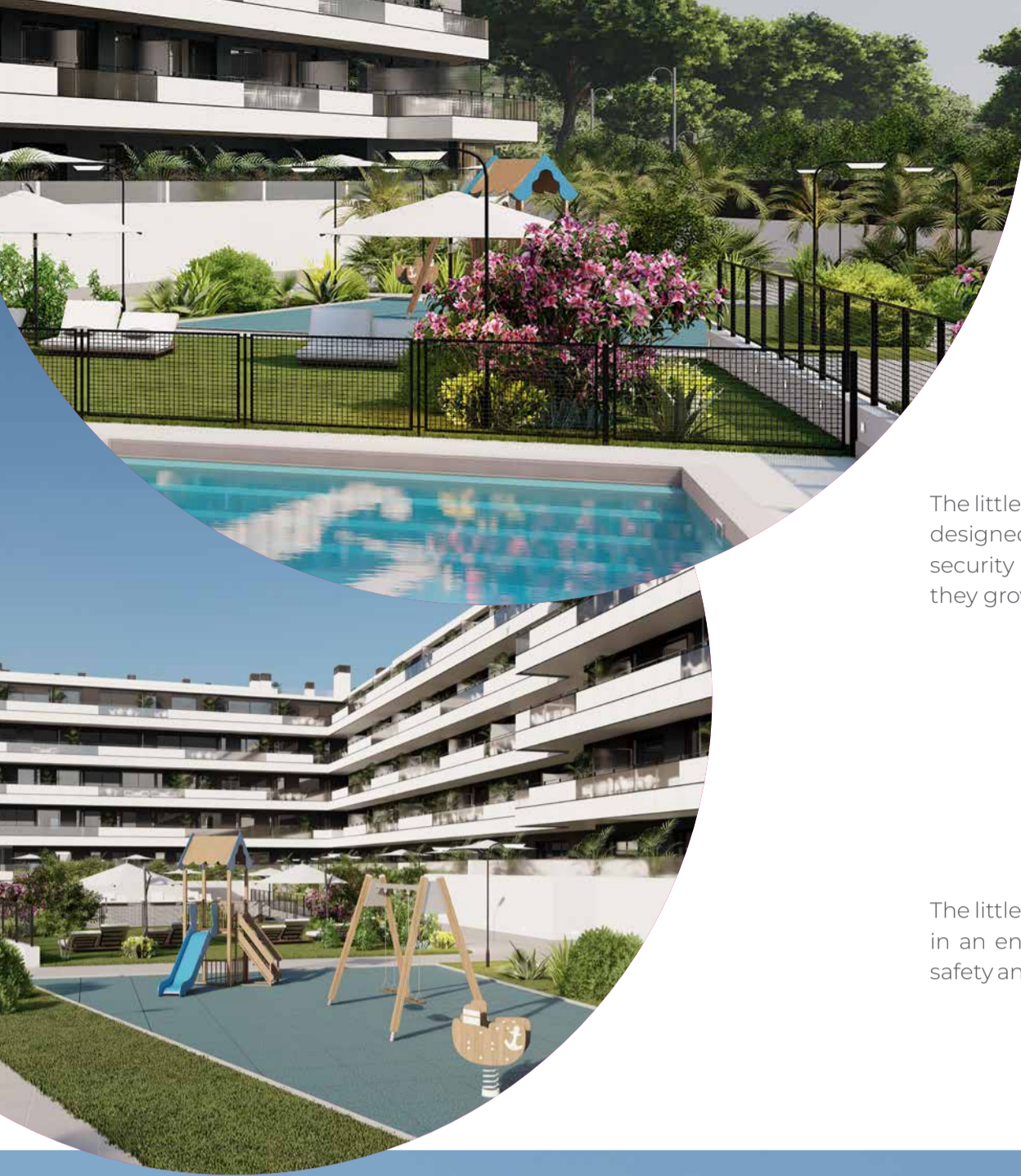
Social-Gourmet
room



Playground



Children's game
room



CHILDREN'S GAMES ROOM

The little ones will be able to play in a themed environment, designed and prepared especially for them. Tell with the security and satisfaction of knowing that your children they grow in a perfect space for their development.



PLAYGROUND

The little ones will be able to play and live unique moments in an environment designed for them. You will have the safety and comfort of having the fun inside the community.



SWIMMING POOL

La piscina está pensada para que los meses de verano sean más agradables y, sobre todo, más refrescantes.



GYM

Staying fit and leading a healthy life now it will be easier than ever. Enjoy your workout without leave your community.



SOCIAL-GOURMET ROOM

The Gourmet Social Room is an area designed and equipped for you to enjoy of special moments, with an elegant decoration that gives you a modern image, and, above all, comfortable. A space to live in unforgettable social and family gatherings.



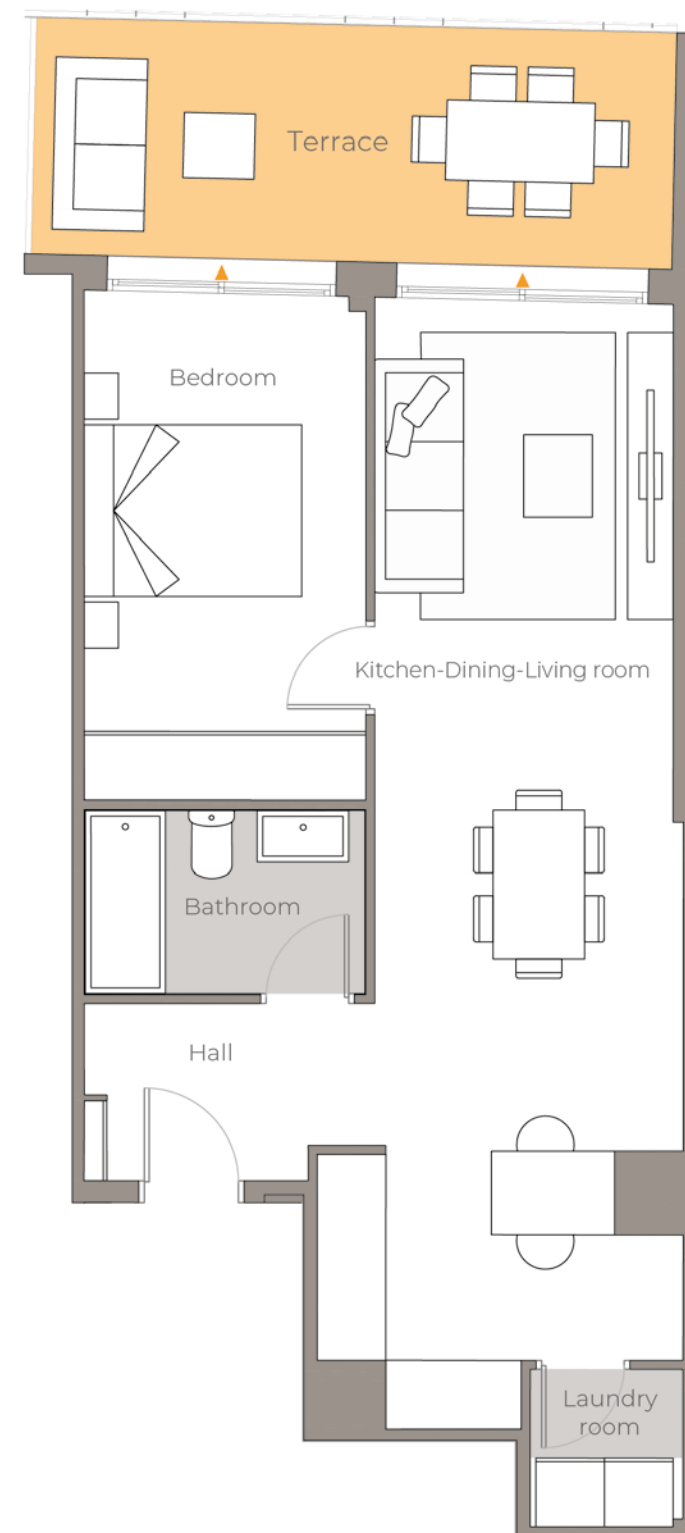
STANDARD PLAN 1 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 45,60 m²

TABLE OF FLOOR AREAS

Hall	3,50 m ²
Kitchen-Dining-Living room	25,60 m ²
Laundry room	10,80 m ²
Bedroom	3,90 m ²
Bathroom	1,80 m ²
Terrace	11,50 m ²

Useful area of the property	45,60 m ²
Useful area of the terrace	11,50 m ²
Total area of home c.c.	60,00 m ²
Built-up area of outdoor spaces	11,60 m ²



STANDARD PLAN 2 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 67,70 m²

TABLE OF FLOOR AREAS

Hall	4,00 m ²
Kitchen-Dining-Living room	34,50 m ²
Main bedroom	11,60 m ²
Bedroom	8,70 m ²
Bathroom	4,50 m ²
Bathroom 2	3,60 m ²
Laundry room	0,80 m ²
Terrace 1	38,70 m ²
Terrace 2	16,00 m ²

Useful area of the property	67,70 m ²
Useful area of the terrace	54,70 m ²
Total area of home c.c.	92,00 m ²
Built-up area of outdoor spaces	59,20 m ²

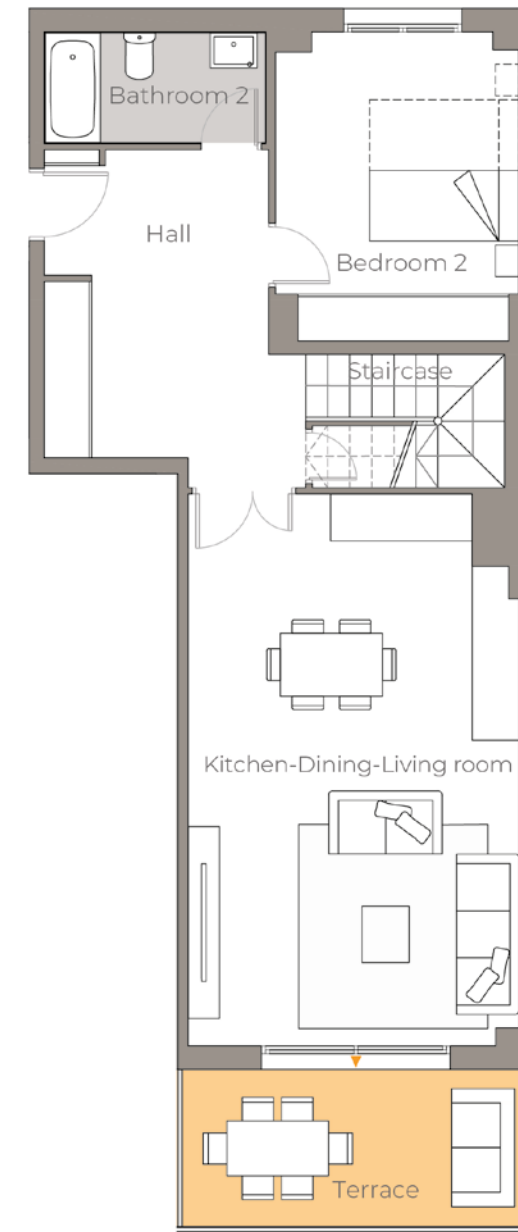
STANDARD PLAN 2 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 62,00 m²

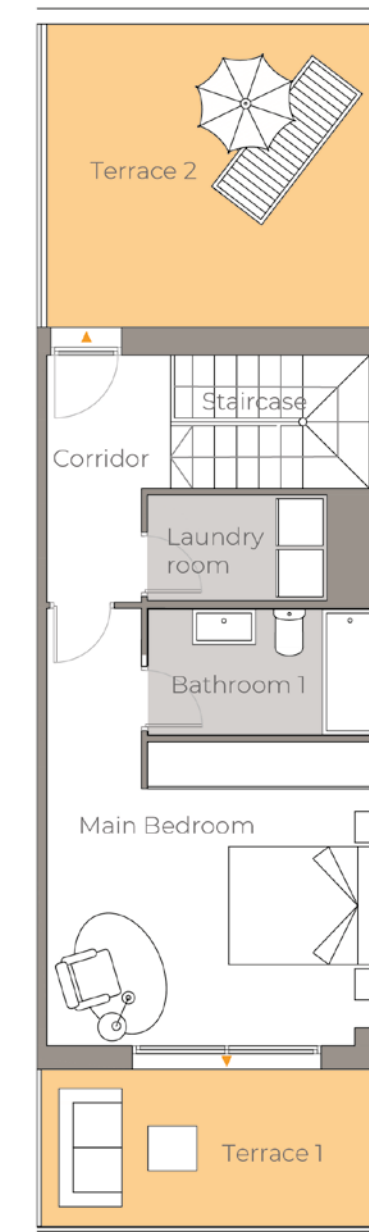
TABLE OF FLOOR AREAS

Corridor	3,20 m ²
Kitchen-Dining-Living room	25,60 m ²
Main bedroom	14,80 m ²
Bedroom 2	9,90 m ²
Bathroom 1	4,30 m ²
Bathroom 2	3,40 m ²
Laundry room	0,90 m ²
Terrace	18,10 m ²

Useful area of the property	62,00 m ²
Useful area of the terrace	18,10 m ²
Total area of home c.c.	82,00 m ²
Built-up area of outdoor spaces	18,20 m ²



Third floor



Attic floor

STANDARD PLAN ATTIC 2 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 91,10 m²

TABLE OF FLOOR AREAS

Hall	12,20 m ²
Kitchen-Dining-Living room	4,30 m ²
Stairs to the attic floor	28,80 m ²
Bedroom 2	11,70 m ²
Bathroom 2	3,90 m ²
Corridor	4,40 m ²
Main bedroom	18,20 m ²
Bathroom 1	4,60 m ²
Laundry room	3,00 m ²
Third floor terrace	8,80 m ²
Terrace 1 floor attic	8,80 m ²
Terrace 2 floor attic	16,10 m ²

Useful area of the property	91,10 m ²
Useful area of the terrace	33,70 m ²
Total area of home c.c.	129,00 m ²
Built-up area of outdoor spaces	36,20 m ²

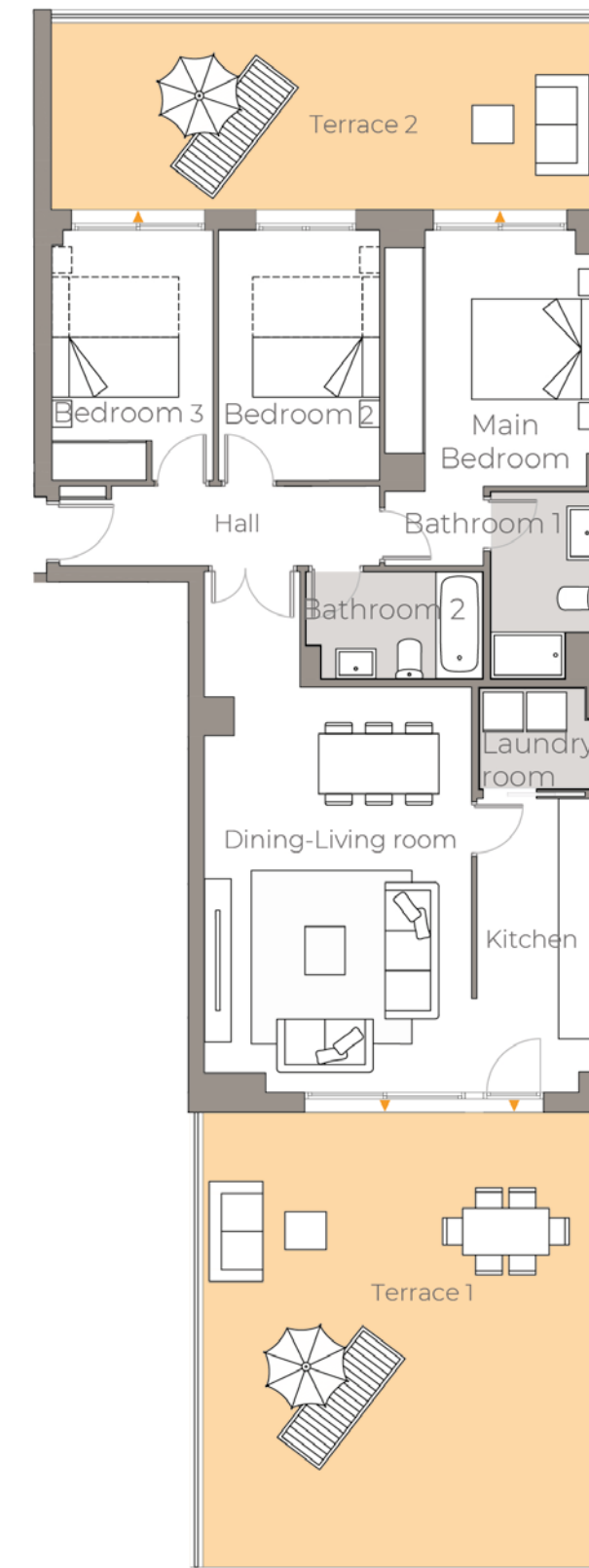
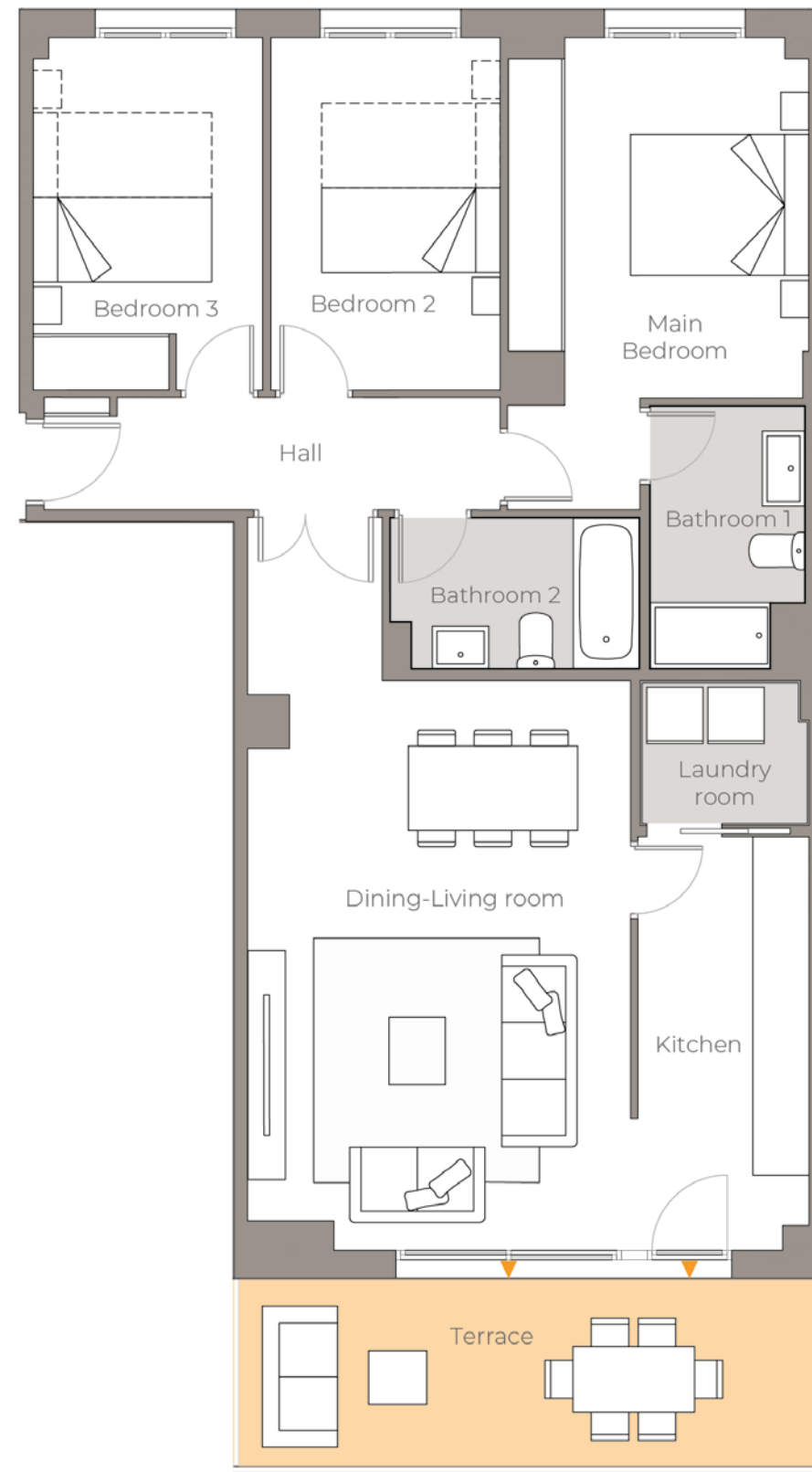
STANDARD PLAN ATTIC 3 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 82,70 m²

TABLE OF FLOOR AREAS

Hall	5,60 m ²
Dining-Living room	26,80 m ²
Kitchen	7,90 m ²
Main Bedroom	13,30 m ²
Bedroom 2	9,10 m ²
Bedroom 3	9,00 m ²
Bathroom 1	4,30 m ²
Bathroom 2	4,10 m ²
Laundry room	2,60 m ²
Terrace	12,30 m ²

Useful area of the property	82,70 m ²
Useful area of the terrace	12,30 m ²
Total area of home c.c.	109,00 m ²
Built-up area of outdoor spaces	12,40 m ²



STANDARD PLAN 3 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 81,60 m²

TABLE OF FLOOR AREAS

Hall	5,50 m ²
Dining-Living room	26,30 m ²
Kitchen	7,90 m ²
Main bedroom	13,30 m ²
Bedroom 2	9,00 m ²
Bedroom 3	8,90 m ²
Bathroom 1	4,10 m ²
Bathroom 2	4,10 m ²
Laundry room	2,50 m ²
Terrace 1	40,10 m ²
Terrace 2	22,80 m ²

Useful area of the property	81,60 m ²
Useful area of the terrace	62,90 m ²
Total area of home c.c.	109,00 m ²
Built-up area of outdoor spaces	68,60 m ²

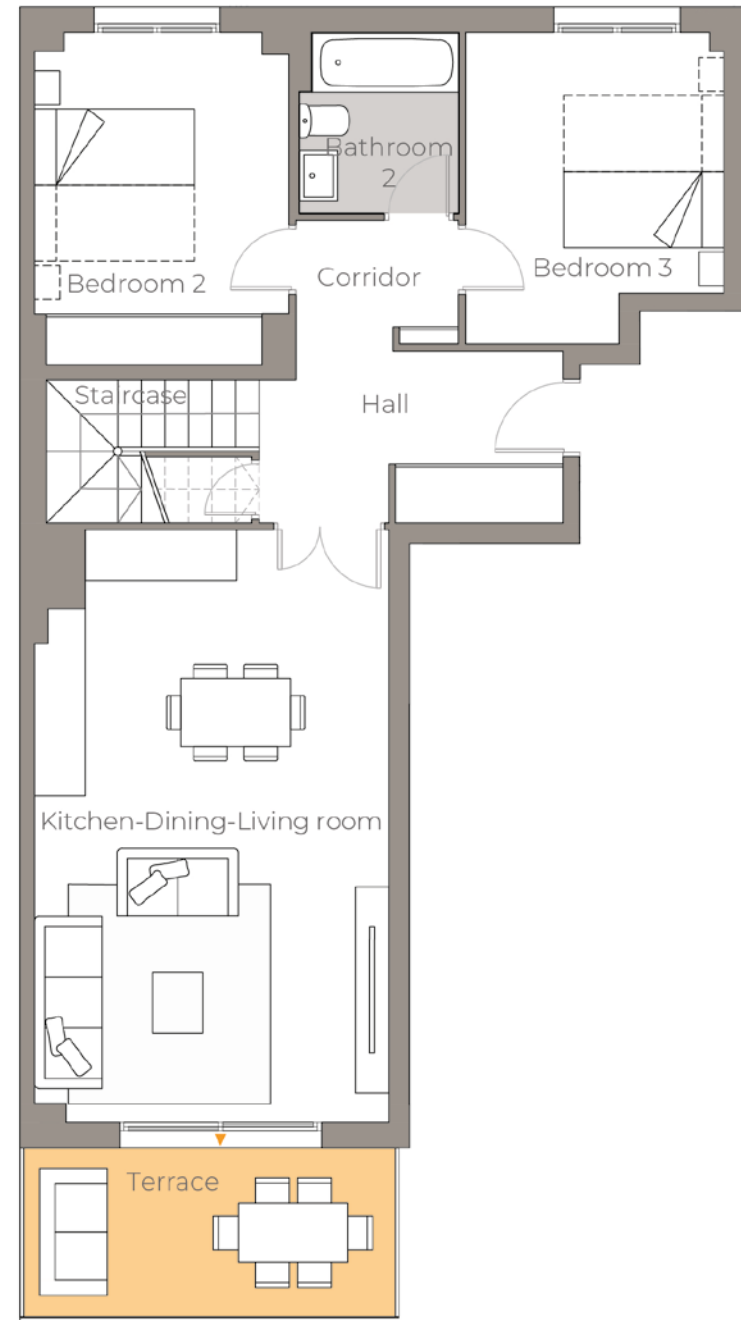
STANDARD PLAN ATTIC 3 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 98,80 m²

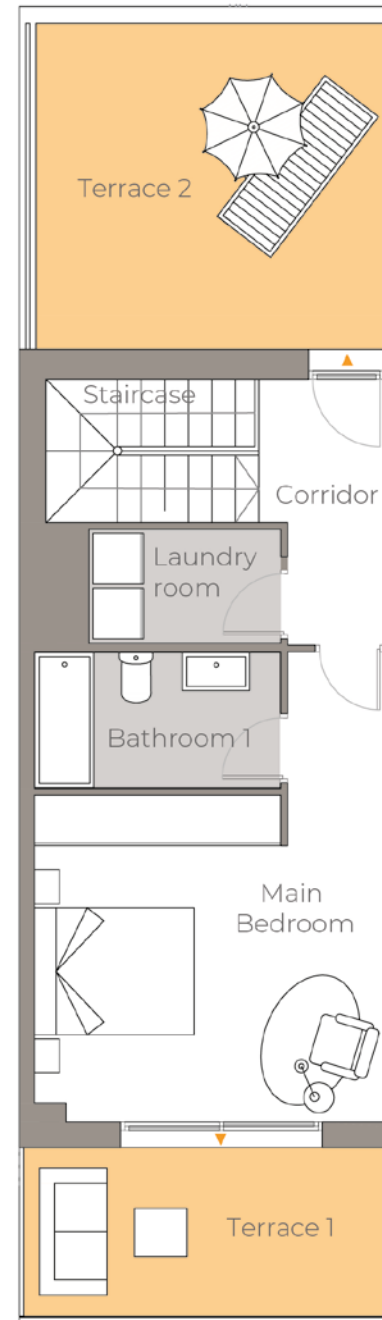
TABLE OF FLOOR AREAS

Hall	9,90 m ²
Kitchen-Dining-Living room	28,80 m ²
Stairs to the attic floor	4,30 m ²
Bedroom 2	11,40 m ²
Bedroom 3	10,50 m ²
Bathroom 2	3,90 m ²
Corridor	4,30 m ²
Main Bedroom	18,10 m ²
Bathroom 1	4,60 m ²
Laundry room	3,00 m ²
Third floor terrace	8,80 m ²
Terrace 1 floor attic	8,80 m ²
Terrace 2 floor attic	16,10 m ²

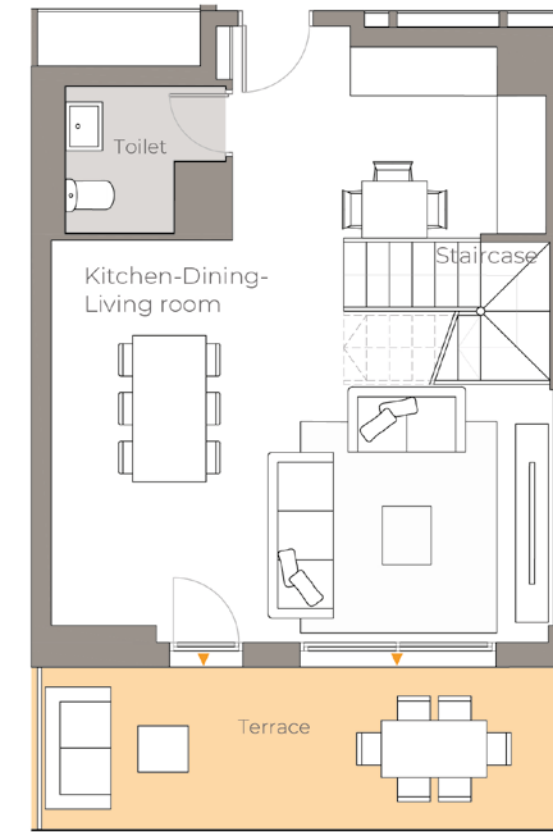
Useful area of the property	98,80 m ²
Useful area of the terrace	33,70 m ²
Total area of home c.c.	140,00 m ²
Built-up area of outdoor spaces	36,20 m ²



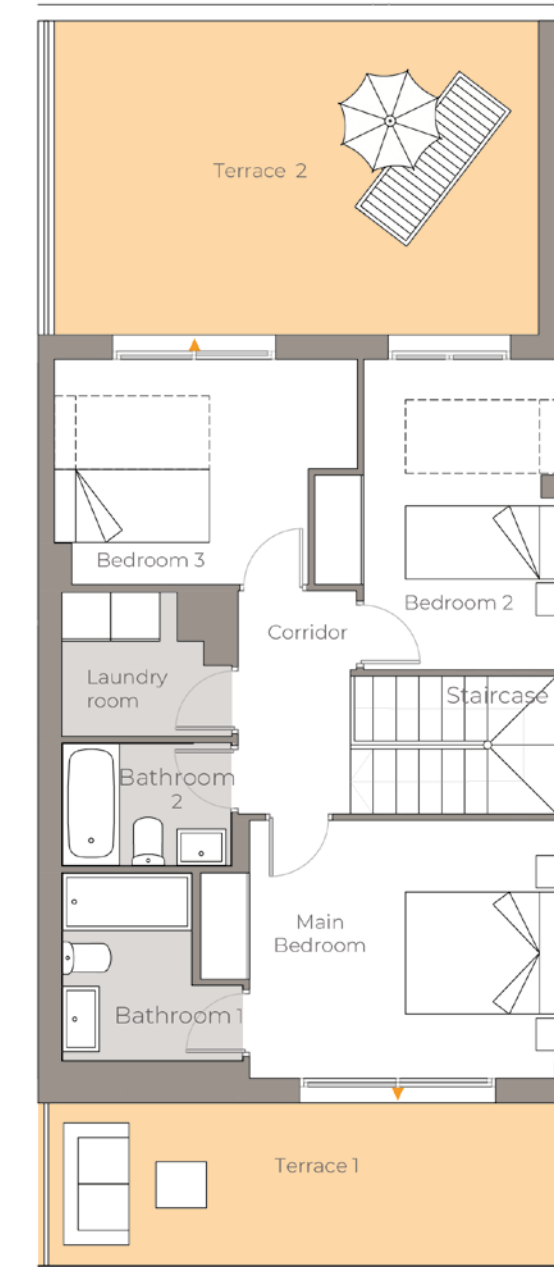
Third floor



Attic floor



Third floor



Attic floor

STANDARD PLAN ATTIC 3 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 88,20 m²

TABLE OF FLOOR AREAS

Stairs to the attic floor	4,40 m ²
Kitchen-Dining-Living room	34,60 m ²
Toilet	2,90 m ²
Corridor	3,80 m ²
Main Bedroom	12,80 m ²
Bedroom 2	9,90 m ²
Bedroom 3	9,30 m ²
Bathroom 1	4,20 m ²
Bathroom 2	3,10 m ²
Laundry room	3,20 m ²
Third floor terrace	12,70 m ²
Terrace 1 floor attic	12,70 m ²
Terrace 2 floor attic	22,80 m ²

Useful area of the property	88,20 m ²
Useful area of the terrace	48,20 m ²
Total area of home c.c.	125,00 m ²
Built-up area of outdoor spaces	50,10 m ²

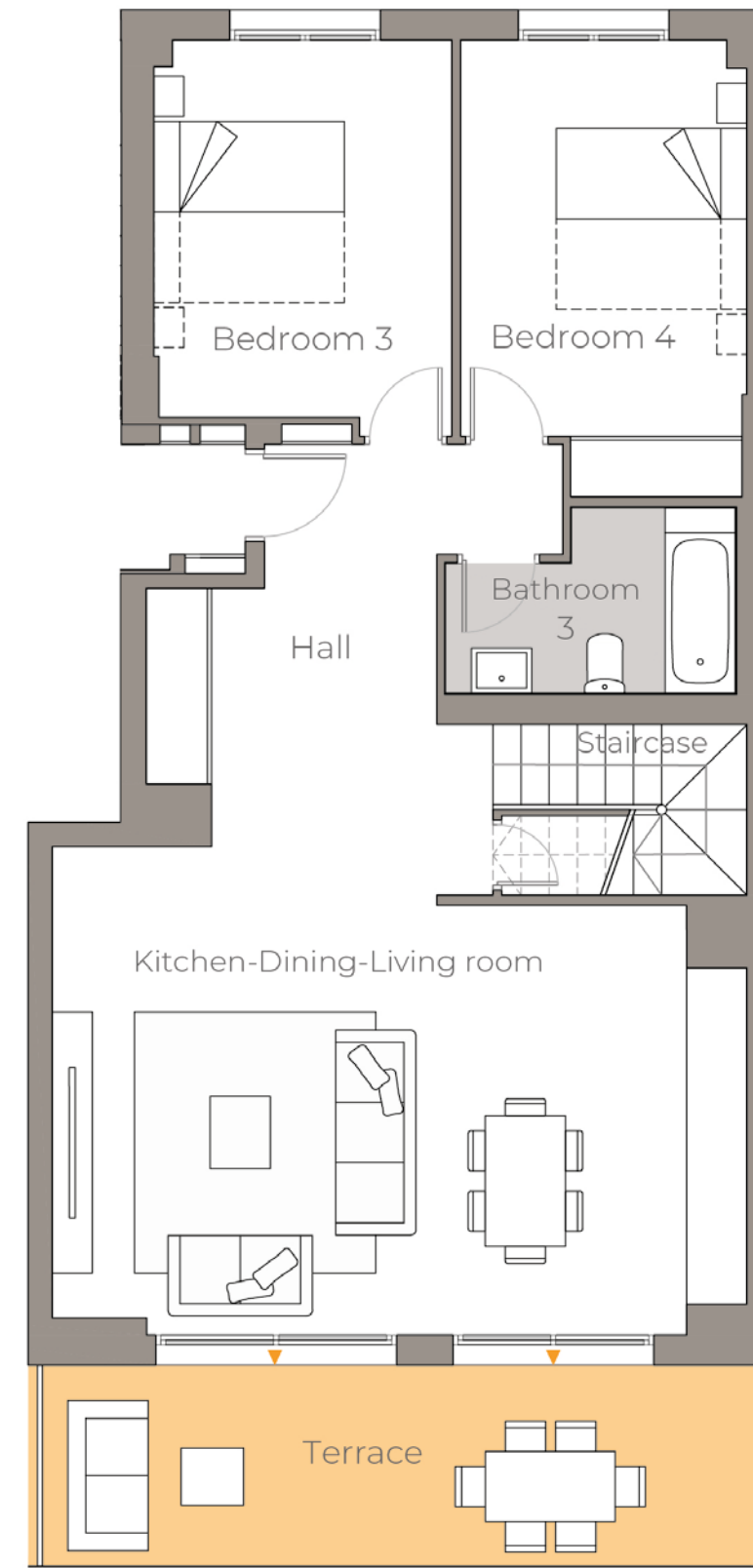
STANDARD PLAN ATTIC 4 BEDROOM

USEFUL FLOOR AREA OF HOUSE - 124,80 m²

TABLE OF FLOOR AREAS

Hall	11,50 m ²
Stairs to the attic floor	4,30 m ²
Kitchen-Dining-Living room	31,40 m ²
Bedroom 3	11,10 m ²
Bedroom 4	12,20 m ²
Bathroom 3	4,60 m ²
Corridor	3,30 m ²
Main Bedroom	19,00 m ²
Bedroom 2	14,50 m ²
Bathroom 1	5,30 m ²
Bathroom 2	4,60 m ²
Laundry room	3,00 m ²
Third floor terrace	14,40 m ²
Terrace 1 floor attic	14,40 m ²
Terrace 2 floor attic	27,70 m ²

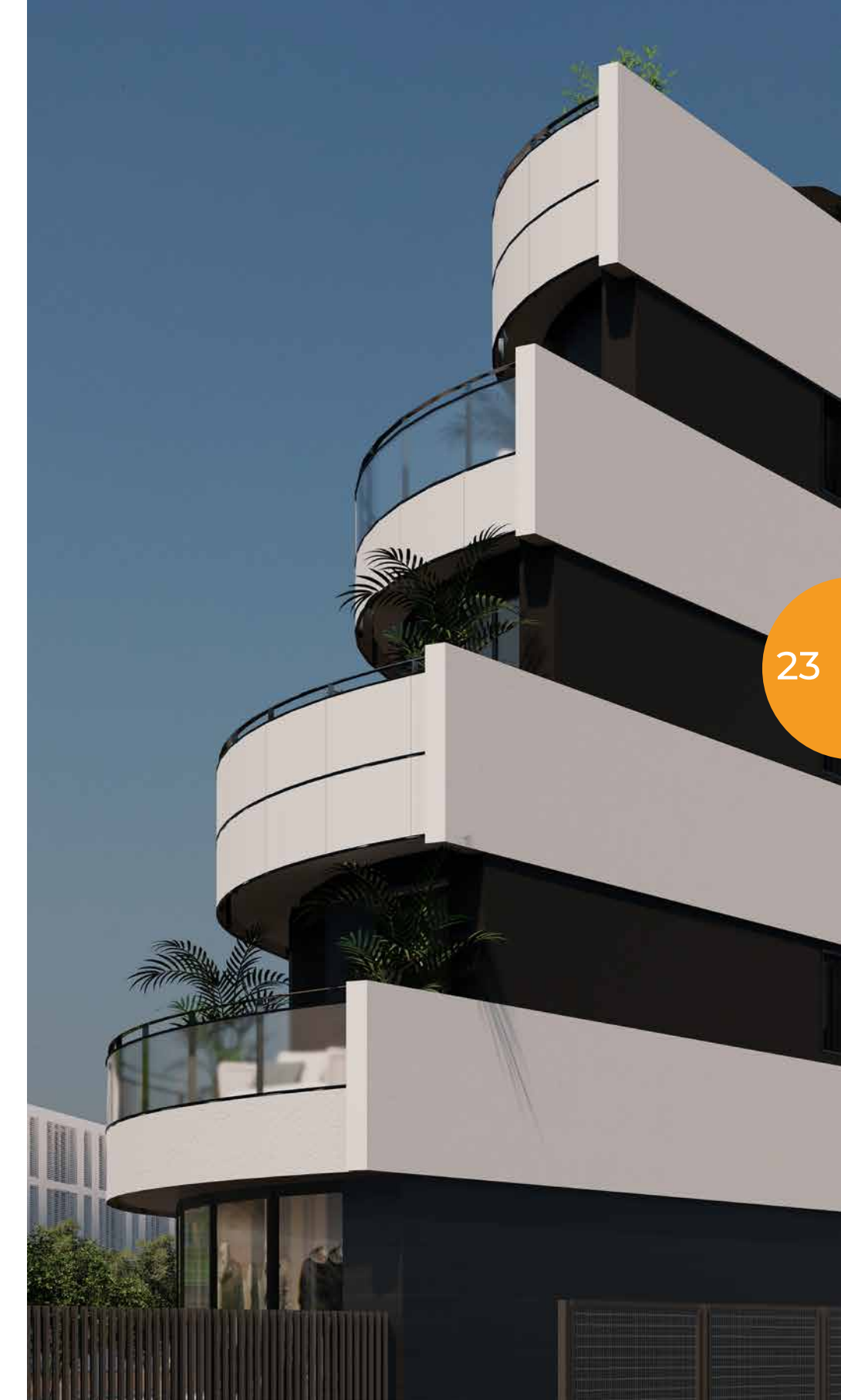
Useful area of the property	124,80 m ²
Useful area of the terrace	56,50 m ²
Total area of home c.c.	180,00 m ²
Built-up area of outdoor spaces	58,90 m ²



Third floor



Attic floor





ENERGY RATING



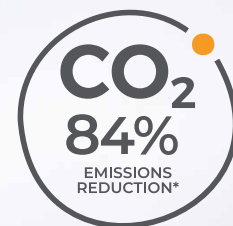
creates spaces that adapt to your needs. We create buildings of low energy consumption, highly insulated and weatherproofed.

We build homes with latest-generation technology, developed for comfortable everyday use.

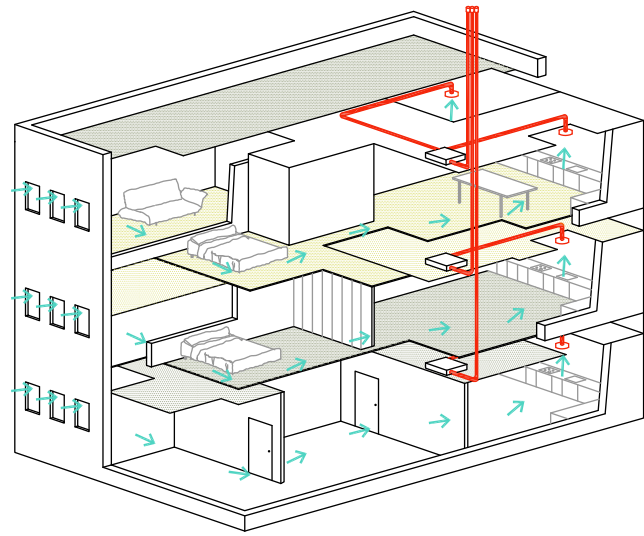
This classification signifies an estimated energy saving of 80% and therefore an important economic saving, taking as reference a home with energy efficiency classification "F".

The building has a "B" Energy Efficiency Classification, which means a reduction of CO₂ emissions and a significant reduction of the building's energy demand (heating, cooling and sanitary hot water).

The estimated saving, adding the annual energy cost of gas and electricity, could be up to €260.*

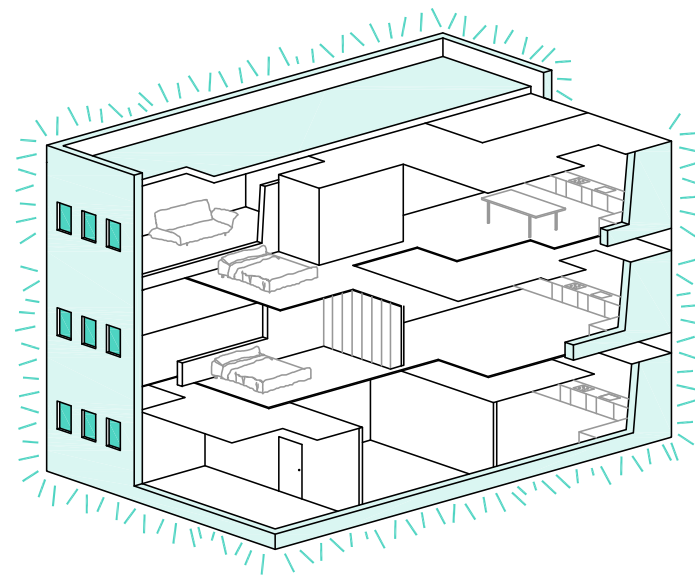


*Estimated calculation of energy saving for a typical home with a net surface area of 95 m² and a B rating compared to a benchmark home with an F rating, pursuant to 'Calificación de la eficiencia energética de los edificios' (Rating Energy Efficiency for Buildings) published by the IDAE and the Spanish Ministry for Industry, Energy and Tourism in November 2015 and additional legislation that complements this and/or may replace it. ** Minimum saving guaranteed as regards consumption of clean hot water for the entire building, considering its location and the minimum occupation values pursuant to prevailing applicable legislation.



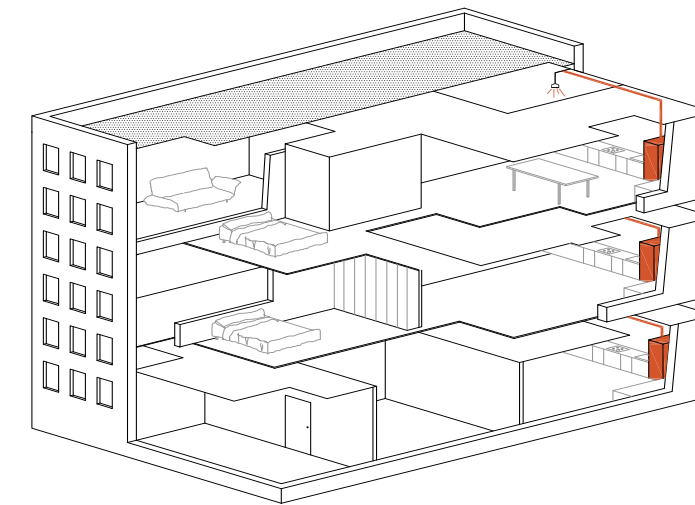
Home ventilation using a humidity-sensitive system

- Home ventilation using a humidity-sensitive system.
- Continuous ventilation of the residence using guided extraction from bathrooms and kitchen and admission through bedrooms and lounges.
- Joinery with micro-ventilation position.
- Improves thermal insulation and reduces energy consumption in the home in relation to minimum legal levels.



Heat insulation

Increased head insulation, obtained by improving the thermal envelope by doubling the facade insulation as well as the carpentry and incorporating low emissivity glass.



ACS production through a individual aerothermal

- Greater output than conventional boilers.
- Lower fuel consumption.
- Lower CO₂ emissions.
- Longer useful life of equipment.

