

BALEARIC ISLANDS

CAN MISSES - IBIZA



BUILDING 1 - 1 BEDROOM RESIDENCE

Nerium is a private complex located in Can Misses, a quiet residential area a few minutes from the center of Ibiza. This development enjoys an unbeatable location, close to shopping, leisure and school areas.

The project is intended to be the main residence. It is based on the arrangement of a set of 2 independent buildings, with a total of 35 (22+13) dwellings. Each building has a communal area consisting of a swimming pool, a children's playground and landscaped areas with native vegetation.

The buildings combine and highlight the values of the environment, through large terraces with large windows, protected from sunlight by porches and blinds with adjustable slats, allowing the thermal and lighting comfort of the different spaces, guaranteeing privacy at the same time.

The dwellings are spacious with functional layouts of 1, 2, 3 and 4 bedrooms and 2 bathrooms, with large terraces and great luminosity. Each of them has a fully equipped kitchen, parking space and storage room.





NERIUM CAN MISSES

- 1 NERIUM - CAN MISSES
- 2 BEACH 0,4km
- 3 CAN MISSES HOSPITAL 1km
- 4 IBIZA'S HARBOR 1,5km
- 5 DALT VILA 2km
- 6 AIRPORT 6,5km















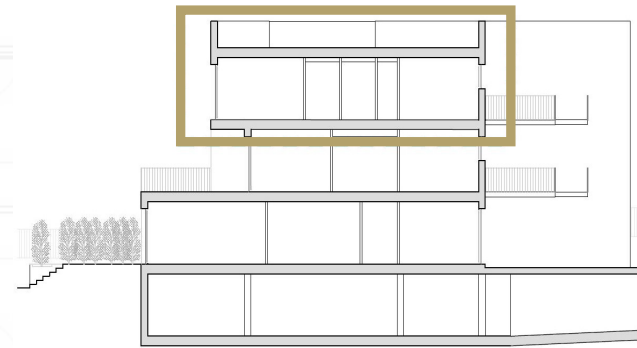




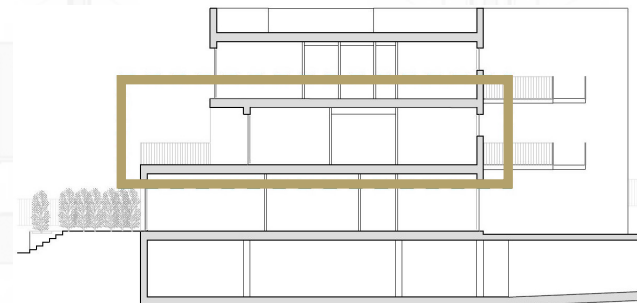


/BUILT AREAS

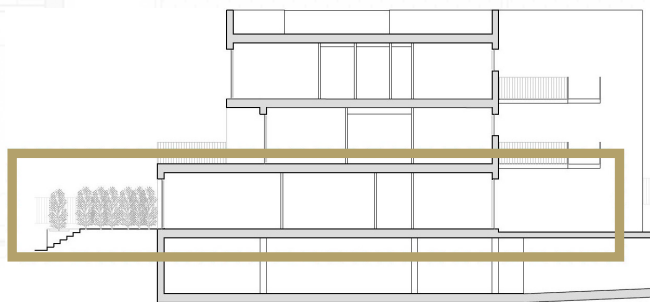
LAYOUT



SECOND FLOOR



FIRST FLOOR

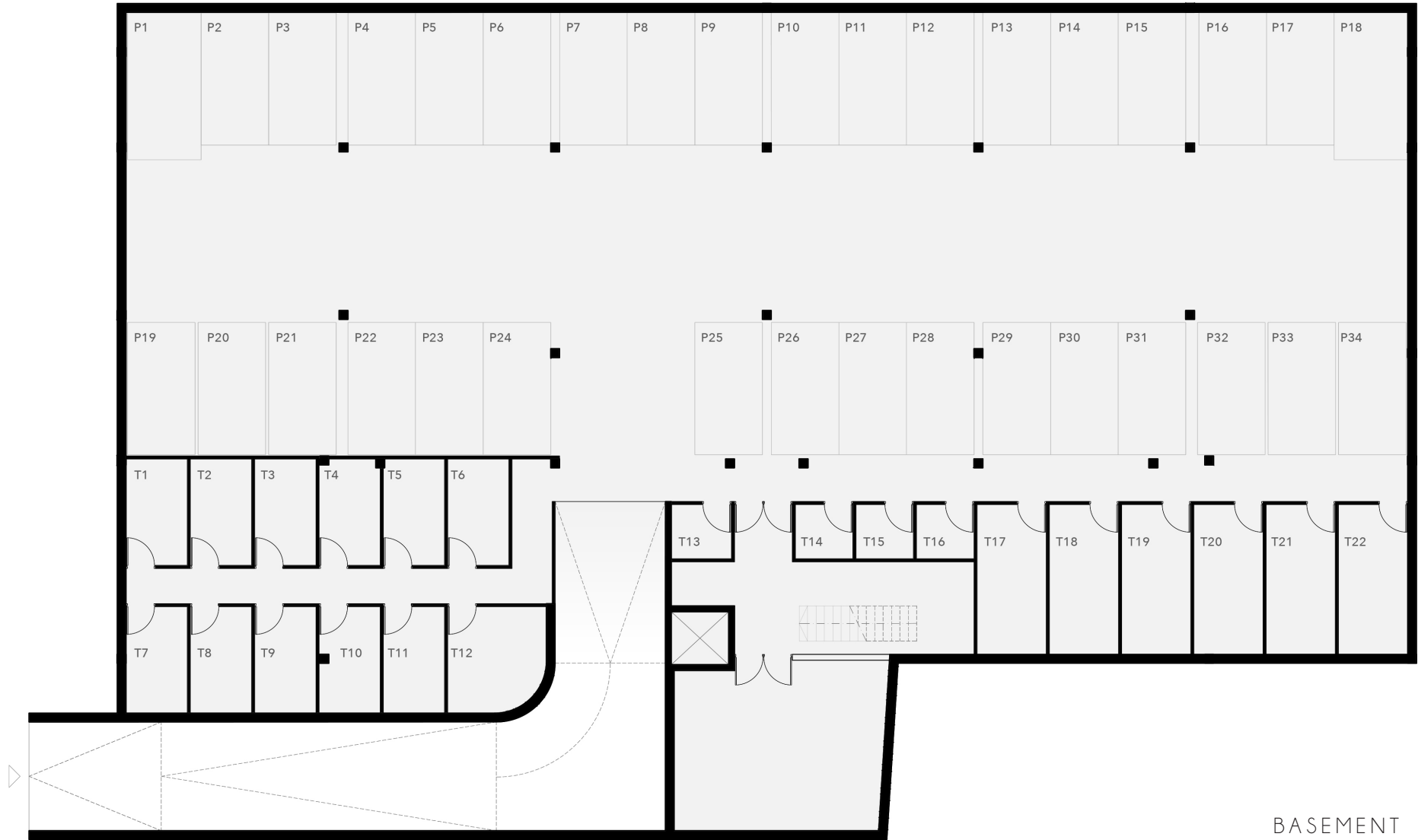


GROUND FLOOR

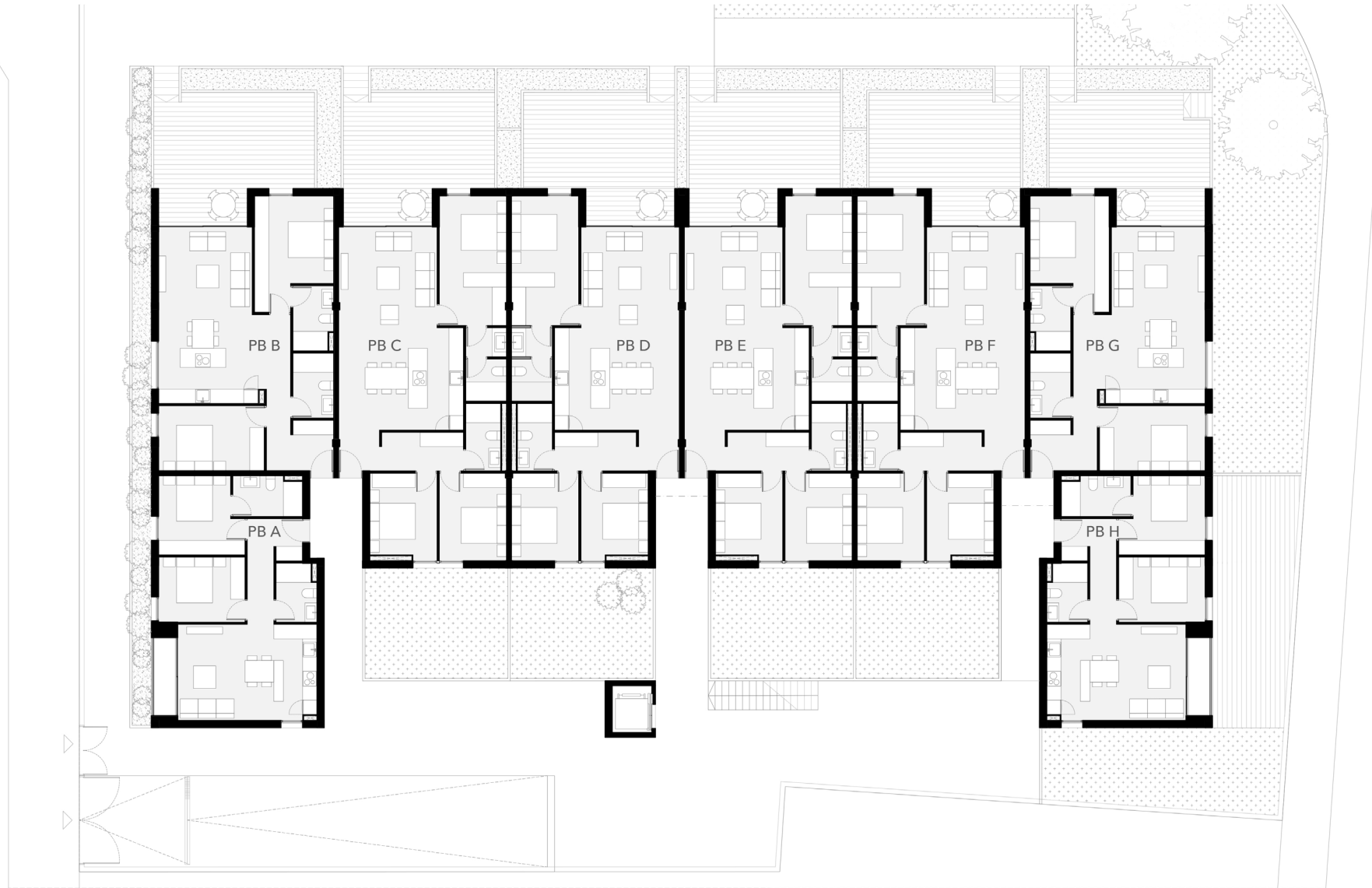
FLOORS	BUILT AREA (m2)	DWELLINGS				OTHERS	
		1BR	2BR	3BR	4BR	PKG	STG
Basement - PS	1.167,82					34	22
Ground Floor - PB	2.100,00		4	4			
First Floor - P1	868,34	2	6				
Second Floor - P2	721,39			4	2		
Terrace - PC	652,03						
TOTAL	5.509,58	2	10	8	2	34	22

TOTAL

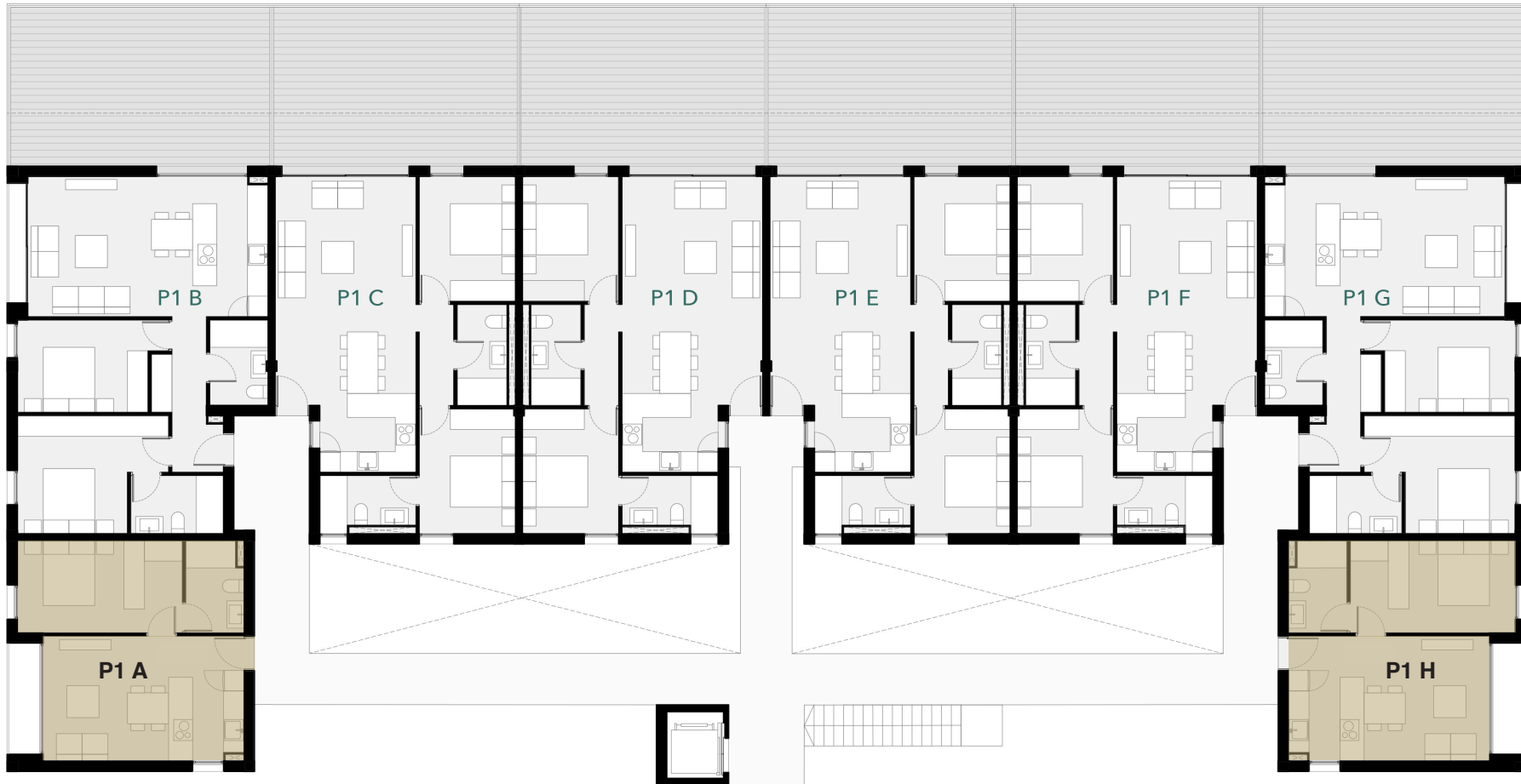
AREAS	BUILT AREA (m2)
Basement (circulation zone, ramps, waste area...)	576,20
Storage Rooms	182,66
Parking Lot	408,96
TOTAL UNDER GROUND LEVEL	1.167,82
Gardens (communal)	769,56
Terrace (communal)	298,71
Walkway + Staircases	206,59
Gardens (private)	539,02
Terraces and Balconies	565,72
Dwellings	1.962,16
TOTAL ABOVE GROUND LEVEL	4.341,76
Total Private Area	3.066,90
Total Communal Area	1.274,86
Average m2 per Dwelling	197,00
TOTAL BUILT AREA	5.509,58



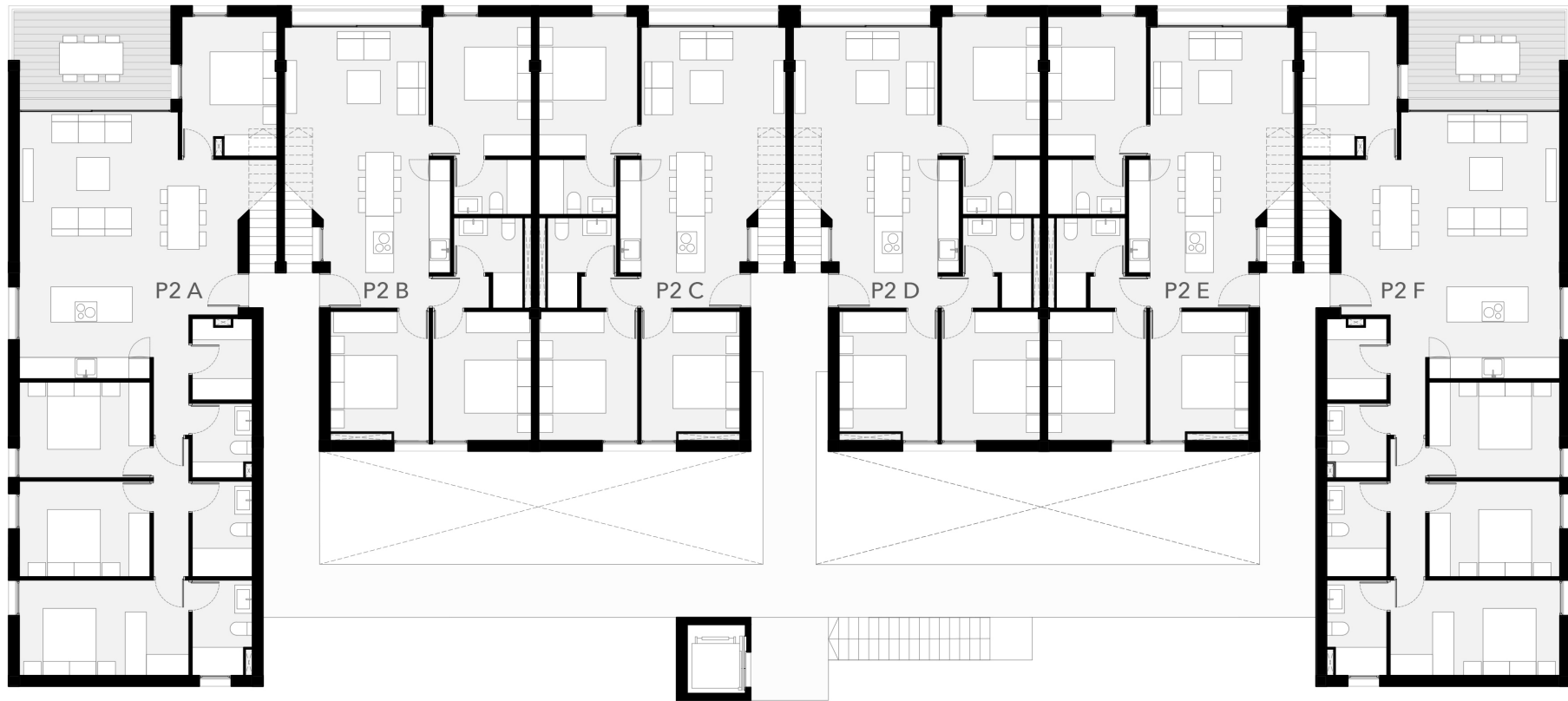




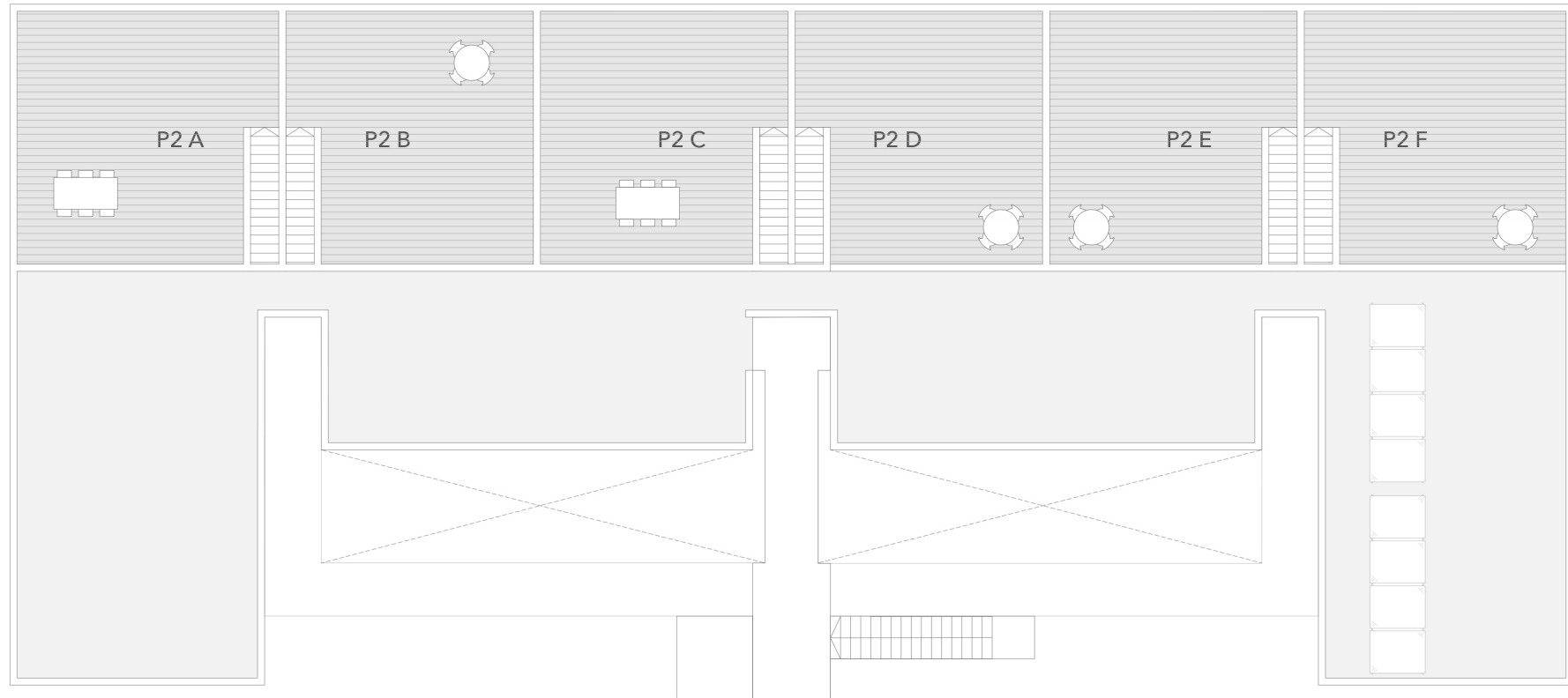
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

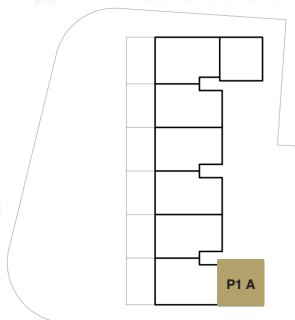


TERRACE



/FIRST FLOOR

TYPOLOGY 4 **P1 A**



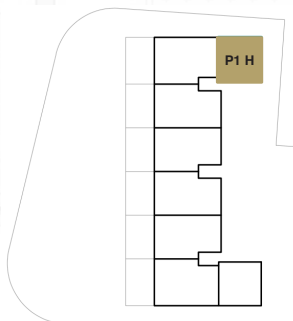
AREA	LIVING AREA (m2)
S-C-K: Living Room - Kitchen - Dining Room	21,30
D1: Bedroom 1	13,00
B1: Bathroom 1	4,60
P: Porch	3,45

TOTAL EXTERIOR LIVING AREA	3,45
TOTAL BUILT AREA	46,68



/FIRST FLOOR

TYPOLOGY 4 **P1 H**



AREA	LIVING AREA (m2)
S-C-K: Living Room - Kitchen - Dining Room	21,30
D1: Bedroom 1	13,00
B1: Bathroom 1	4,60
P: Porch	3,45

TOTAL EXTERIOR LIVING AREA	3,45
TOTAL BUILT AREA	46,68



PB B

PB C

PB D

PB E

PB F

PB G

PB A

PB H

CAN MISSES - IBIZA

B A L E A R I C I S L A N D S