



NEW BUILD  
PROPERTIES IN  
PRIVATE DEVELOPMENT  
IN IBIZA



01. THE DEVELOPMENT

PENTHOUSES AND  
GROUND FLOOR  
APARTMENTS WITH  
SWIMMING POOL,  
TO LIVE WHERE  
YOU HAVE ALWAYS  
DREAMED OF LIVING



# MODERN DESIGN IN AN OUTSTANDING LOCATION



Anahata Ibiza Homes is a new development in Ibiza offering 2 and 3-bedroom homes built to the highest quality standards, a place to live, rest and enjoy with your loved ones.

This development consists of 23 exclusive homes and is located in a residential area with excellent transport links. A perfect location to reach any area of Ibiza quickly.

As exclusive as it is Mediterranean, the Anahata Ibiza Homes development offers homes with private terraces, quality finishes and natural light that floods all the rooms due to their excellent sunny aspect.

Anahata Ibiza Homes is a unique development, with a large unique communal area with private swimming pool and gym, all designed for your comfort.

*Do you see yourself living there?*



*Can you imagine having a brand-new home where natural light pours through every window?*

Welcome to Anahata Ibiza Homes.

A new development that stands out for its modernity, its design and its high-quality finishes. For the independence and privacy it provides and for the magical feeling of relaxation on its large sun-drenched terraces.

The spacious communal area with a solarium and a large central swimming pool that combines beauty leisure and wellbeing, leads you to airy, sustainable homes with the best materials and finishes.

Anahata Ibiza Homes is more than a home, it is a personal brand with all the comforts you can imagine.



Penthouses with a solarium



Ground floor properties with a terrace



Garage



Storage room



High level of energy efficiency

# THE HOME YOU HAVE ALWAYS DREAMED OF HAVING IN IBIZA







An aerial photograph of a stunning turquoise bay. The water is crystal clear, revealing the seabed and the rocky coastline. Several small white boats are scattered across the water, and a person is seen swimming. The coastline is rugged and rocky, with some greenery. The overall scene is serene and beautiful.

02. THE SURROUNDINGS

EXPERIENCE IBIZA IN  
AN ELEGANT SETTING  
AND IN HARMONY  
WITH NATURE

THE PRIVILEGE OF  
HAVING EVERYTHING  
CLOSE BY



The development is in a unique location in a residential area that guarantees independence, proximity to the beaches and allows you to enjoy magnificent sunsets on its spacious terraces.



*Here life can be as dynamic or as laid-back as you want it to be.*



**Shopping**  
50m



**Parks**  
140m



**Hospitals / Health center**  
220m



**Schools**  
500m



**Pharmacies**  
600m



**Beaches**  
750m

**Dalt Vila**  
2,1km



**Cala Figueretes**  
750m



**Ibiza Castle**  
2,2km



**Marina Ibiza**  
3,5km



**Lio Ibiza**  
3,8km



**Parc de la Pau**  
1,5km

03.LAYOUT

DISCOVER  
YOUR NEW HOME



A PLACE TO  
LIVE IN STYLE  
AND COMFORT



Anahata Ibiza Homes has 23 exclusive, bright, energy-efficient homes, committed to your wellbeing and a range of layout options to choose from.



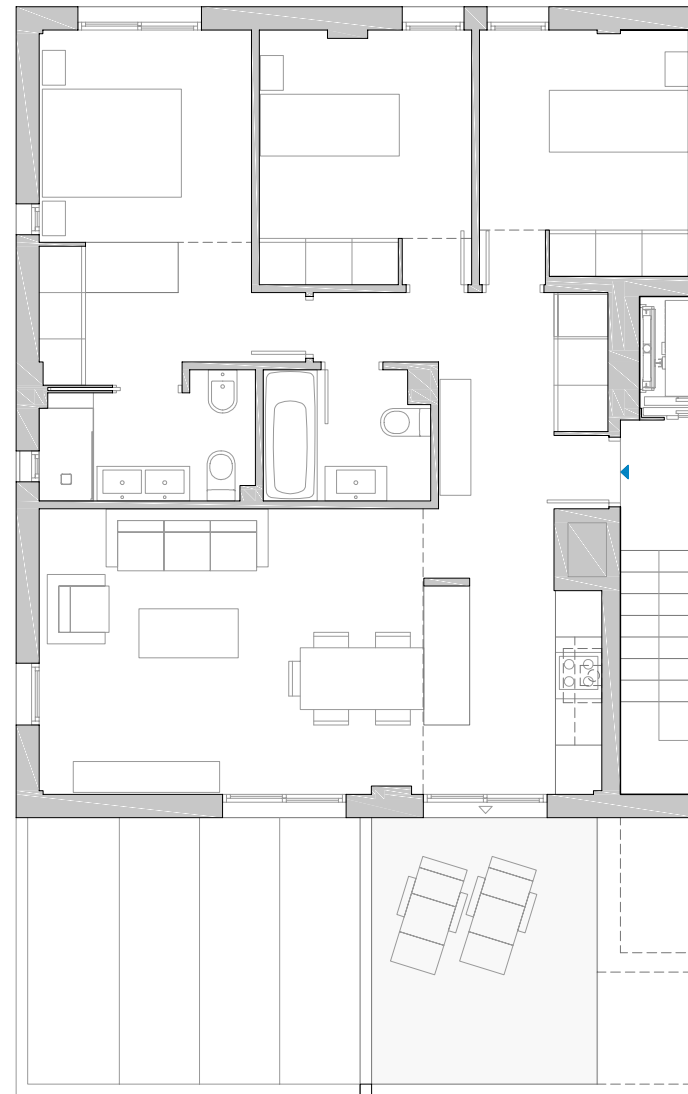
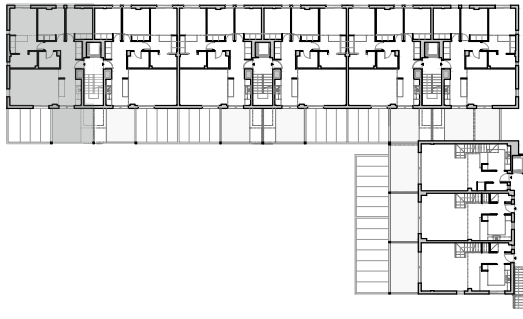
*Peaceful, family-friendly surroundings.*





# DOOR D FIRST FLOOR – A

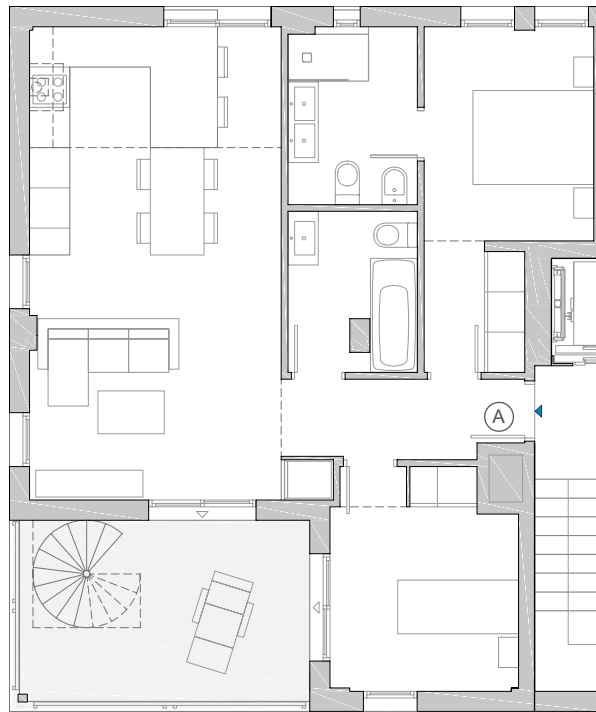
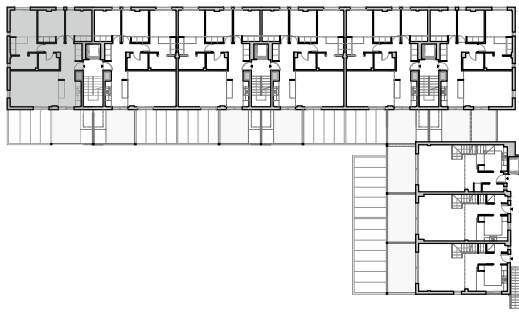
Usable living space	72 m <sup>2</sup>
Usable surface area 100% terraces	11 m <sup>2</sup>
Usable surface area of home + 100% terraces	83 m <sup>2</sup>
<b>Built surface area + P.P.Z.Z.C.C.</b>	<b>94 m<sup>2</sup></b>



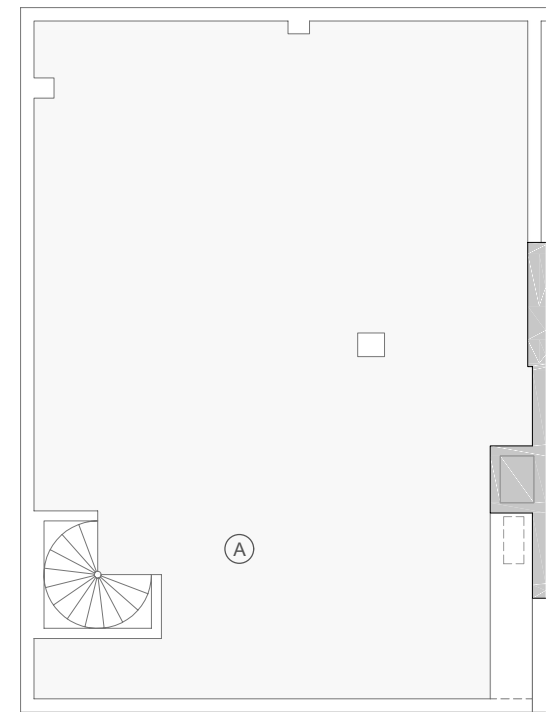
# DOOR D SECOND FLOOR – A



Usable living space	60 m <sup>2</sup>
Usable surface area 100% terraces	82 m <sup>2</sup>
Usable surface area of home + 100% terraces	142 m <sup>2</sup>
<b>Built surface area + P.P.Z.Z.C.C.</b>	<b>78 m<sup>2</sup></b>



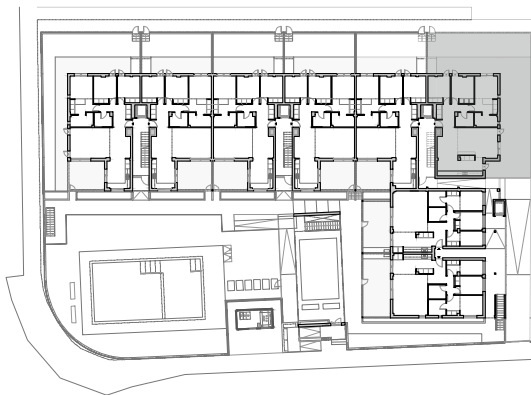
Second floor



Covered floor

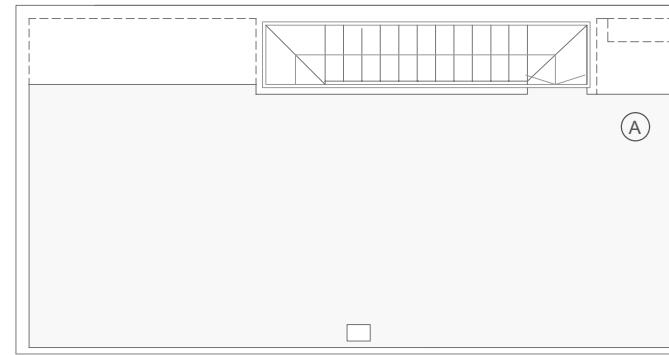
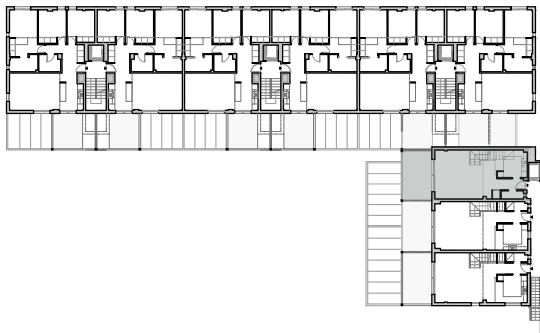
# DOOR B GROUND FLOOR – B

Usable living space	83 m <sup>2</sup>
Usable surface area 100% terraces	108 m <sup>2</sup>
Usable surface area of home + 100% terraces	191 m <sup>2</sup>
<b>Built surface area + P.P.Z.Z.C.C.</b>	<b>108 m<sup>2</sup></b>

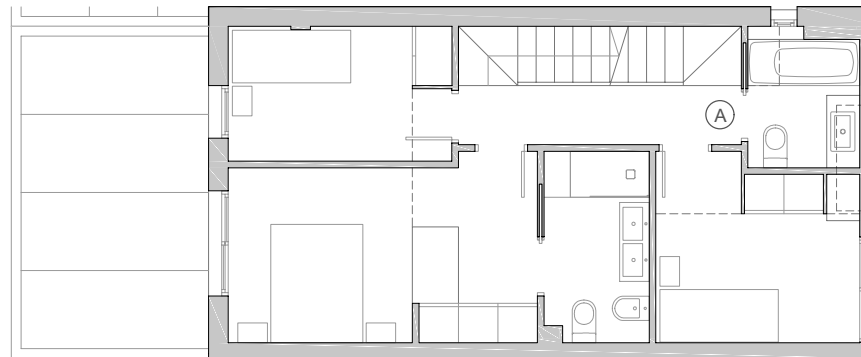


# DOOR A FIRST FLOOR - A

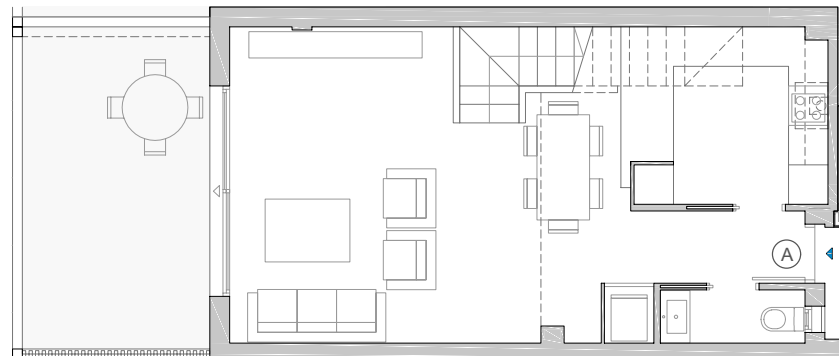
Usable living space	85 m2
Usable surface area 100% terraces	63 m2
Usable surface area of home + 100% terraces	148 m2
<b>Built surface area + P.P.Z.Z.C.C.</b>	<b>110 m2</b>



Covered floor



Second floor



First floor

## 04.SPECIFICATIONS





## CONSTRUCTION

### FOUNDATIONS AND STRUCTURE

- Foundation with footings and reinforced concrete perimeter walls.
- Reinforced concrete column structure.

### COVERS

- Trafficable roofs with top quality non-slip stoneware finish (RAL to be defined by D.F.).
- Non-trafficable roofs finished with gravel.

### FAÇADES

- Exterior façade composed of a ceramic cladding acting as a support for a SATE solution and lower areas with plinth finished in ceramic cladding (colors to be defined by D.F.).

### PAVEMENTS

- Interior pavement of porcelain stoneware of first quality and approximate measures of 60x60cm. Skirting boards to match the pavement. Depending on the degree of progress of the promotion, possibility of choosing between three pre-selected color options by D.F.
- Exterior pavements of top quality non-slip porcelain stoneware.

## FINISHES

### EXTERIOR CARPENTRY

- PVC exterior carpentry, with watertight closing, folding, tilt and turn or sliding according to rooms.
- Double glazing with air chamber.
- Blinds in all the carpentries of the house, except kitchens.

### INTERIOR PARTITIONING

- Interior distribution of housing with laminated plaster partition walls on self-supporting metal structure with interior rock wool insulation.
- Separation between dwellings, and between these and the common area, made of ceramic brick or concrete blocks, to be defined by D.F., lined on both sides with self-supporting laminated gypsum board, with interior insulation.

### INTERIOR CARPENTRY

- Interior doors in MDF board with white lacquered paint finish.
- Reinforced entrance door to the house, with security lock.
- Modular built-in closets, according to floor plan layout, with hinged or sliding doors, as required.

### INTERIOR LININGS

- Kitchens, bathrooms and laundry rooms tiled with top quality ceramic tiles, combined with walls finished with smooth paint. Depending on the degree of progress of the development, there is a choice of three pre-selected color options by D.F.
- Plastic paint with smooth finish on vertical and horizontal surfaces.



## EQUIPMENT

### GENERAL FACILITIES

- Electrical installation according to Low Voltage Electrotechnical Regulations.
- Downlights in kitchen, bathrooms and corridors.
- Video intercom in each house with access control to the entrance..

### KITCHEN

- Furnished with high and low furniture of great capacity.
- Worktop and cabinet fronts of compact quartz or similar.
- Complete equipment of top brand appliances with induction or vitroceramic hob, oven, microwave, extractor hood, panel refrigerator and panel dishwasher.

### SANITARY WARE AND FAUCETS

- Shower tray in main bathroom.
- Enameled steel bathtub in secondary bathroom.
- Base cabinet with built-in sink.
- Single lever faucet in chrome finish.

### AIR CONDITIONING AND DOMESTIC HOT WATER

- Aerothermal system for the production of domestic hot water and air conditioning of the house.
- Installation of ducted air conditioning.

## VARIOUS

### COMMON AREAS

- Landscaped outdoor recreation area planted with native species of low water consumption.
- Swimming pool with saline chlorination and solarium area.
- Community garage with automatic access door with remote control.
- Elevator in all the portals.
- Gymnasium.

### OPTIONAL

- Depending on the degree of progress of the promotion and according to conditions to be defined, customers will be able to choose: Shower enclosures / Home automation / Electric vehicle recharging point / Artificial grass on private terraces / Motorization of blinds in living room and master bedroom / Installation of mirror with LED lighting in bathrooms.

### ENERGY CERTIFICATION

High energy efficiency

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 The data included in this quality report are subject to possible modifications due to commercial, legal or technical requirements. The specific brand and model of each product are given for guidance purposes, so that the products mentioned may be replaced by others of equivalent quality in the event of commercial (including product distribution), legal or technical requirements that make this advisable.

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anahata  
ibizahomes

