

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

CAN MISSES - IBIZA



RESIDENCIAL
NERIUM

BUILDING 2 - 4 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







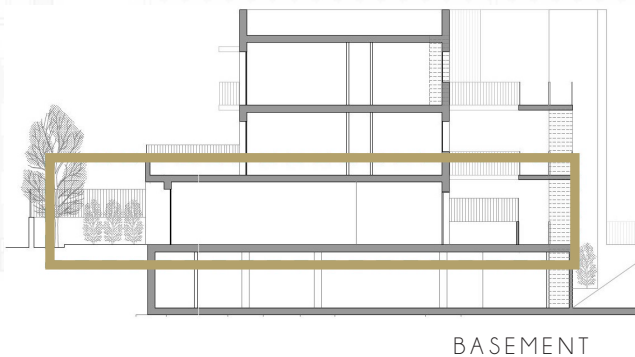
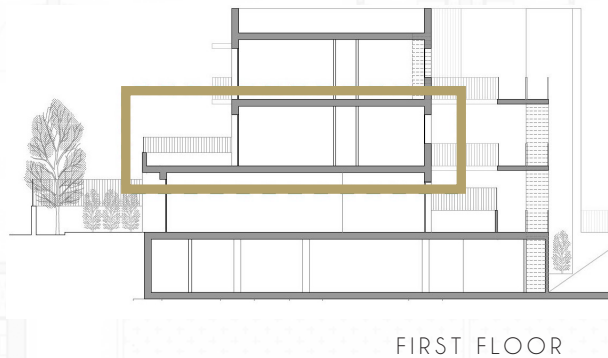
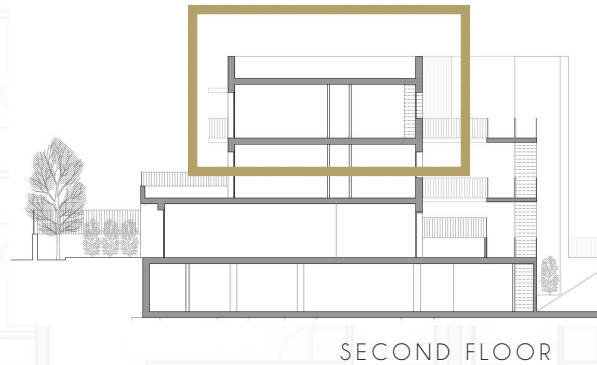






/BUILT AREAS

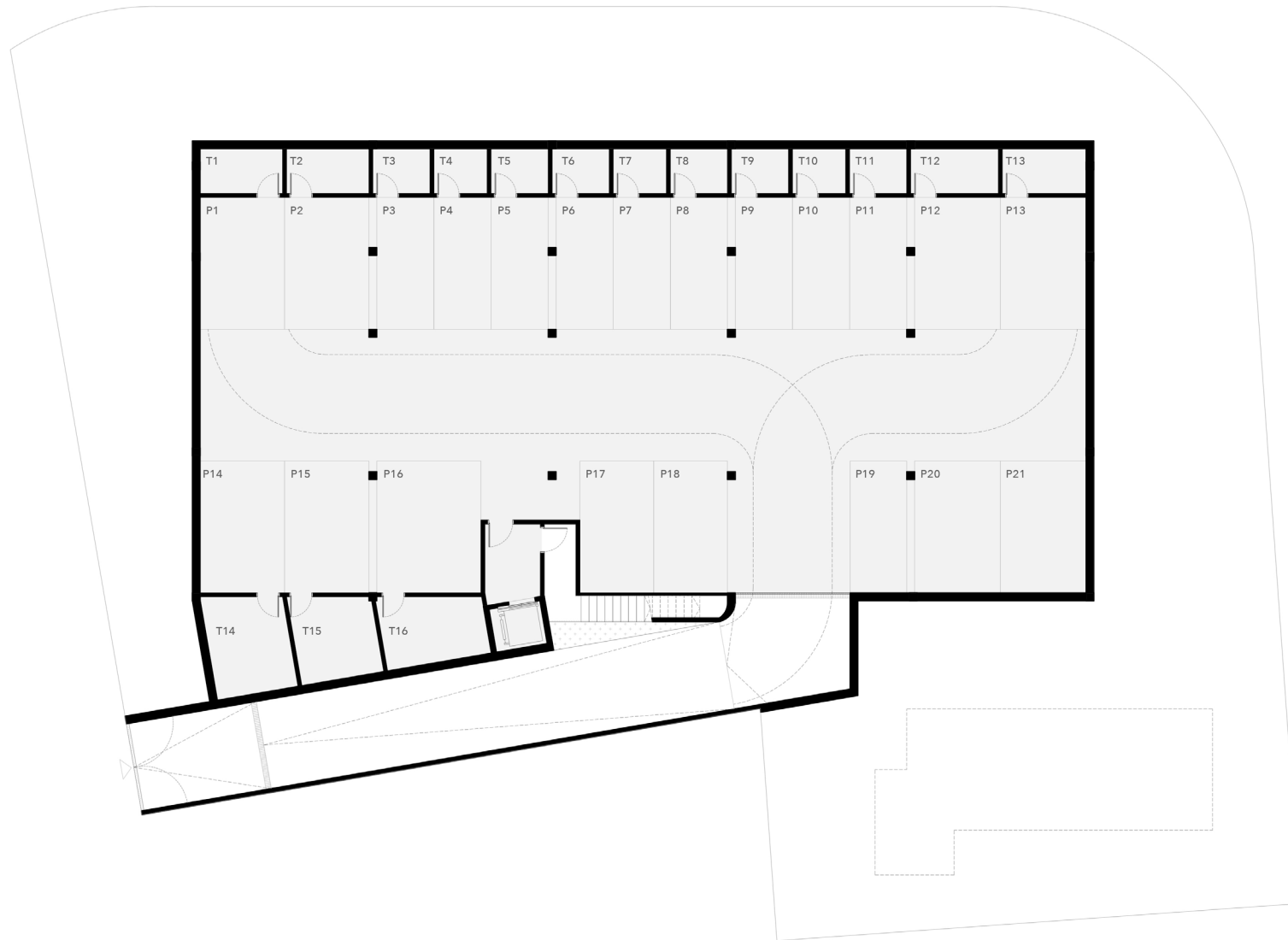
LAYOUT



FLOORS	BUILT AREA (m2)	DWELLINGS				OTHERS	
		1BR	2BR	3BR	4BR	PKG	STG
Basement - PS	745,56					21	16
Ground Floor - PB	1.316,12			4	1		
First Floor - P1	562,41			4			
Second Floor - P2	428,52			4			
Terrace - PC	375,84						
TOTAL	3.428,45	0	0	12	1	21	16

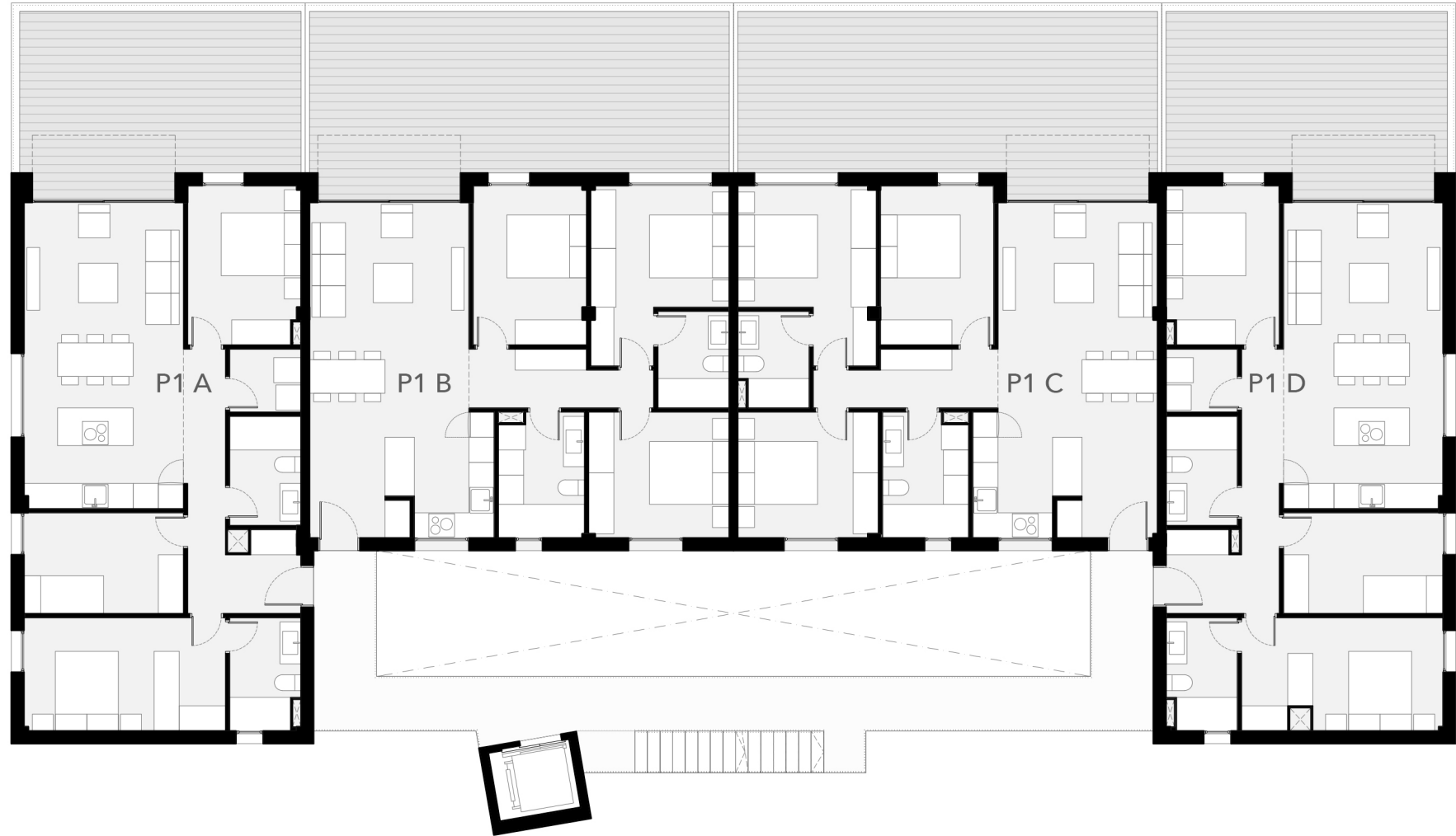
TOTAL

AREAS	BUILT AREA (m2)
Basement (circulation zone, ramps, waste area...)	342,27
Storage Rooms	112,02
Parking Lot	291,27
TOTAL UNDER GROUND LEVEL	745,56
Gardens (communal)	306,59
Terrace (communal)	160,33
Walkway + Staircases	134,94
Gardens (private)	412,76
Terraces and Balconies	435,75
Dwellings	1.232,52
TOTAL ABOVE GROUND LEVEL	2.682,89
Total Private Area	2.081,03
Total Communal Area	601,86
Average m2 per Dwelling	206,00
TOTAL BUILT AREA	3.428,45

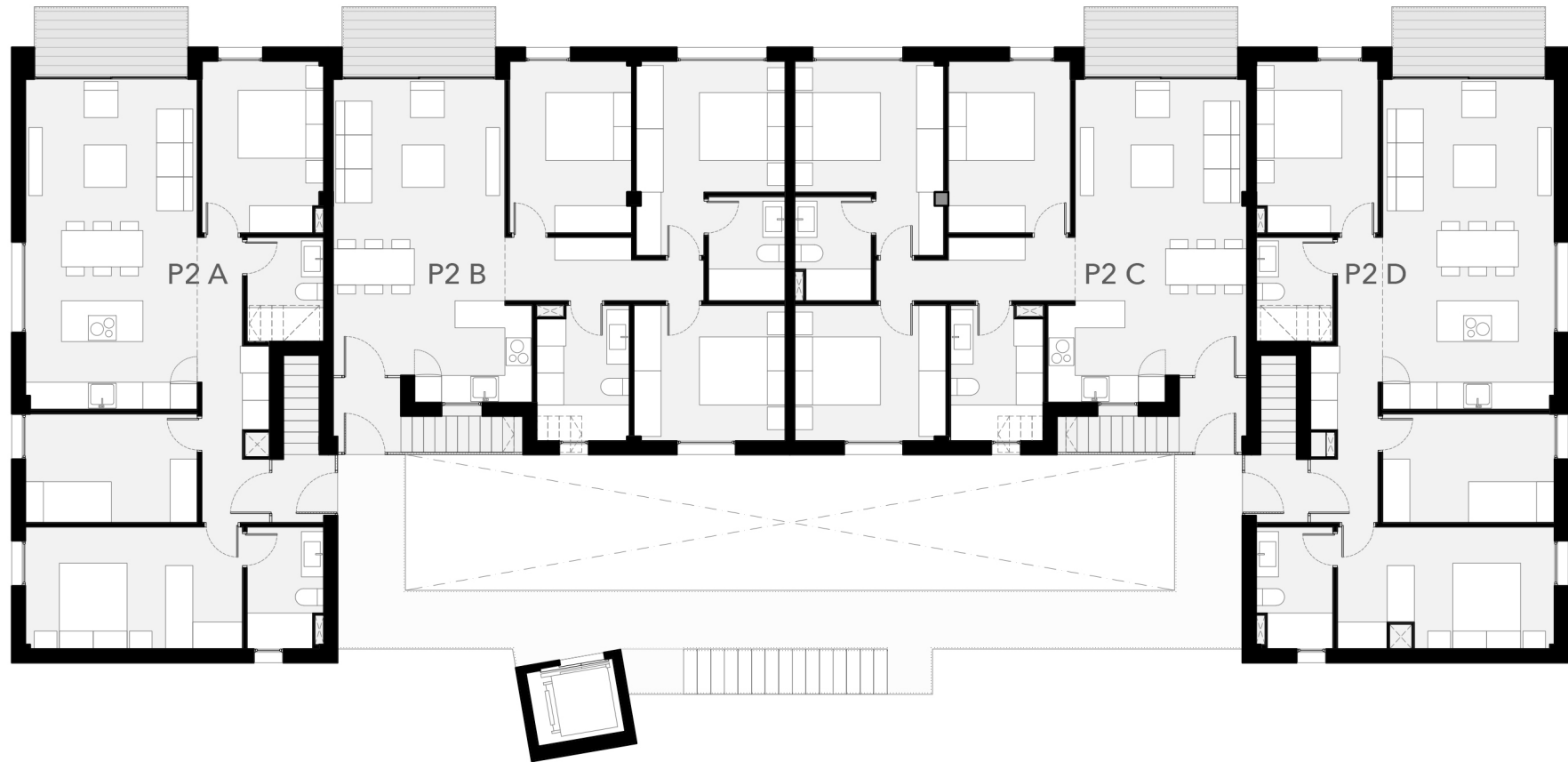


BASEMENT

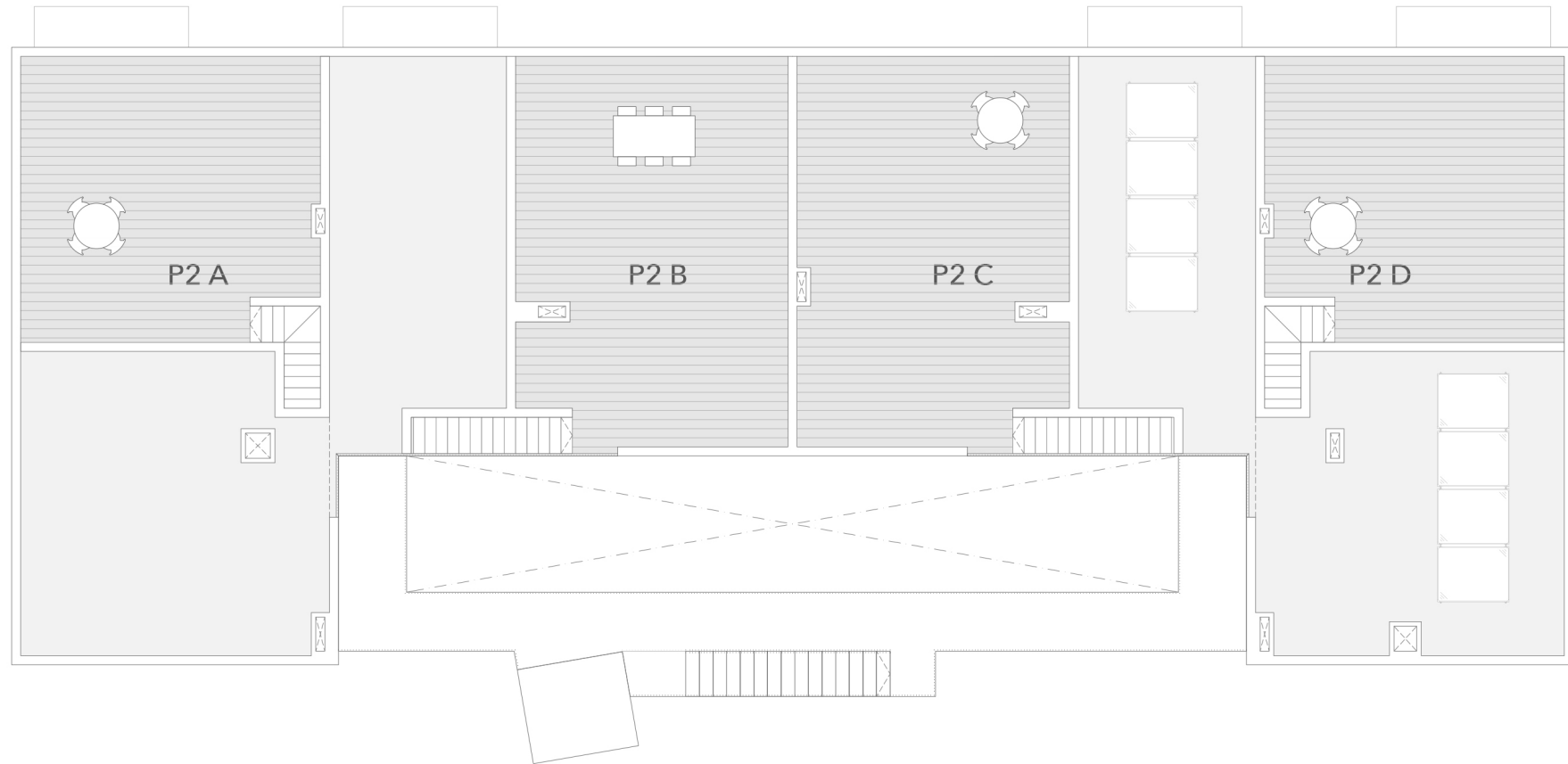




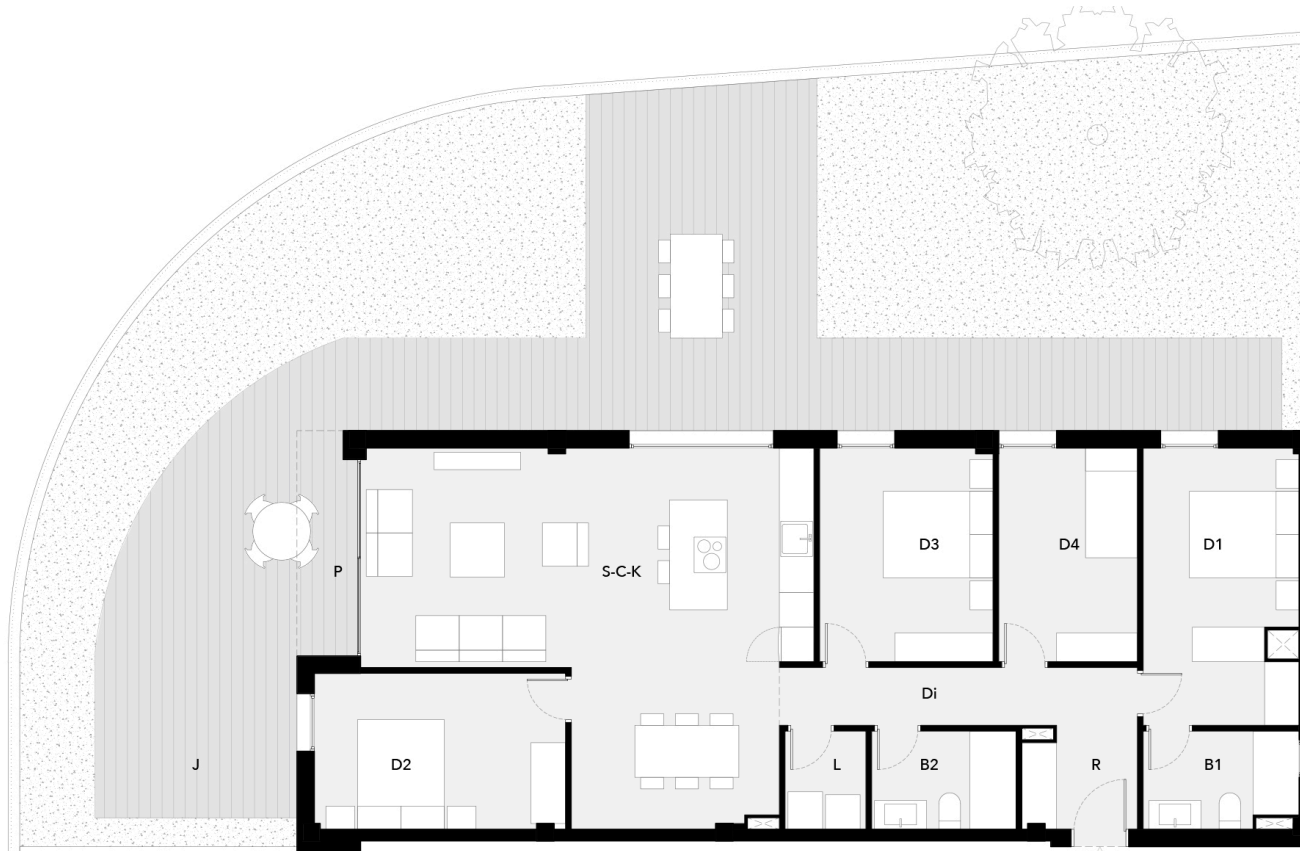
FIRST FLOOR



SECOND FLOOR

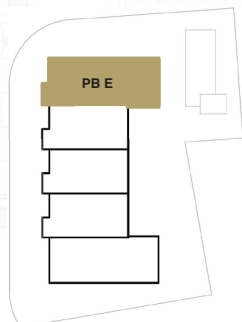


TERRACE

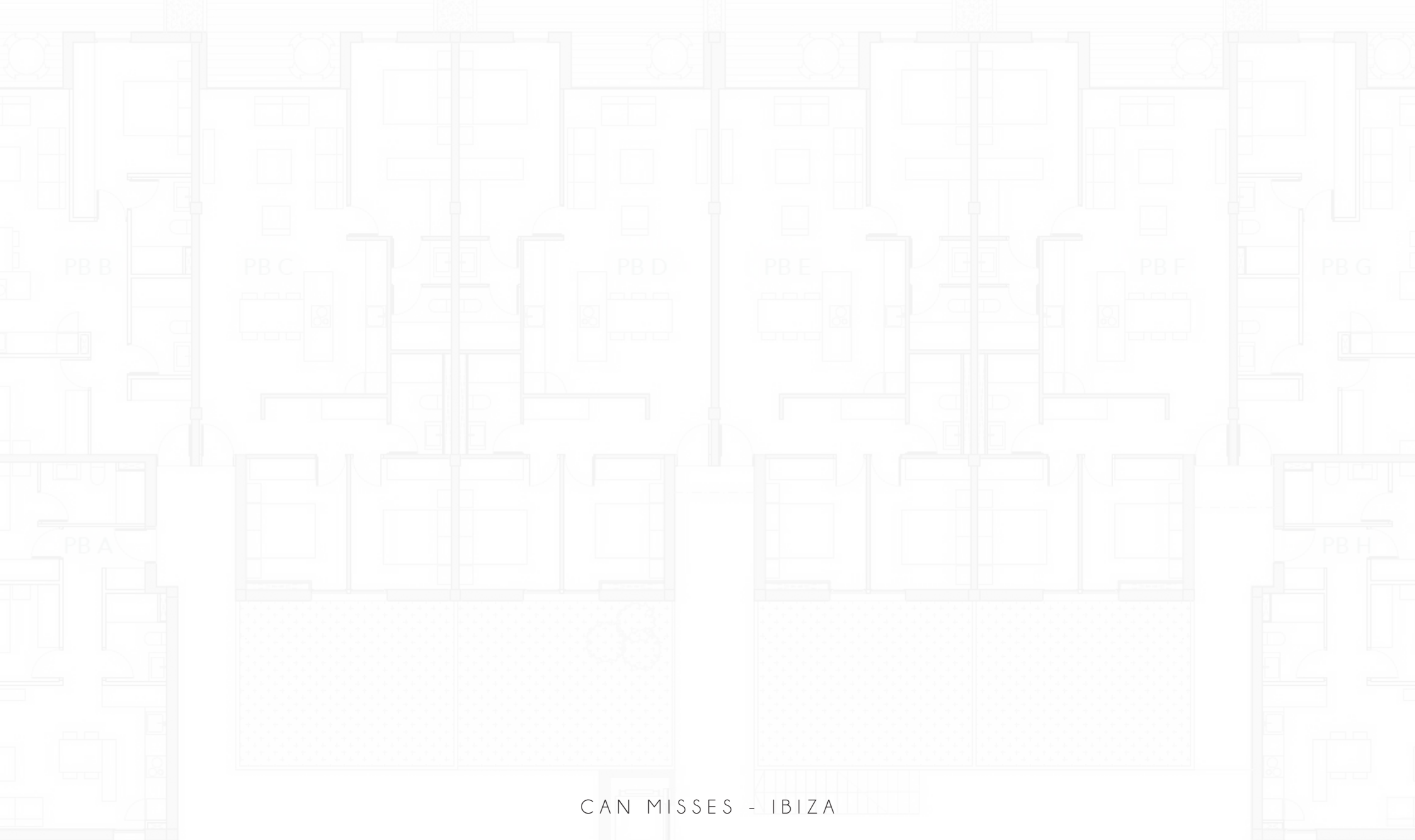


/GROUND FLOOR

TYPOLOGY 3 **PB E**



AREA	LIVING AREA (m2)	AREA	LIVING AREA (m2)
S-C-K: Living Room - Kitchen - Dining Room	39,65	B1: Bathroom 1	4,39
L: Laundry Room	2,38	B2: Bathroom 2	4,25
D1: Bedroom 1	12,59	R: Hall	3,42
D2: Bedroom 2	11,75	Di: Hallway	6,20
D3: Bedroom 3	11,07	P: Porch	3,97
D4: Bedroom 4	8,88	J: Garden	149,22
TOTAL BUILT AREA	125,50	TOTAL EXTERIOR LIVING AREA	153,19



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