

## Wonderful villa for sale in Santa Eulalia



**Price: 3.300.000 €**

### GENERAL INFORMATION

Property Ref:	CW-N-F-330	Category:	Villas
Location:	Santa Eulària des Riu	Area:	Can Rimbau
N. Bedroom:	5	N. Bathroom:	5
M <sup>2</sup> Property:	965	M <sup>2</sup> Inside:	500



This property is not for sale until the energy certificate has not been submitted.

### DESCRIPTION

Located in the beautiful municipality of Santa Eulària des Riu, within the exclusive area of Can Rimbau, this exceptional property offers the epitome of luxurious living. Boasting five bedrooms and five bathrooms, this residence is set amidst a sprawling 965 square meters of land, with a substantial 500 square meters of carefully designed living space inside.

Architecturally, this house represents a perfect blend of modern elegance and structural integrity. Its structural framework is a harmonious mix of reinforced concrete slabs and robust metal pillars, ensuring both mechanical strength and safety, alongside a keen focus on durability, economy, and

structural modulation. Rest assured, it fully complies with essential safety and fire resistance regulations.

One of the standout features of this house is its passable roof. Comprised of several layers adorned with stunning bamboo wood, it doesn't merely provide shelter; it creates an architectural statement. The external enclosures of this residence are solid brick walls, enhanced with thermal insulation for both comfort and energy efficiency.

In below-grade areas, you'll find reinforced concrete walls fortified with waterproofing, providing the utmost protection and stability. Inside, partition walls are thoughtfully crafted from double laminated plasterboard, further adorned with acoustic insulation to ensure peace and tranquility in every room.

The attention to detail extends to the coatings used throughout the house. Vertical walls display a variety of finishes, including textured white lacquered MDF panels and bamboo boards, ensuring both aesthetic appeal and durability. Bathrooms and the kitchen feature continuous microcement or similar coatings, adding a touch of modernity to these spaces.

Flooring is another area of architectural excellence. Inside, you'll walk on smooth microcement flooring, which not only looks elegant but is also practical. Outdoor spaces feature microcement or similar continuous flooring, while the pool area is graced with exquisite bamboo wood flooring. Garden areas are thoughtfully covered with prefabricated concrete slabs, combining style and functionality.

Carpentry in this house is a testament to both aesthetics and security. External windows and doors are constructed from high-quality aluminum with a Corten steel finish, complete with double-glazed climalit windows for the perfect blend of beauty and strength. Internal spaces are adorned with white lacquered doors and modular wardrobes, adding a touch of sophistication and organization to your living space.

Efficiency and sustainability take center stage when it comes to facilities. The electrical installation covers all modern needs, including satellite dishes, telephone and TV sockets, RJ45 sockets, and quality mechanisms. The climate control system utilizes advanced VRV technology and underfloor heating, ensuring the ideal living environment year-round. Efficient heat generators and hot water recirculation systems contribute to energy savings. Rainwater is collected and used for various purposes, highlighting a commitment to sustainability.

The pool, a focal point of luxury and relaxation, is meticulously designed for both efficiency and ease of maintenance. Lighting is seamlessly integrated with the architecture, enhancing the beauty of the space and utilizing energy-efficient LED technology.

Luxurious bathroom features include white suspended toilets, Corian shower trays, and high-quality taps, reflecting both style and functionality. The kitchen is a masterpiece, featuring an integrated sink in a Corian countertop and premium Gaggenau appliances that guarantee culinary excellence.

This remarkable property embodies a perfect blend of architectural beauty, structural excellence, and sustainability, making it a dream home in the enchanting locale of Can Rimbau. Please note that while the document mentions specific brands and models, the final choices may vary, allowing for personal preferences and product availability at the time of construction. This house isn't just a residence; it's an architectural masterpiece and a symbol of modern living.



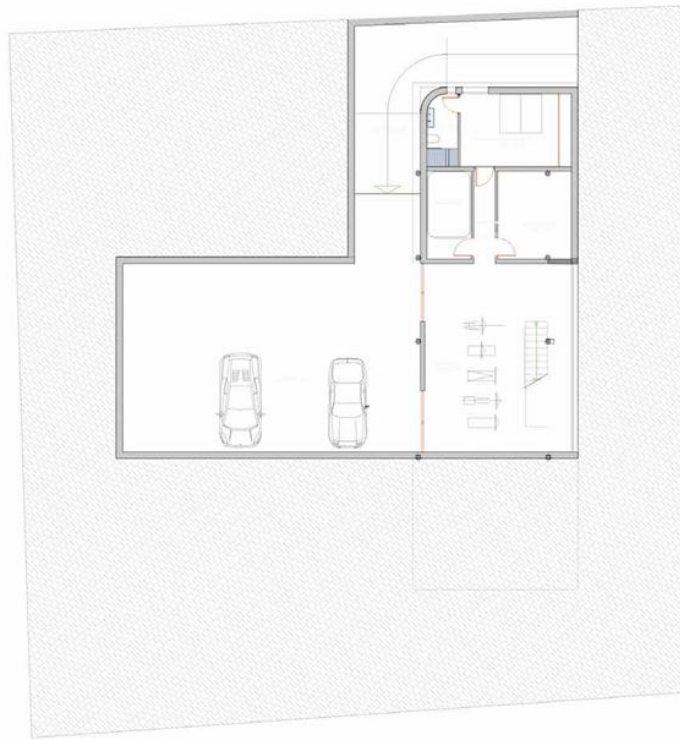












PROYECTO BÁSICO DE VIVIENDA UNIFAMILIAR EN IBIZA  
EN CALLES COUBRE - DEL ESTORNINO SANTA FULACIA DEL RÍO - IBIZA

PLANO  
DISTRIBUCIÓN Y AMUEBLAMIENTO  
PLANTA SÓTANO

PROYECTISTA	ARQUITECTO	REVISOR	FECHA
DESARROLLOS VISTA ALEGRE S.L.	BERNARDO DE CASTRO	1/75	MAR 2017

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