Building land in the center of Santa Eulalia for 63 apartments



Price: 7.000.000 €

GENERAL INFORMATION

Category:	Land		
Location:	Santa Eulalia	Area:	Santa Eulalia
N. Bedroom:	126	N. Bathroom:	126
M^2 Property:	7100	M^2 Inside:	7100m^2

DESCRIPTION

Urban plot in old town from Santa Eulalia only 3 minute to the beach (licence have to be renewed).

The Underground with 213 parking spaces.

Ground floor built 1869 m2 flats and premises

1 st floor built 1819 m2

2 st floor built 1819 m2

3 st floor 3 bedrooms penthouse utility 1613 m2
Penthouse duplex plus 821

Selling price:

213 parking X 10.000 - 15.000 EU

63 Apartments x 350.000,- average

8 local comercial 300.000,- each

Sale Price

2.130.000,- Parking

22.050.00,- Apartments

2.400.000,- Local

Total . 26.580.000,-

Purchase costs

Price : 7.000.000,- euro asking price plus 10% Purchase costs

Construction costs 6.000.000,- to 7.000.000,-

Total cost 13.000.000,-

Total vp : 26.580.000,- (on Plan)

The bank finances the construction!

There is no new development in Ibiza sells immediately under project 30% first year , 2 º e year 40% built fleche sold remaining 30% with updated prices true 2019.

These is the exact location of the plot!!

Calle de Sant Josep, 23

Please contact Christian Wolf for more details or a viewing!!!!!

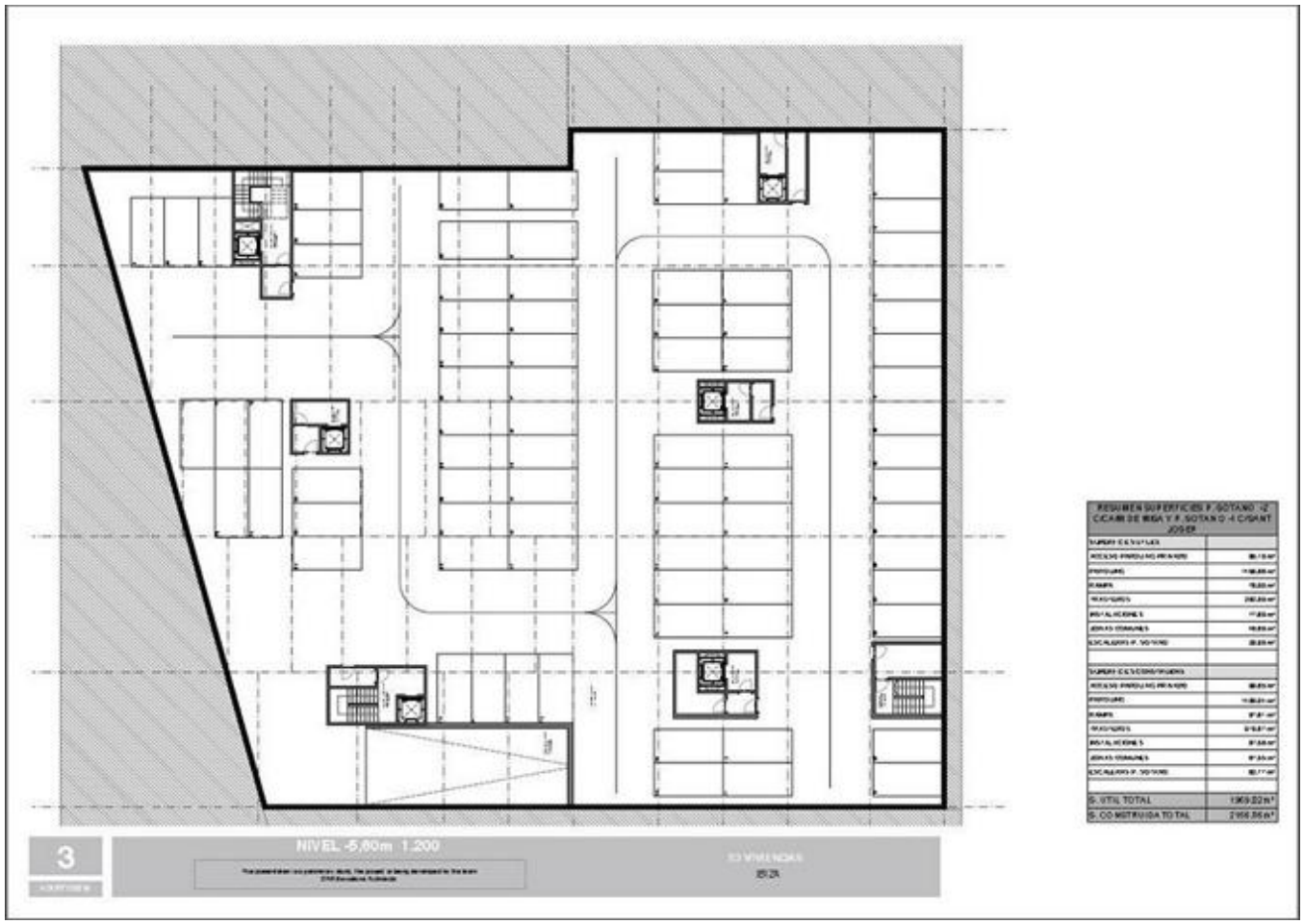


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VISTA

63 VIVIENDAS

IBIZA



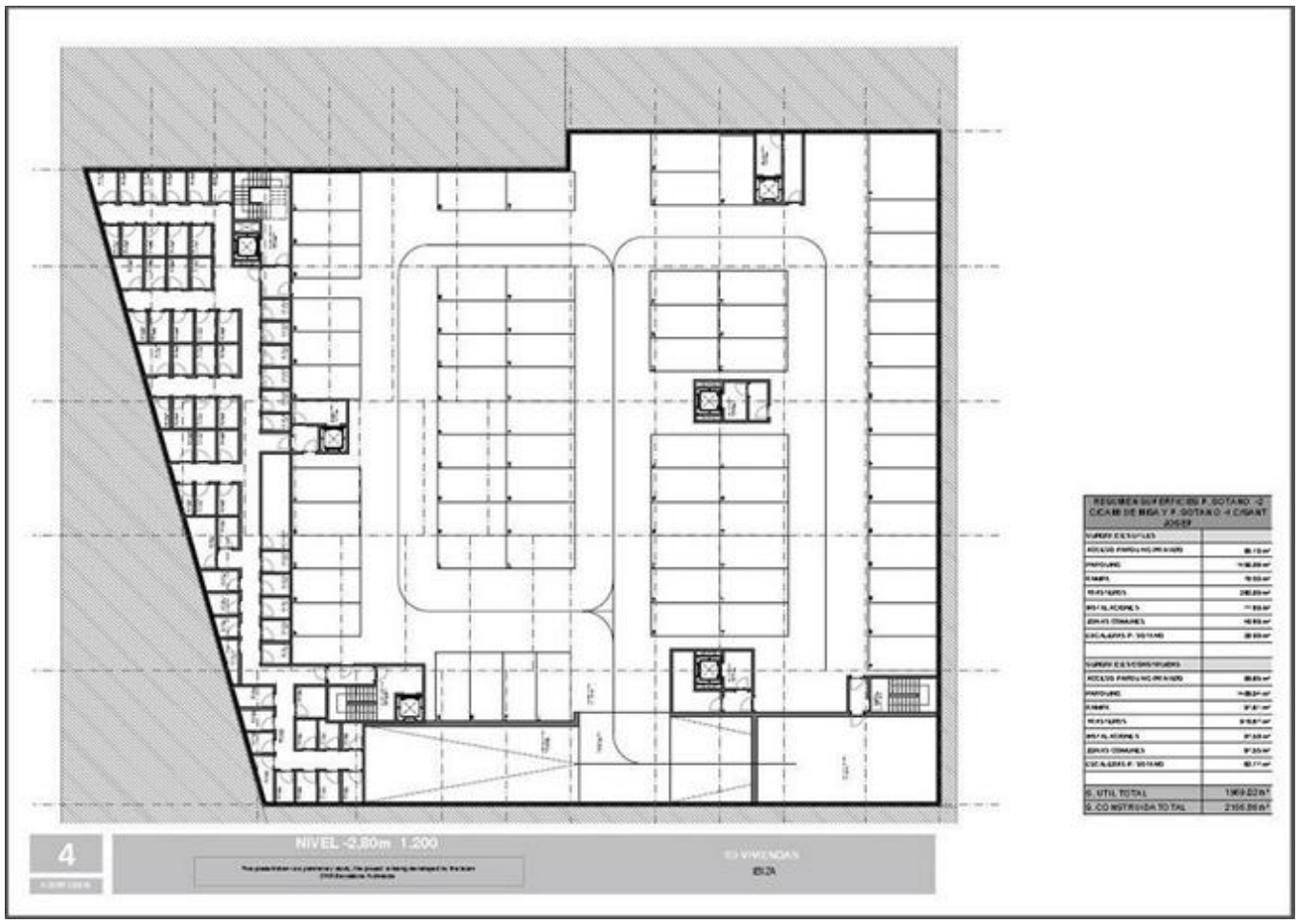
3

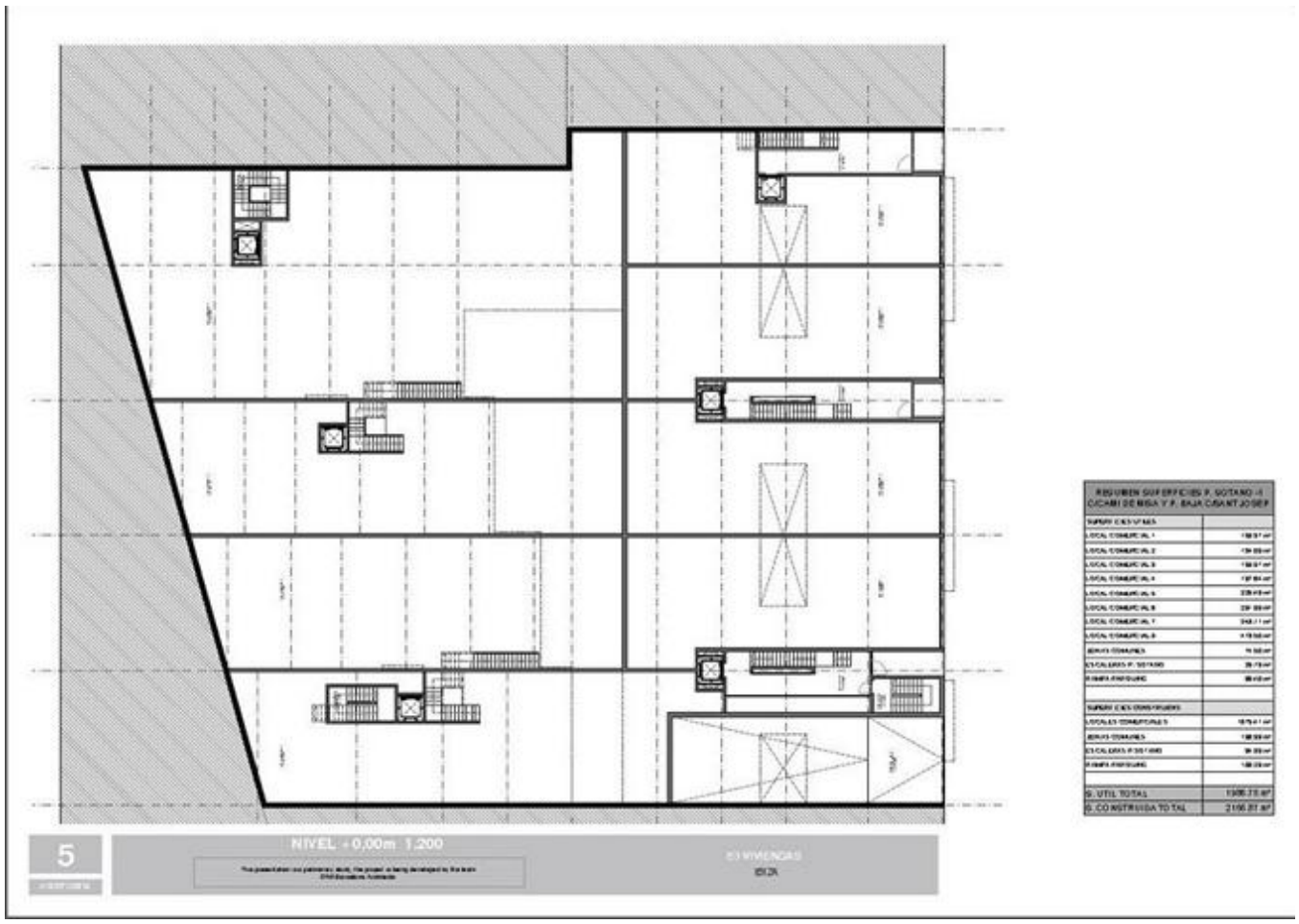
NIVEL -5,60m 1:200

63 VIVIENDAS

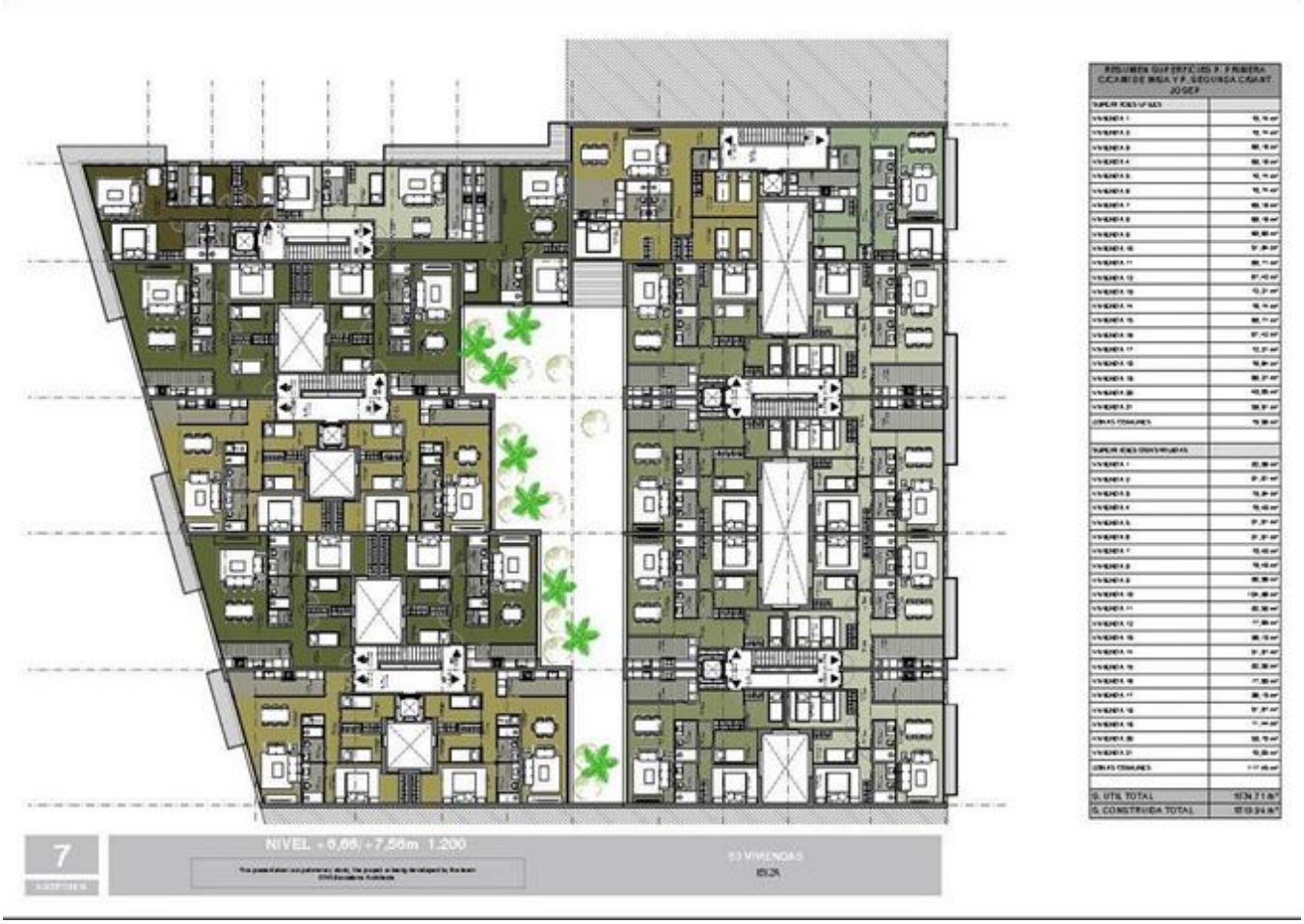
IBIZA

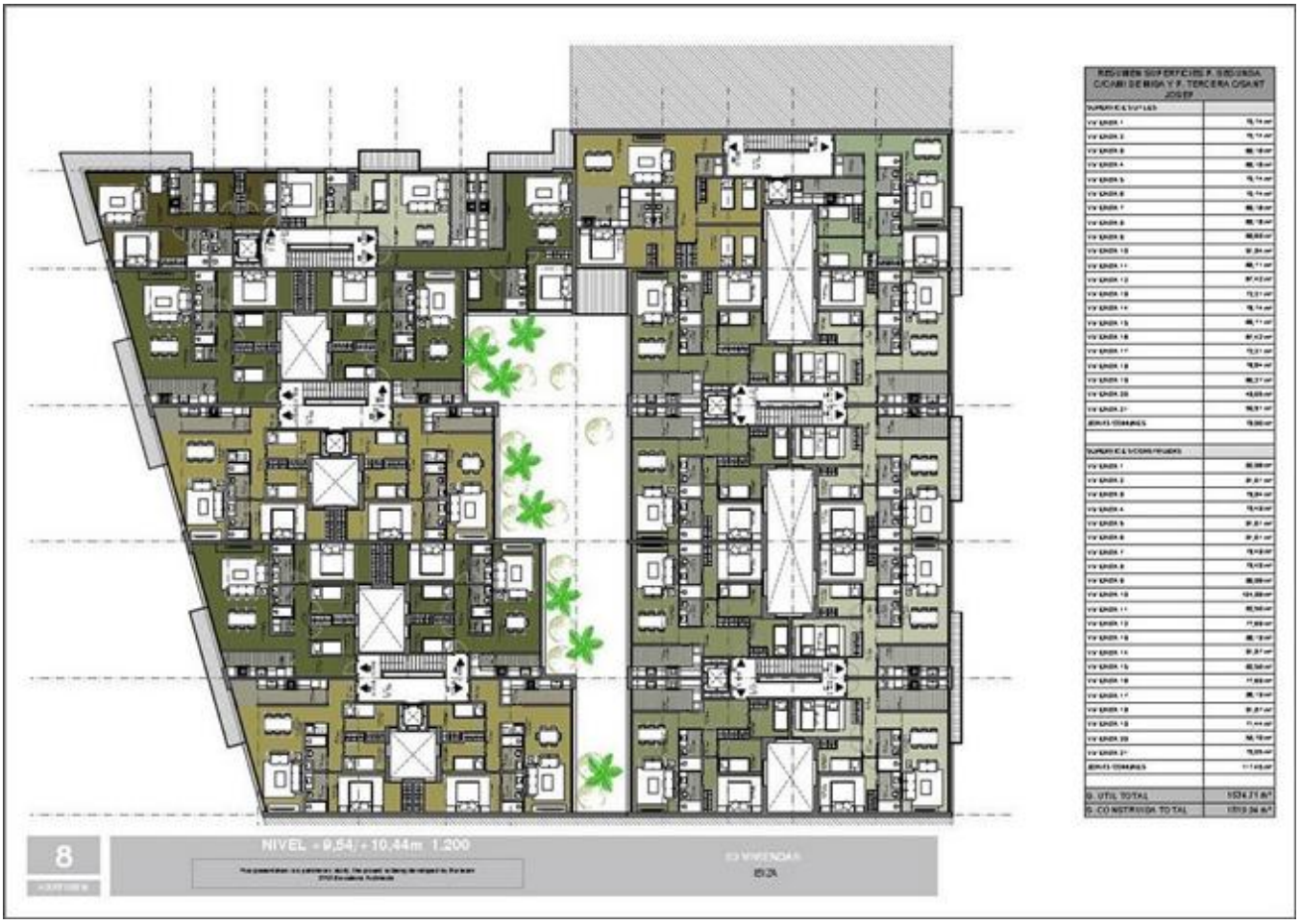
RESUMEN SUPERFICIES P.SOTANO -2 CICARA DE RIGA Y P. SOTANO -1 CISANT JOSEP	
S. UTIL TOTAL	1369.22 m²
S. CONSTRUIDA TOTAL	2166.86 m²


4
NIVEL -2,80m 1:200
EDIFICIO VIVIENDAS
IBIZA


5
NIVEL +0,00m 1:200
EDIFICIO VIVIENDAS
IBIZA

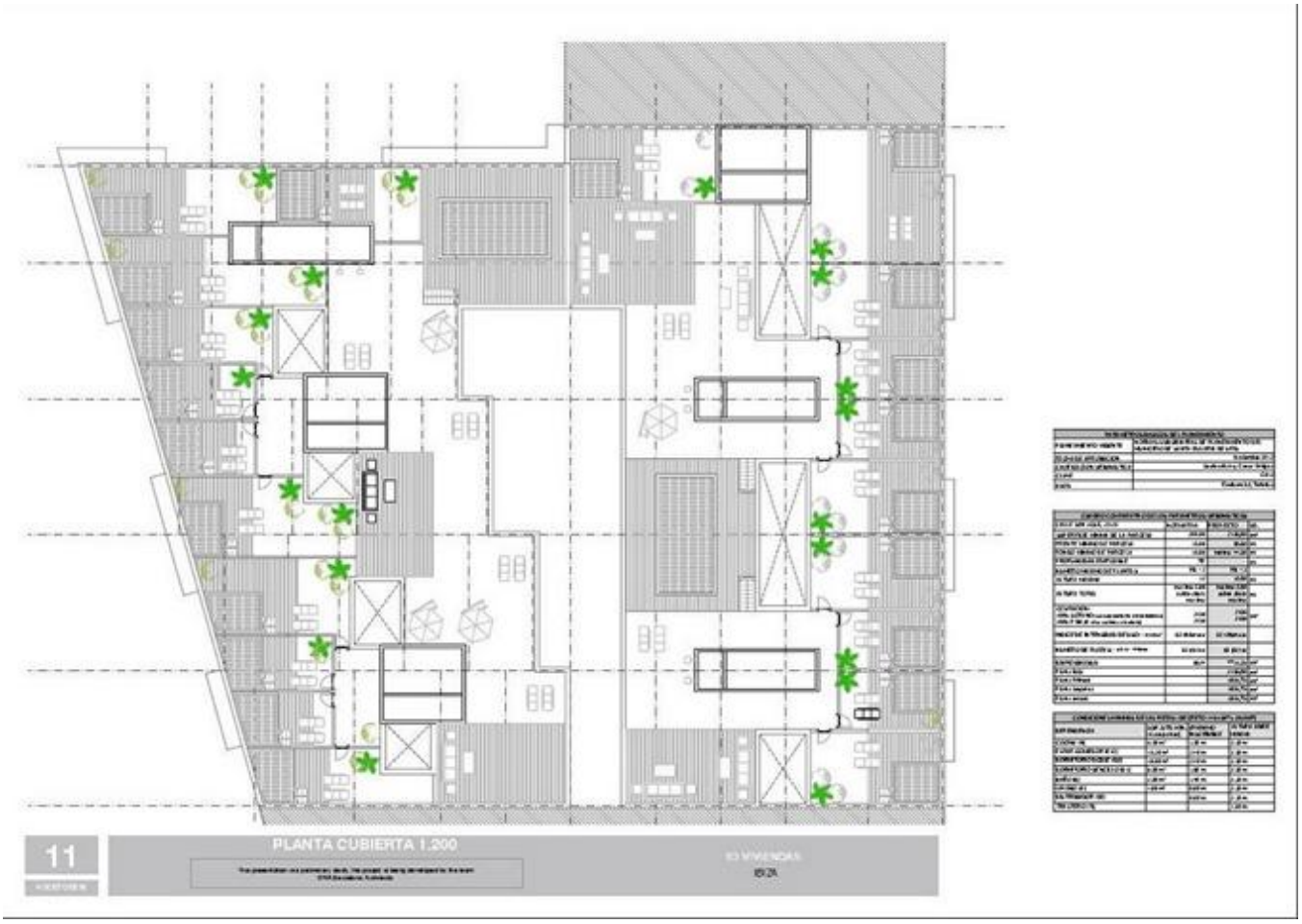

6
NIVEL +3,78m 1:200
63 VIVIENDAS
65 P

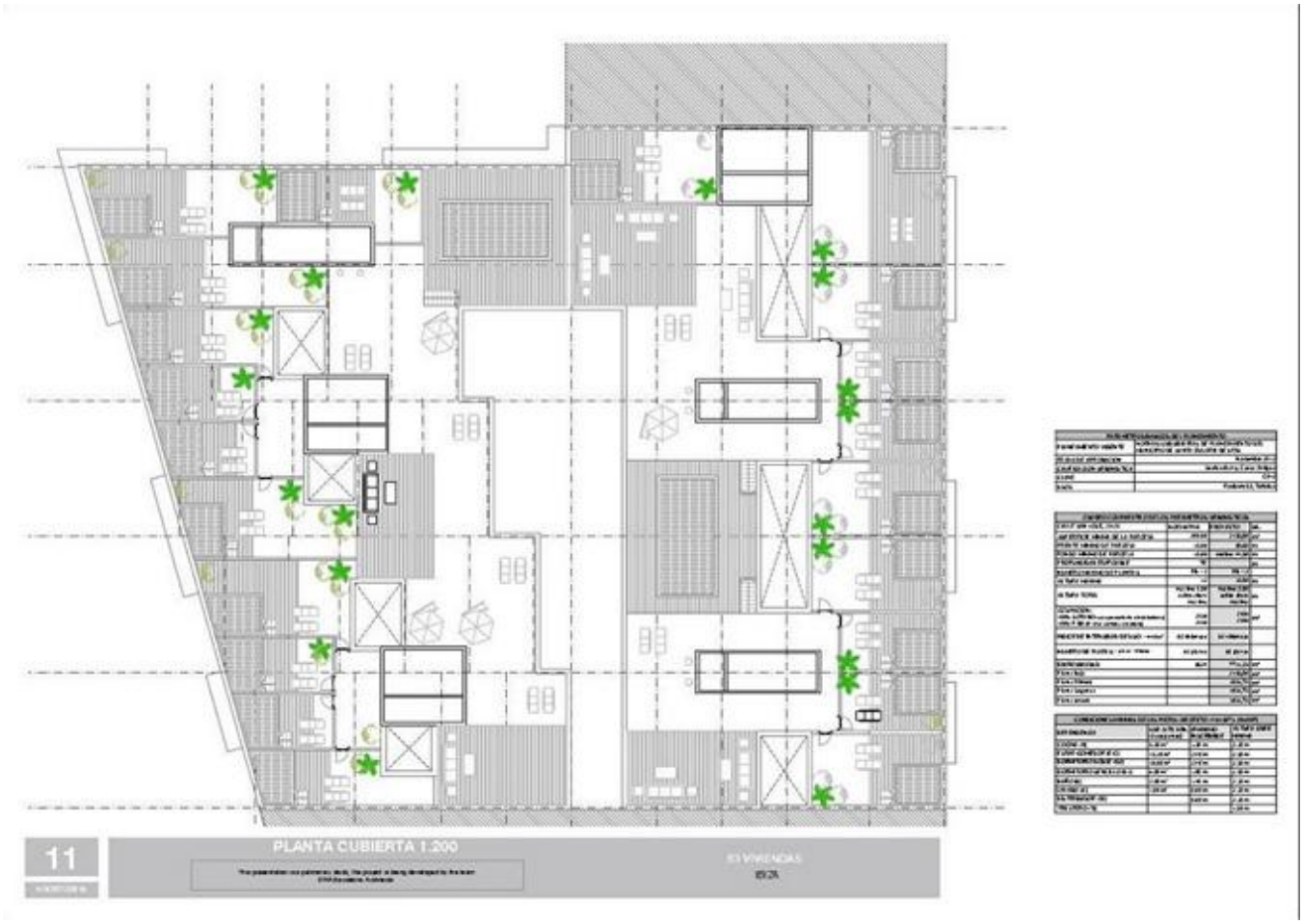

7
NIVEL +6,68/+7,58m 1:200
63 VIVIENDAS
65 P

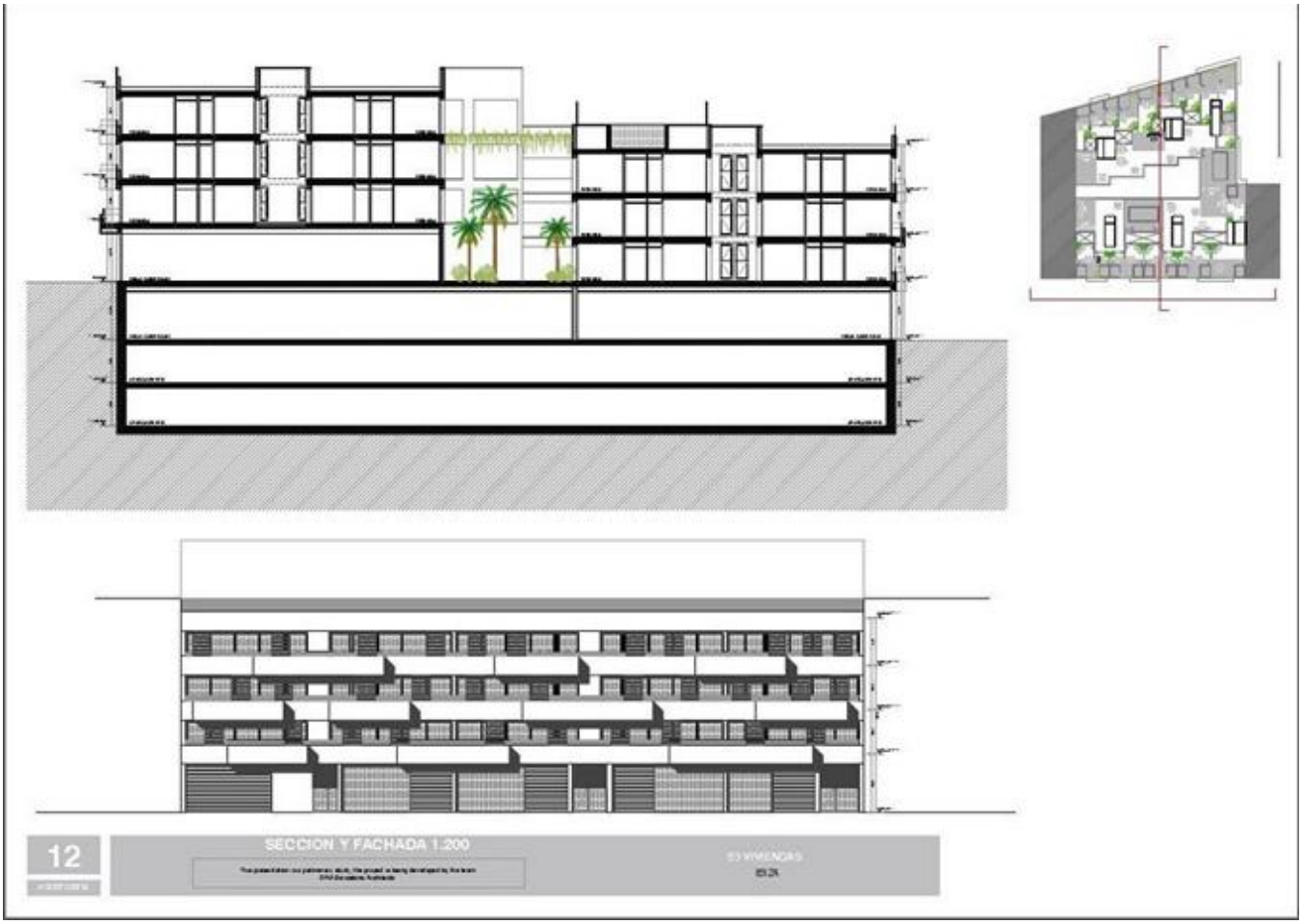

8
NIVEL +9,54/+10,44m 1.200
EDIFICIO VIVIENDAS
IBIZA


9
NIVEL +12,66/+13,32m 1.200
EDIFICIO VIVIENDAS
IBIZA


10
NIVEL + 16,66 1.200
63 VIVIENDAS


11
PLANTA CUBIERTA 1.200
63 VIVIENDAS


11
PLANTA CUBIERTA 1:200
83 VIVIENDAS
ES 2A


12
SECCION Y FACHADA 1:200
83 VIVIENDAS
ES 2A



13

FACHADAS 1.200















14

TIPOLOGIAS 1.100


15
TIPOLOGIAS 1.100


16
TIPOLOGIAS 1.100









17

TIPOLOGIAS 1.100

63 VIVIENDAS
IBIZA



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FOTOMONTAGE

63 VIVIENDAS
IBIZA



22

VISTA

15 VIVIENDAS
IBIZA



23

VISTA

15 VIVIENDAS
IBIZA

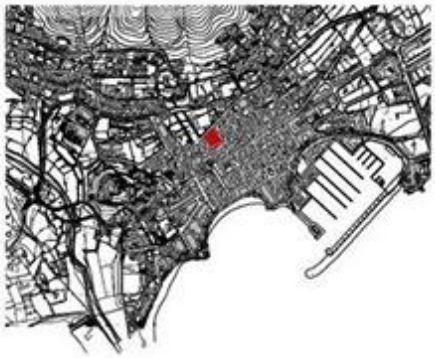


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VISTA

63





PLANEAMIENTO VIGENTE	
CLASIFICACIÓN	
CALIFICACIÓN URBANÍSTICA	
SUPERFICIE	

SUELO		
ALTURA MÁXIMA		
ALTURA TOTAL		
EDIFICABILIDAD		
USO		
Planta Baja		
Planta Primera		
Planta Segunda		
Planta Ático		

2

PLANO SITUACIÓN 1.

63