

Pure Ibiza spirit.

PRIVATE PRE-SALE

TARIDA
TYPE A



N
NCALMA
HOMES

*The images in this document
are non-contractual

Our properties are located in Cala Tarida, one of the mythical western beaches of the island of Ibiza, where you enjoy the sun, white sand, turquoise waters and of course, some breathtaking sunsets.

A sheltered bay that retains the charm of the past and remains a paradise. It also has good facilities and services, rental chairs, umbrellas and shops, as well as several bars like Ses Eufabies to enjoy the rich Ibizenca cuisine.

At the right end of the beach there is a small Cove opposite the islet of Sa Sabata (the shoe) and opposite this, in the shelter of rocks, a few typical fisherman houses (houses varadero) are concentrated. A quiet and family friendly beach a few kilometers from Ibiza beach. It is 15 minutes from Sant Josep and 20 minutes from San Antoni.

Clear and warm waters in light blue and turquoise



THE PROPERTY

Amenities

134 Villas type a / 15 villas type b

100 M2

Plot of 250 to 500 m2

Aerothermal

2/3 Bathrooms

3 Doubled rooms

180° sea/mountain view

8 Pools

Private security

Private parking

*Private pool

*Private jacuzzi

*Consult additional cost and possibility



Ecological community gardens with native vegetation



Luxury community spaces Integrated in the complex

- Top quality Ibiza style materials
- Community pools by groups
- Exterior area with vegetation and sea view
- Community gardens
- Water areas, with overflowing sheets.
- Native vegetation



GARDEN



MASTER ROOM - FIRST FL.

Island life like
you've always
dreamed of...



BATHROOM SAMPLE - GROUND FL.

PURE IBIZAN SPIRIT



STAIRS



LIVING ROOM 1





TERRACE - GROUND FL.



ROOFTOP



GARDEN (NIGHT)



ROOFTOP (NIGHT)

We make it easier



Housing pre-reservation

To reserve your home in Tarida by Ncalma Homes it is necessary to pay 10,000 euros, which will be subtracted from the amount of the first payment upon signing the home purchase agreement. If you finally decide not to go ahead with the purchase, we will refund this amount without any commitment. Check with us the payment schedule and our financing options.

Discounts

At Ncalma Homes we want to make things easy. That is why we will manage the suppliers, and contract for you, different products and services to add to your home. So that you can acquire them with interesting discounts

We make it easier

Custom-made

We know that not all clients are the same. Therefore, we offer to personalize the house by choosing between 2 decoration styles: Raw or Contemporary. In addition, the house can be equipped with optional equipment: jacuzzi in the rooftop-solarium, bar counter in the rooftop- solarium.

*Terms are subject to construction deadlines.

Interior design

We provide our clients with an expert interior designer, to make your home the space of your life: a special place, where you can enjoy unforgettable moments and build unique memories.

You can consult our decorator, who will contribute all his vision and experience based on the latest trends.

Consult conditions with our sales team.



Tarida by Ncalma Homes is an exclusive project in a residential complex next to the beach of Cala Tarida in the municipality of Sant Josep in Ibiza. With easy access to the beach, a total of 8 swimming pools with landscaped areas, 24-hour private security and a very pleasant climate throughout the year offers an excellent opportunity to reside in Ibiza. The Tarida homes have large, bright spaces, open to the landscape, which allow you to enjoy views of the sea with absolute privacy. Our mission is to promote design real estate developments, very efficient in space and maintenance (sustainable, with low community costs and many services on request). Infrastructures with a good location and a profitable investment, second affordable luxury homes, villas with careful design and special attention to energy savings. We believe in the customization of the product, in this way our clients will be able to decide which amenities to invest in.

Affordable design, efficient and sustainable properties



N

NCALMA

HOMES

N

NCALMA

HOMES

TARIDA

BUILDING SPECIFICATIONS

STRUCTURAL SYSTEM

Horizontal structural elements will consist of a floor slab spanning in one direction with prestressed ribs for the suspended floor and concrete floor slabs for other levels.

The vertical structural elements will be of concrete block and reinforced concrete pilasters supporting the suspended floor and metal pillars in the rest of the structure.

ROOFS

All the roofs will be of the inverted and passable type, with the formation of slopes necessary for the correct drainage and thermal insulation of the interior of the house.

TYPE A - both the first floor terrace and the rooftop solarium area will be finished in class C3 ceramic flooring for exterior use.

The solarium area will consist of a

bar counter with wooden doors, a sink and space for a refrigerator element, all prepared for use outdoors and against inclement weather. An outdoor sofa is included in the terrace area.

TYPE B - the first floor terrace will have a synthetic wood finish that does not require maintenance.

The rooftop solarium area will be finished in class C3 ceramic flooring for outdoor use and can be optionally equipped with a bar counter with wooden doors, sink and space for a refrigerator element, all prepared for use outdoors and against inclement weather.

FAÇADES

The openings on the front and rear façades of the buildings will use the sliding system with extra-clear Climalit-type double glazing with thermo-acoustic treatment and TECHNAL brand aluminium joinery with a premium-quality thermal break. The bedrooms will be prepared for the installation of motorised roller blinds to darken them.

The general covering of the façades will be achieved using the ETICS System to optimise energy performance. Some parts will be covered in natural Ibiza stone.

The balustrades will be of extra-clear laminated glass.

PARTITIONING

The separation between properties will consist of noise-resistant concrete brick, with wall linings on both sides using Pladur-type dry partitioning with an auxiliary structure

with insulation and double plasterboard. Internal partition walls will all be with Pladur-type dry partitioning with an auxiliary structure with insulation and double plasterboard.

BATHROOMS

Screens will be made of impact-resistant laminated glass trimmed with a black aluminium profile.

Mirrors will be fitted behind the countertop from floor to ceiling with LED backlighting.

The countertop will be from the PORCELANOSA brand, KRION Solid Surface range or similar and the lower shelf will be in natural oak.

METALWORK

Stair and communal zone balustrades will be in laminated glass with level 3 breakage resistance according to the CTE (Spanish Building Code).

The perimeter enclosure of the development will be of maintenance-free teak-colour synthetic wood.

INTERIOR VERTICAL COVERINGS

The wall of the bedhead in the downstairs bedroom will be clad with PORCELANOSA brand porcelain tiles, Starwood model, reference ICE TANZANIA Almond or similar, and reference NOA TANZANIA Almond or similar will be used for the master bedroom.

The coverings in the bathrooms will be with top-of-the-range INALCO brand or similar with large-format 250 x 120 cm porcelain tiles.

The rest of the walls of the interior of the property will be

painted with premium-quality acrylic paint with a smooth finish. The coverings in the bathrooms will be with top-of-the-range INALCO brand or similar with large-format 250 x 120 cm porcelain tiles. There will be a Pladur-type false ceiling throughout the property with a shade profile and curtain rod in the main windows of the façade. The stair treads will be cantilevered without risers and of solid natural oak.

INTERIOR JOINERY

Premium-quality steel core entry door to property, with smooth lacquered wood finish. Internal room doors from floor to ceiling, or sliding, of premium quality, with hidden frame and smooth lacquered finish.

MASTER BEDROOM

WARDROBES - Fronts in wood with light oak finish lined with vinyl textile, with door leafs from

floor to ceiling. Dressing room complete with all accessories and LED lighting.

OTHER BEDROOM

WARDROBES - Fronts in wood with light oak finish lined with rustic effect timber, with door leafs from floor to ceiling.

Dressing room complete with all accessories and LED lighting. Fully equipped, drawer units, hanging rails, shoe racks, shelves and trouser hangers.

GENERAL PROPERTY FLOORING

The flooring of the entire property will be with INALCO brand, Pacific model 100 x 100 cm porcelain tiles or similar.

There will be anti-impact sheeting beneath all flooring for better sound insulation.

KITCHENS

Our kitchens will be of the PORCELANOSA brand or similar and fully equipped, with resin countertops and integrated and lacquered units.

Siemens brand electrical appliances comprising electric oven, microwave, mixed vitroceramic/induction cooktops, extractor hood, fridge and built-in dishwasher. Built-in Siemens brand washing machine and dryer. Roca brand integrated sink. TRES brand kitchen tap.

TAPWARE AND SANITARY FITTINGS

TYPE A - The sanitary ware of the homes will be of the PORCELANOSA brand or similar, with a double-flush suspended toilet. The two bathrooms will be equipped with a continuous shower tray with Pacific model ceramic flooring from the INALCO or similar brand.

The property will optionally have a BAÑOS 10 brand or similar, Van model free-standing bathtub in one of the bathrooms. BAÑOS 10 brand or similar, Borgos model decorative countertop washbasin. TRES brand or similar single-lever tapware, thermostatic in bathtub and showers.

TYPE B - PORCELANOSA brand or similar sanitary fittings in the properties, with dual-flush wall-hung WCs. In both the bathrooms there will be a floor-level shower tray with continuous ceramic flooring, INALCO brand or similar, Pacific model. The

property will optionally have a BAÑOS 10 brand or similar, Van model free-standing bathtub in the master bedroom en-suite. BAÑOS 10 brand or similar, Borgos model decorative countertop washbasin. TRES brand or similar single-lever tapware, thermostatic in bathtub and showers.

ELECTRICAL INSTALLATION

Jung A Creation or similar premium-quality mechanisms. Indirect lighting with LEDs in the shade profile or in ceilings. Digital TV system via satellite connection. Radio and terrestrial TV points in living room, bedrooms, kitchen and on terraces. Basic telephony connection Broadband TLC cable. Automatic video intercom.

CLIME CONTROL

Zoned air conditioning system with duct equipment and inverter technology for savings in consumption. The system has been divided by plant and incorporates an AIRZONE control to regulate the temperature independently in each zone.

Heat pump system with aerothermal technology that means a reduction in CO2 emissions and a significant reduction in the energy demand of the home.

SECURITY

Power socket for the installation of an individual alarm system.

The development will have a security perimeter enclosure with CCTV and 24-hour access control, for both persons and vehicles. Monitoring system controlling accesses to the different parts of the

development, with personalised master keys.

Specifically-designed fire project for the distribution of connection points for firefighters from the roads every six properties.

PRIVATE OUTDOOR ZONE

Flooring in synthetic wood combined with large format 100 x 100 cm INALCO brand, Pacific model, class 3 porcelain tiles for outdoors or similar. Two pergolas consisting of masonry columns with a natural wood roof. Sliding closing system in one of the pergolas.

COMMUNITY AREA OF THE URBANIZATION

Main entry to the development via one single entrance with 24-hour access control. Direct pedestrian access to Cala Tarida beach. Mediterranean-type garden throughout the development, with plant species requiring little water and automatic exterior irrigation. Exterior lighting network on all roads using low light pollution luminaires.

Overflow effect pools, each one surrounded by a sun terrace zone finished in maintenance-free synthetic wood flooring.

Access ramps for the disabled and in compliance with accessibility regulations.

PARKING SPACE

Parking space with stamped concrete covered with a pergola with masonry columns and roof formed of natural wood beams. Lighting system with LED luminaires.

ENTRANCE AND COMMON AREAS

Decoration with premium-quality natural Ibiza stone on walls and pavements.

Lighting with low energy downlights. Centralised automatic video intercom system, barrier and booth for 24-hour security staff.



NCALMA

HOMES

+34 675 249 474

info@ncalmahomes.com