

# Pure Ibizaan spirit

BROCHURE  
ESSENZA



N  
NCALMA  
HOMES

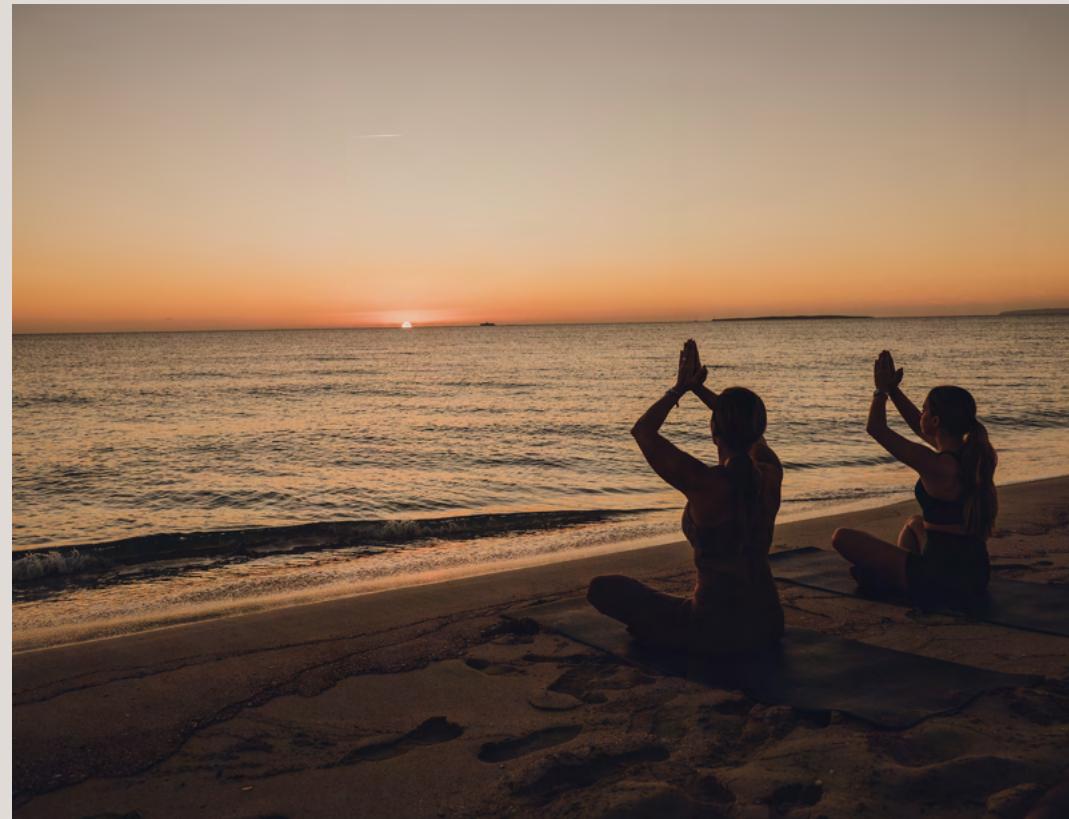
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Essenza by Ncalma Homes is an exclusive complex of 12 single-family homes located in a quiet and privileged area of Santa Eulalia del Río, just 800 meters from Siesta Beach and very close to the charming villages, markets, and pristine coves that define the Ibiza lifestyle.

These homes offer an ideal combination of nature, privacy, and contemporary comfort, allowing you to enjoy the island in complete tranquility and connection with the surrounding environment. Each Essenza home features five bedrooms, large gardens, terraces, and a private pool, offering a spacious, comfortable, and private lifestyle, ideal for both living and investing. Essenza's modern architectural design is designed to open up to the outdoors, blending harmoniously with the surrounding Mediterranean landscape.

Essenza's architecture is defined by clean lines and natural materials, conveying a minimalist and elegant aesthetic. The light, open spaces, and connection with the surroundings make Essenza a contemporary retreat in the heart of Santa Eulalia del Río.

# A contemporary refuge between calm and the sea





# The bay of Santa Eulalia at your feet



## Points of interest:

- Aguas de Ibiza Grand Luxe Hotel
- Amante Ibiza Restaurant
- Nikki Beach Ibiza
- W Ibiza
- Dalias Hippy Market
- +10 natural coves less than 10 minutes away
- Marina



FRONTAGE

# Where your Ibiza dreams come home

Each Essenza villa has been meticulously designed to offer exceptional living space, with spacious interiors ranging from 610 m<sup>2</sup> across the ground floor, first floor, and basement.

The harmony between design and functionality is complemented by generous terraces, porches, and sunrooms that add between 128 and 144 m<sup>2</sup> of outdoor space, ideal for enjoying the idyllic Mediterranean climate.

In addition, each property includes a private garage and a magnificent swimming pool with dimensions ranging from 45 to 65 m<sup>2</sup>.



POOL AREA



OUTDOOR LOUNGE



OUTDOOR DINING AREA



AERIAL VIEW



LIVING ROOM



MASTER SUITE



MASTER BATHROOM



KITCHEN





SUITE 2



SUITE 3



SUITE 4



SUITE 4



ROOFTOP



## BASEMENT



## GROUND FLOOR



## FIRST FLOOR



## ROOFTOP



## STRUCTURAL SYSTEM

Traditional structural system: the horizontal elements of the structure will consist of reinforced concrete waffle slabs, and the vertical structural elements will be reinforced concrete and metal pillars to support the rest of the slabs that make up the structure

## ROOFS

All roofs will be inverted and walkable, with the necessary slopes for proper drainage and thermal insulation of the home's interior. The roof's sun terrace will be finished with high-quality, sustainable, and environmentally friendly synthetic decking. The sun terrace area can optionally be equipped with a pool. The terrace roof is integrated with the kitchen ceiling and will have a maintenance-free laminated wood finish

## FACADES, CARPENTRY, EXTERIOR AND GLASS

The practicable enclosures of all facades will be made of sliding glass and aluminum, with high-quality thermal bridge break, combining different types of openings depending on the location. The exterior carpentry and glazing will ensure compliance with the Technical Building Code, specifically the Basic Document on Energy Saving and the Document on Protection against Noise, increasing the level of comfort inside the home. The glazing will be double-glazed with an air chamber. The facade will be finished with fine plaster mortar on a 29x14x9 cm perforated "gero" brick wall with M5 mortar. Interior thermal insulation, according to CTE specifications, and interior partition cladding with laminated plasterboard on a galvanized steel structure and rock wool panel

## PARTITION WALLS

The interior partition walls are made entirely of drywall with an auxiliary structure with insulation and double plasterboard

## BATHROOMS

The bathrooms will have shower trays that are seamless with the ceramic flooring of the rest of the home. The home will have a freestanding bathtub in the master bathroom. The secondary bathroom(s) will have shower trays that are seamless with the ceramic flooring of the rest of the home. All bathrooms will have solid surface countertops and built-in sinks. The screens will be made of laminated glass. Mirrors with LED backlighting will be installed

## SANITARY APPLIANCES AND FAUCETS

The sanitary fixtures in the homes will be GEBERIT or similar, with a dual-flush wall-hung toilet to save water. The faucets will be single-lever and matte black, with thermostatic controls in the bathtubs and showers. The sinks will be built-in

## DOORS

The access door to the home will be armored with a smooth lacquered interior finish. It will be equipped with an optical peephole. The interior passage doors will have a swing leaf and a fixed one up to the ceiling, both with the same finish, and will incorporate modern design handles, giving the home an elegant appearance. Sliding doors will be incorporated exceptionally for functional reasons.

## GENERAL HOUSE FLOORING

The flooring throughout the home will be made with high-end large-format rectified porcelain tiles.

## INTERIOR VERTICAL TILES

The bathroom tiling will be made with large-format porcelain tiles. The rest of the interior flooring in the homes will be painted with top-quality plastic paint with a smooth finish

## CLOSETS

In the master bedroom, the closets will have light oak laminate interiors with floor-to-ceiling glass doors. In the remaining bedrooms, they will have light oak laminate fronts with floor-to-ceiling doors. In all bedrooms, the closet will include a complete dressing area with all drawers and accessories and LED lighting inside.

## KITCHENS

The kitchen cabinets will be made of both laminated wood and glass, with LED interior lighting in the cabinets with glass doors. Both the island and the kitchen wall and countertop will be clad in high-end porcelain. The appliances are from Siemens or similar and include an electric oven, microwave, induction hob, extractor hood, extra-wide refrigerator, integrated dishwasher, integrated sink, and wine cellar. The kitchen faucet is in matte black

## ELECTRICAL INSTALLATION

Top-quality mechanisms from the Jung brand or similar. Indirect lighting with LEDs, all dimmable and with home automation control for on, off, and dimming. The interior lighting of the recessed light sources will be done with LED technology luminaires in the hall, distributor, bathrooms, and kitchen. Exterior lighting will be provided by wall lights on the facade, while a recessed luminaire will be installed in the ceiling on the porch. The home will be prepared for the required telecommunications services: fiber optic (FO), radio and television broadcasting (RTV), and broadband telecommunications (BTT). Video intercom with color screen.

## SECURITY

Provision for a power outlet for the installation of an individual alarm system

## OUTDOOR AREAS

The paved outdoor areas will be made of high-end synthetic wood slats. The terraces and solarium will have a water inlet, lighting point, and power outlets. The garden areas will have an automated irrigation system.

## BASEMENT AND GARAGE

A charger for electric cars will be installed in the garage

## AIR CONDITIONING

High-end heat pump system, using renewable energy (aero thermal energy), with maximum safety as it does not involve combustion, smoke, or waste. It operates by servicing the air conditioning system and inverting cold and heat, with distribution through acoustically insulated ducts and a zoning system for individual temperature control per room. This system generates air quality with extraction through wet areas and admission through dry areas. The homes have an energy rating of B, which represents a notable reduction in CO2 emissions and a significant reduction in the home's energy demand (air conditioning and domestic hot water). Underfloor water heating system



NCALMA

H O M E S

+34 675 249 474

[info@ncalmahomes.com](mailto:info@ncalmahomes.com)