



LAND WITH BUILDING LICENSE

LOCATION

Just 5 minutes from the sea is Punta Prima 89.

It is located on Punta Prima street in the center of Es Pujols that belongs to the municipality of Sant Ferran de ses Roques of Formentera.

The plot is about 400m from the line of the north coast of the island and about 600m from the east shore of l'Estany Pudent.

It is an L-shaped urban plot aligned with the Punta Prima street, has all the services and infrastructures and limits to the north with a plot destined to equipment which currently constitutes a dense space of native vegetation of shrubs, pines and junipers.



THE PROJECT



Inspired by the traditional architecture of the island, this set of 31 tourist accommodations is projected grouped in 4 two-story buildings surrounded by gardens. Each of the four buildings is made up of eight apartments, four on the ground floor with private garden, and four on the first floor with large terraces.

On the ground floor of one of the buildings, the common spaces and services: reception and cafeteria bar that extends to a terrace under a porch, and with direct access to the pool located in the central garden area of the set.

The project includes a reservation of space for the parking for cars, motorcycles and bicycles.

Of the unbeatable location of the site, and of the studied layout of the buildings, it turns out that all the apartments they enjoy good views and solar orientation.

The shapes and materials of the buildings that make up this set are inspired by the traditional architecture of the islands, with a juxtaposition of simple and white volumes that individualize each of the apartments by framing large terraces well oriented to lights and views. Its apparent simplicity has its counterpoint in natural materials that have just defined the facade details: wood, cane and native stone, without forgetting the careful vegetation that wraps the whole.



THE APARTMENTS

All the apartments in this complex are made up of an access hall, a large living room open to a large terrace, the kitchen incorporated into the living space, a bathroom full and a double room.

The distribution of the apartments allows ventilation cross the accommodation and enjoy natural lighting during any hour of the day.

The materials of the interior finishes of the apartments they follow the same criteria of simplicity in their shapes and warmth in the materials that have been followed for the design of the facades. Thus achieving a unity and interior-exterior coherence of the entire project







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THE PLANS

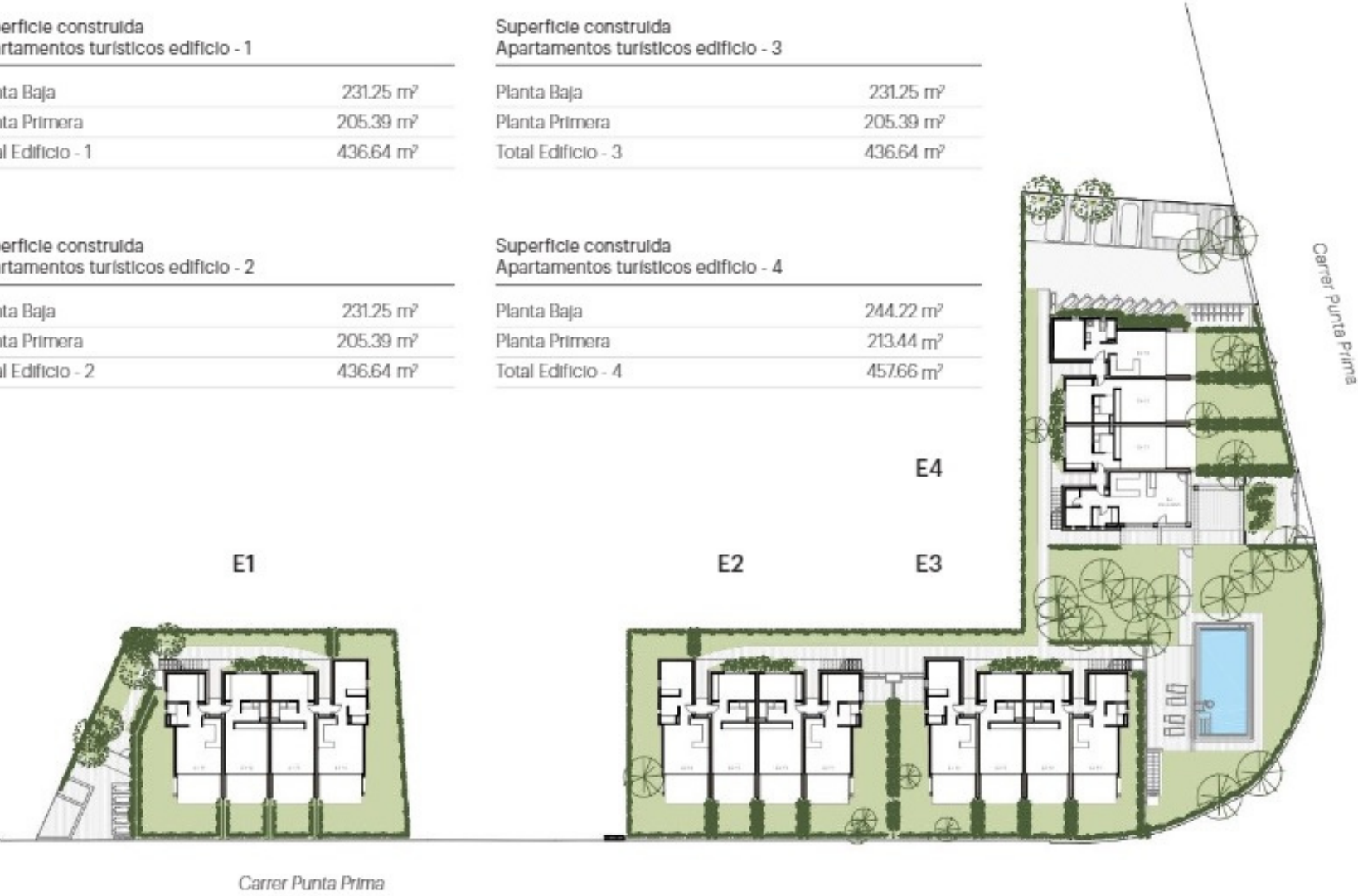
Planta Baja

Superficie construida Apartamentos turísticos edificio - 1	
Planta Baja	231.25 m²
Planta Primera	205.39 m²
Total Edificio - 1	436.64 m²

Superficie construida Apartamentos turísticos edificio - 2	
Planta Baja	231.25 m²
Planta Primera	205.39 m²
Total Edificio - 2	436.64 m²

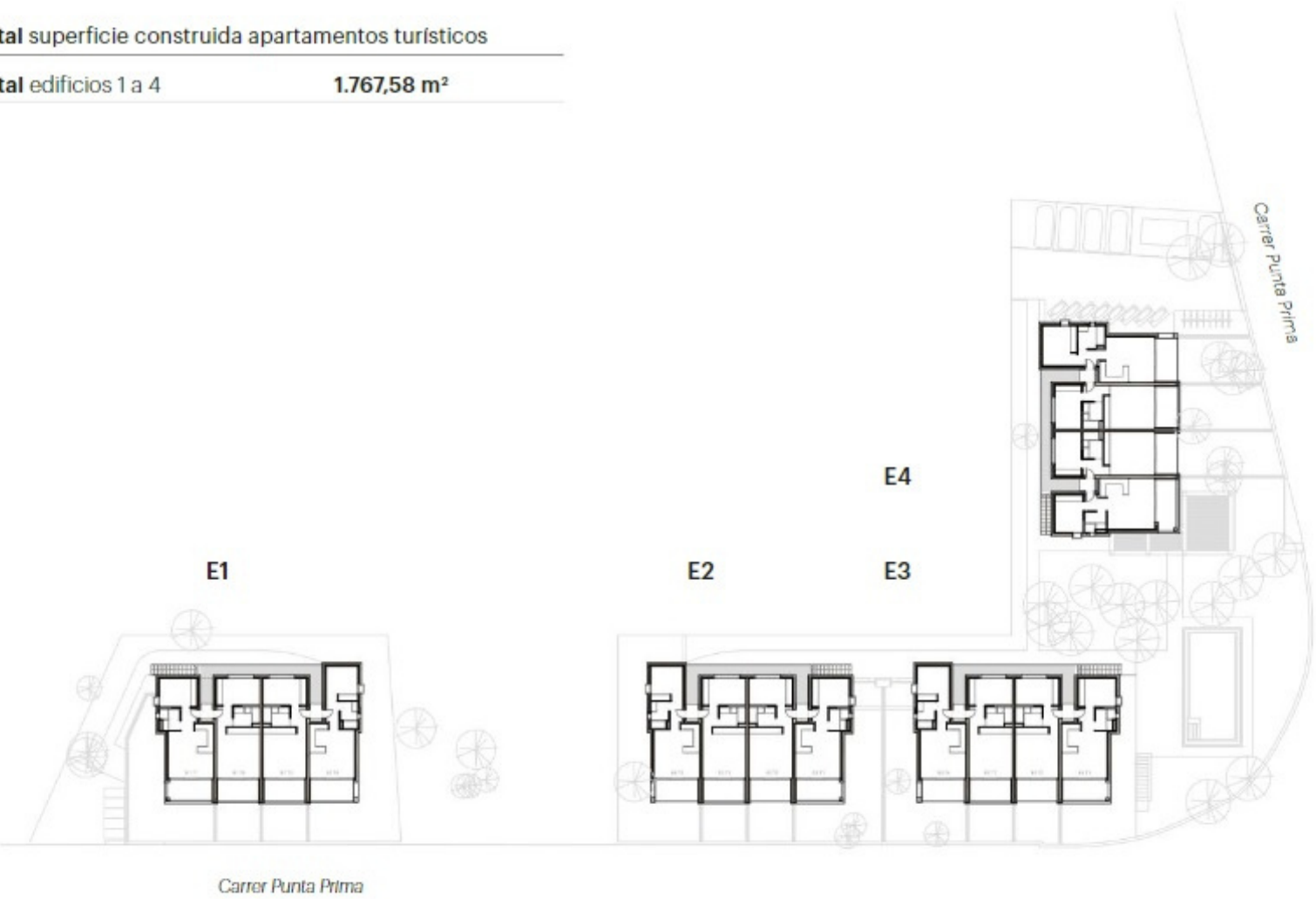
Superficie construida Apartamentos turísticos edificio - 3	
Planta Baja	231.25 m²
Planta Primera	205.39 m²
Total Edificio - 3	436.64 m²

Superficie construida Apartamentos turísticos edificio - 4	
Planta Baja	244.22 m²
Planta Primera	213.44 m²
Total Edificio - 4	457.66 m²



Planta Primera

Total superficie construida apartamentos turísticos	
Total edificios 1 a 4	1.767,58 m²



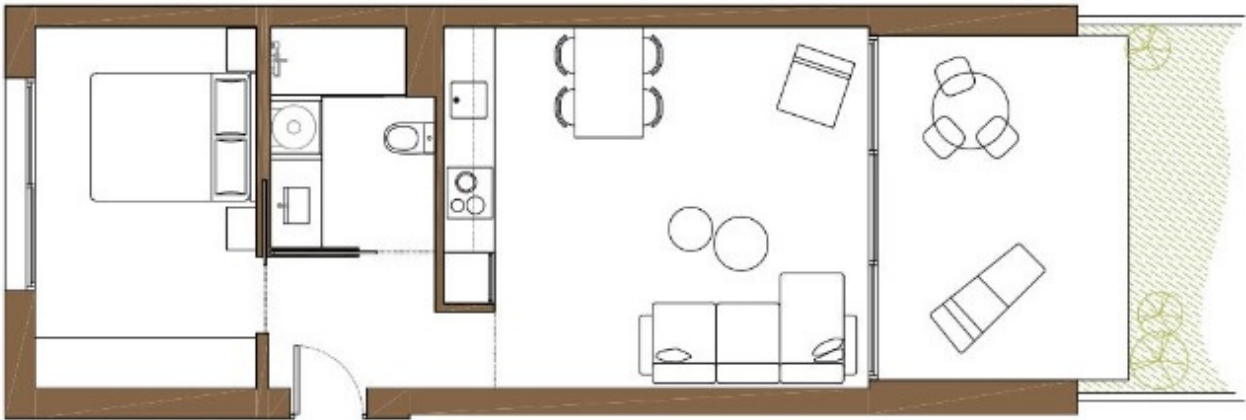
Planta Baja T3

Superficie útil apartamentos

Sala-Corredor-Cocina	21.28 m²
Distribuidor	3.10 m²
Baño-1	4.74 m²
Habitación-1	11.05 m²
Total	40.17 m²
Porche 100%	9.52 m²
Jardín	15.91 m²

Superficie construida apartamentos

Interior	47.54 m²
Exterior 50%	4.75 m²
Total	52.29 m²



TIPOLOGÍA 3



Planta Baja T4

Superficie útil apartamentos

Sala-Corredor-Cocina	22.44 m²
Distribuidor	3.21 m²
Baño-1	4.35 m²
Habitación-1	10.33 m²
Total	40.33 m²
Porche 100%	9.35 m²
Jardín	97.19 m²

Superficie construida apartamentos

Interior	50.49 m²
Exterior 50%	4.67 m²
Total	55.16 m²



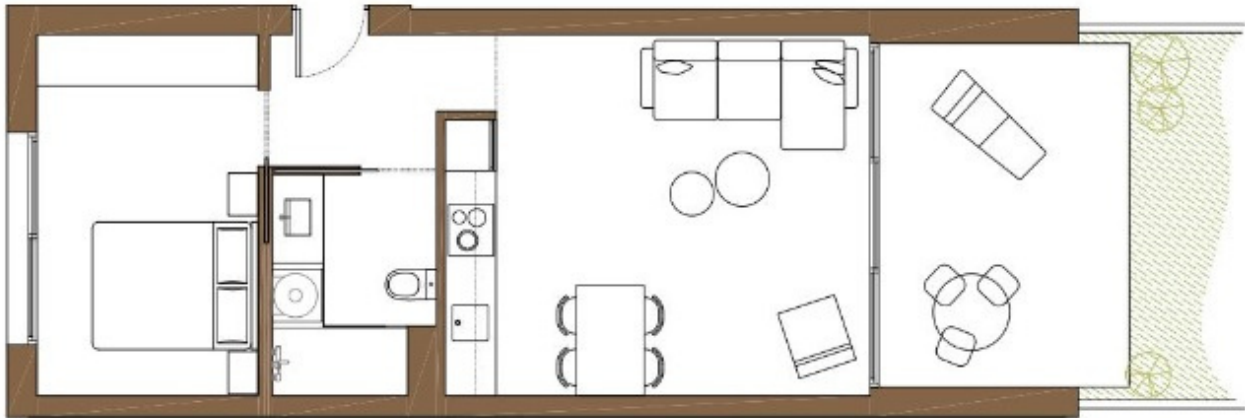
TIPOLOGÍA 4



Planta Baja T2

Superficie útil apartamentos	
Sala-Comedor-Cocina	21.28 m²
Distribuidor	3.10 m²
Baño-1	4.74 m²
Habitación-1	11.05 m²
Total	40.17 m²
Porche 100%	8.91 m²
Jardín	16.52 m²

Superficie construida apartamentos	
Interior	47.54 m²
Exterior 50%	4.45 m²
Total	51.99 m²



Planta Baja T1

Superficie útil apartamentos	
Sala-Comedor-Cocina	22.04 m²
Distribuidor	3.29 m²
Baño-1	3.87 m²
Habitación-1	10.04 m²
Total	39.24 m²
Porche 100%	9.99 m²
Jardín	62.44 m²

Superficie construida apartamento	
Interior	49.13 m²
Exterior 50%	5.00 m²
Total	54.13 m²



Planta Primera **T4**

Superficie útil apartamentos	
Sala-Comedor-Cocina	22.44 m²
Distribuidor	3.21 m²
Baño-1	4.35 m²
Habitación-1	10.33 m²
Total	40.33 m²
Terraza 100%	8.71 m²

Superficie construida apartamentos	
Interior	50.49 m²
Total	50.49 m²



Planta Primera **T3**

Superficie útil apartamentos	
Sala-Comedor-Cocina	21.28 m²
Distribuidor	3.10 m²
Baño-1	4.74 m²
Habitación-1	11.05 m²
Total	40.17 m²
Terraza 100%	8.30 m²

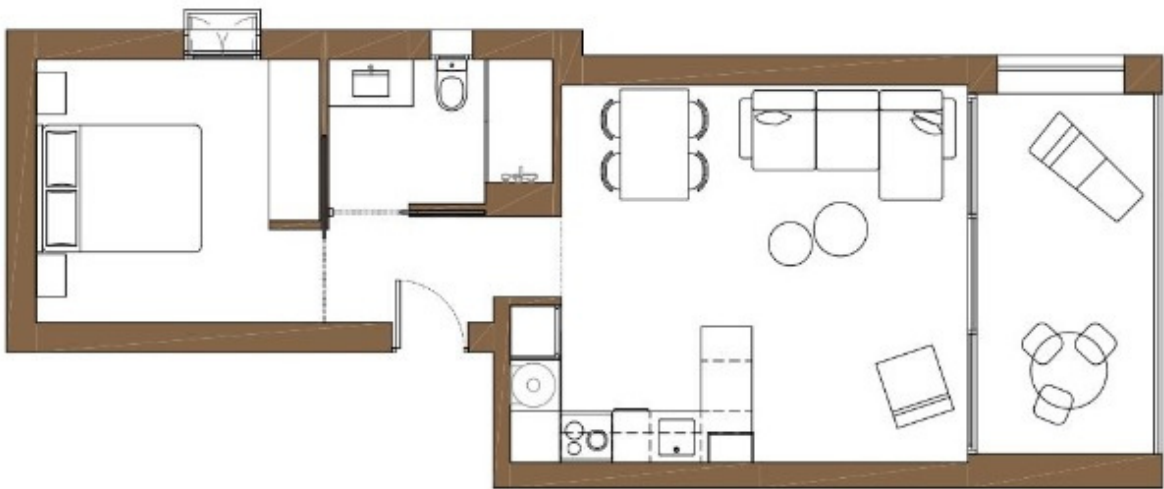
Superficie construida apartamentos	
Interior	47.54 m²
Total	47.54 m²



Planta Primera **T1**

Superficie útil apartamentos	
Sala-Comedor-Cocina	22.04 m²
Distribuidor	3.29 m²
Baño-1	3.87 m²
Habitación-1	10.04 m²
Total	39.24 m²
Terraza 100%	8.71 m²

Superficie construida apartamentos	
Interior	49.13 m²
Total	49.13 m²



Planta Primera **T2**

Superficie útil apartamentos	
Sala-Comedor-Cocina	21.28 m²
Distribuidor	3.10 m²
Baño-1	4.74 m²
Habitación-1	11.05 m²
Total	40.17 m²
Terraza 100%	8.30 m²

Superficie construida apartamentos	
Interior	47.54 m²
Total	47.54 m²

