








**PROYECTO BÁSICO DE VIVIENDA UNIFAMILIAR AJUSTADA Y PISCINA**

Decreto 1487/17 y Decreto 20/2007 condiciones de habitabilidad  
En cumplimiento con el Decreto 1487/17 de 21 de noviembre y el modificatorio Decreto 20/2007 de 23 marzo, por el que se regula las condiciones de dimensiones, orientación, de higiene y de instalaciones para el diseño y la habitabilidad de viviendas e locales así como la expresión de obras de habitabilidad.

OBRA DE NUEVA PLANTA, AMPLIACIÓN, CAMBIO DE USO Y OBRAS DE REFORMA EN MÁS DE UNA BONA DE LA SUP. ÚTIL

DEPENDENCIA	Sup. útil (m <sup>2</sup> )	Ø del eje: (m)	Altura libre (m)	Sup. ítem (m <sup>2</sup> )	Sup. vert. (m <sup>2</sup> )	
<b>PLANTA COMUNES</b>						
Instalaciones	24,80	-	2,75	3,30	3,85	
Parking	172,20	-	2,75	12,60	13,70	
Deposito	24,30	-	2,75	-	-	
Calentamiento	62,50	-	2,75	6,60	7,70	
Cerramiento	41,45	-	2,75	3,30	3,69	
<b>PISCINA BÓN</b>						
Dormitorio 2	(D2)	11,78	+2,48	2,80	3,70	4,10
Baño 1	(B1)	6,45	+1,40	2,90	0,30	0,45
Wc/Retr. 1	(R1)	9,10	+0,80	2,90	0,30	0,45
Dormitorio 2	(D2)	11,69	+2,48	2,80	3,70	4,10
Baño 2	(B2)	6,28	+1,40	2,90	-	+1,50
Dormitorio 3	(D3)	13,55	+2,40	2,80	3,70	4,10
Baño 3	(B3)	6,50	+1,40	2,90	0,30	0,45
Wc/Retr. 2	(R2)	2,90	+0,80	2,90	-	+1,50
Distribuidor	(D1)	6,60	+0,80	2,90	-	-
Comunicación	(C1)	12,30	+2,40	2,80	1,40	6,30
Estudio-Distribuidor	(D1)	13,15	+2,40	2,90	3,70	6,75
Distribuidor 2	(D2)	2,75	+0,80	2,90	-	-
Dormitorio 5	(D5)	18,60	+2,40	2,80	4,00	4,45
Baño 4	(B4)	6,30	+1,40	2,90	0,30	0,45
Est. Comedor-Cocina (C+C)	(C+C)	101,53	+2,40	2,90	14,80	16,40
Deposito	(D)	18,25	-	2,90	0,30	0,45
<b>SUPERFICIE ÚTIL TOTAL PB</b>	<b>288,18</b>					
<b>CAPACIDAD RESULTANTE</b>	<b>10 Personas</b>					

Superficies construidas	Superficie construida local (PB + PIS)
Baño BÓN (superficie cerrada)	363,45 m <sup>2</sup>
Wc/Retr. Comedor (no computa)	34,75 m <sup>2</sup>
Wc/Retr. Est. Comedor (no computa)	23,30 m <sup>2</sup>
Wc/Retr. Cocina (no computa)	8,75 m <sup>2</sup>
<b>SOTANO (no computa)</b>	<b>394,00 m<sup>2</sup></b>
<b>Superficie construida local (PB + PIS)</b>	<b>747,45 m<sup>2</sup></b>
<b>SUPERFICIE CONSTRUIDA AFECTIVA DE EDIFICACIÓN</b>	<b>853,45 m<sup>2</sup></b>
<b>Superficies de ocupación</b>	
Vivienda	363,45 m <sup>2</sup>
Piscina	63,80 m <sup>2</sup>
Parking (13,00x20,00)	33,30 m <sup>2</sup>
Deposito (no computa)	24,30 m <sup>2</sup>
Limera de agua piscina	40,00 m <sup>2</sup>
<b>TOTAL SUPERFICIE OCUPACIÓN</b>	<b>554,85 m<sup>2</sup></b>

-  **Bedrooms 5**
-  **Bathrooms 5**
-  **LAND**
-  **SAN FRANCESC**
-  **20.635 SQM**
-  **354 SQM + Patios & Terraces**
-  **Brand new - approved project**
- Swimming Pool**
- Large plot – Luxury Villa**

**T07 FORMENTERA  
SAN FRANCESC  
LAND + APPROVED PROJECT**

This exceptional plot of land is situated in the picturesque area of San Francesc, Formentera, one of the most sought-after locations in the Balearic Islands. The plot spans an impressive 20,635 square meters, providing ample space for privacy and the creation of a luxurious retreat.

The approved project allows for the construction of a stunning luxury villa covering 354 square meters. The design and layout have been meticulously planned to ensure a harmonious blend of modern comfort and natural beauty.

**Bedrooms and Bathrooms:** The villa will feature five spacious bedrooms and four bathroom. These rooms are designed to offer the utmost in comfort and privacy, with high-quality finishes and attention to detail.

The villa will include expansive living areas, designed to maximize natural light and provide seamless indoor-outdoor living. The open-plan layout will create a sense of flow and connection with the surrounding landscape.

A luxurious swimming pool will be a central feature of the outdoor space, offering a perfect spot for relaxation and entertainment. The pool area will be complemented by a sun terrace, ideal for lounging and enjoying the climate.

There will be ample parking space available, accommodating multiple vehicles. This feature ensures convenience for both residents and guests, with easy access to the villa.

The extensive grounds will be beautifully landscaped, incorporating native plants and trees to enhance the local beauty. This will create a serene and private environment, perfect for relaxation and enjoying the outdoors.

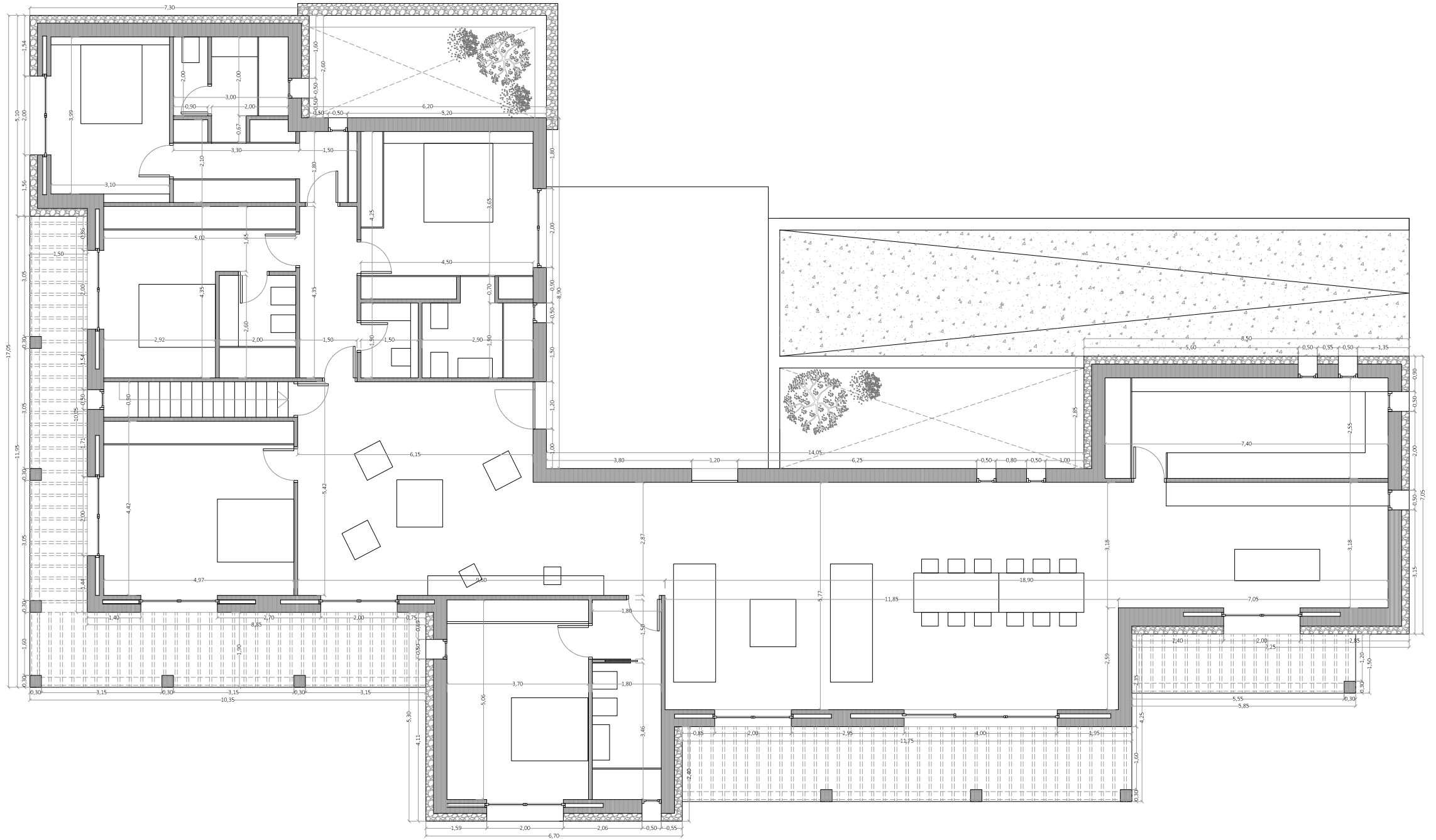
The project plans include sustainable and eco-friendly features, ensuring that the villa is energy-efficient and environmentally conscious. This commitment to sustainability adds to the long-term value and appeal of the property.

San Francesc is known for its charming atmosphere, with a blend of traditional Balearic architecture and modern amenities. The area offers a variety of shops, restaurants, and cultural attractions, all within easy reach. The pristine beaches of Formentera, renowned for their crystal-clear waters and white sand, are just a short drive away.

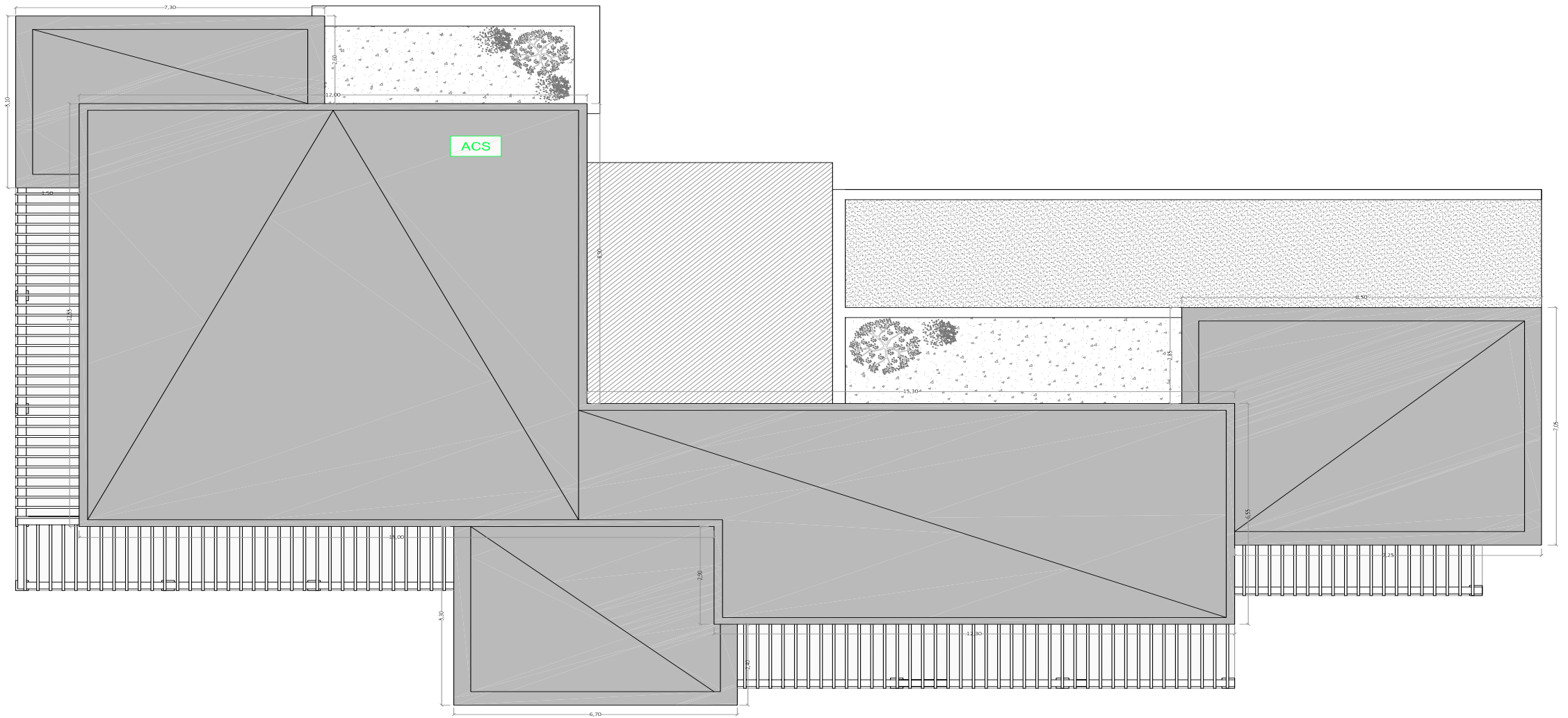
This property represents a unique opportunity to own a luxurious villa in one of the most beautiful and tranquil areas of the Balearic Islands. With its approved project, stunning location, and high-end features, it promises to be a dream home for those seeking a combination of elegance, comfort, and natural beauty.



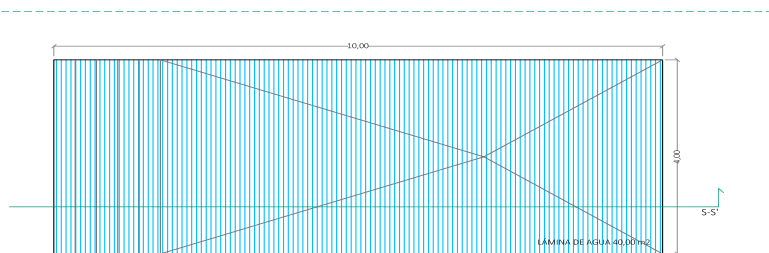




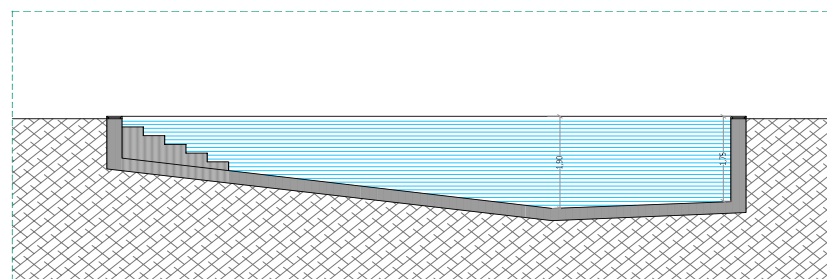




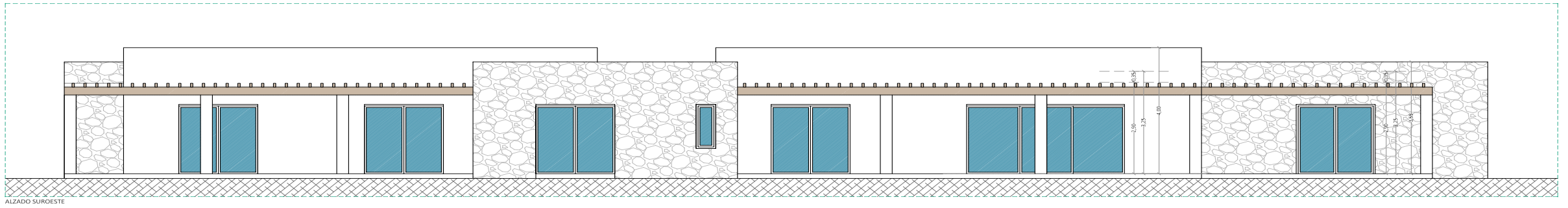
PLANTA CUBIERTA



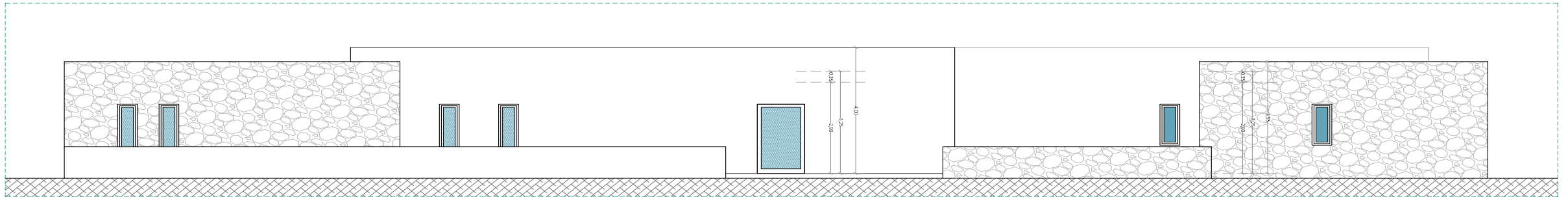
PLANTA PISCINA



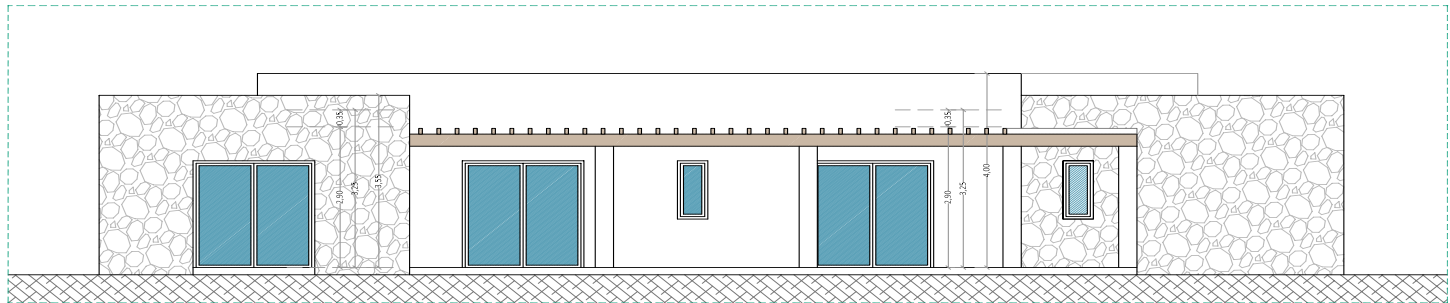
SECCION PISCINA



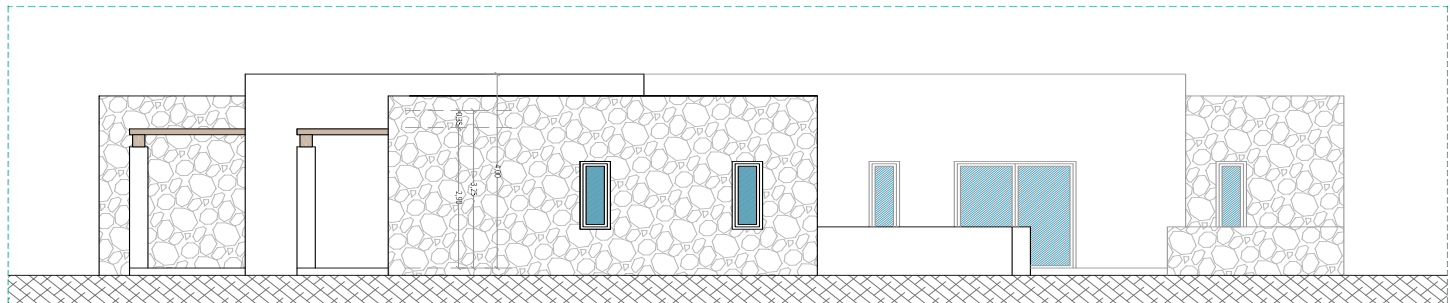
ALZADO SUROESTE



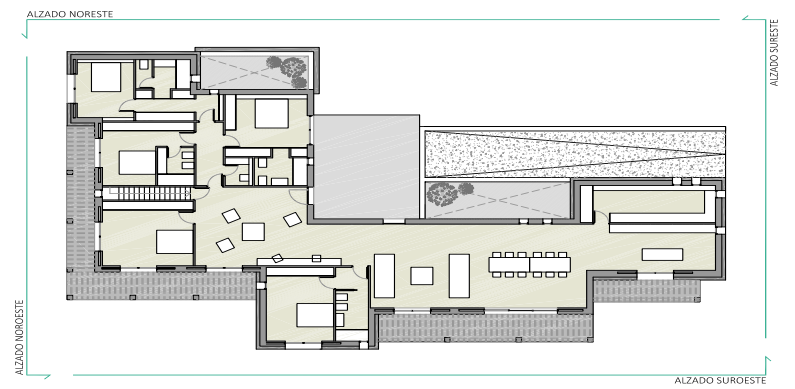
ALZADO NORESTE

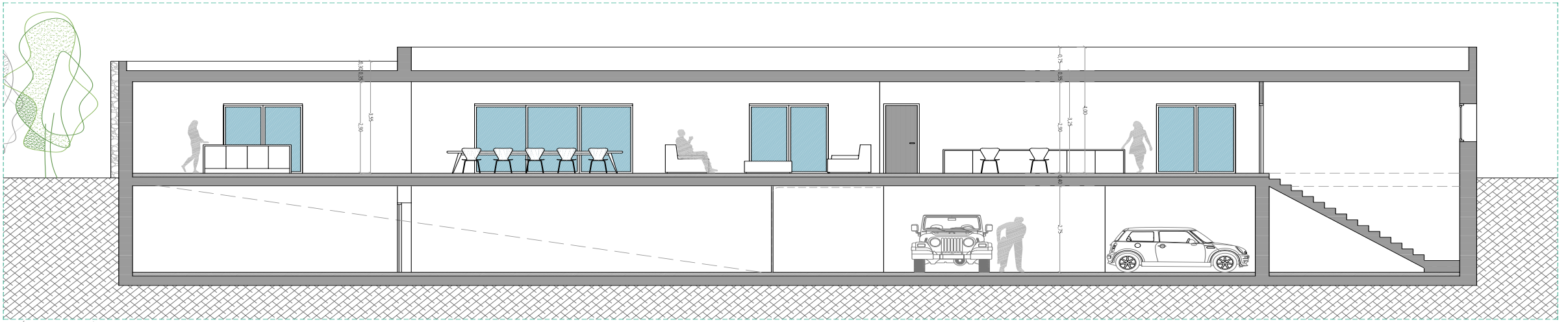


ALZADO NOROESTE

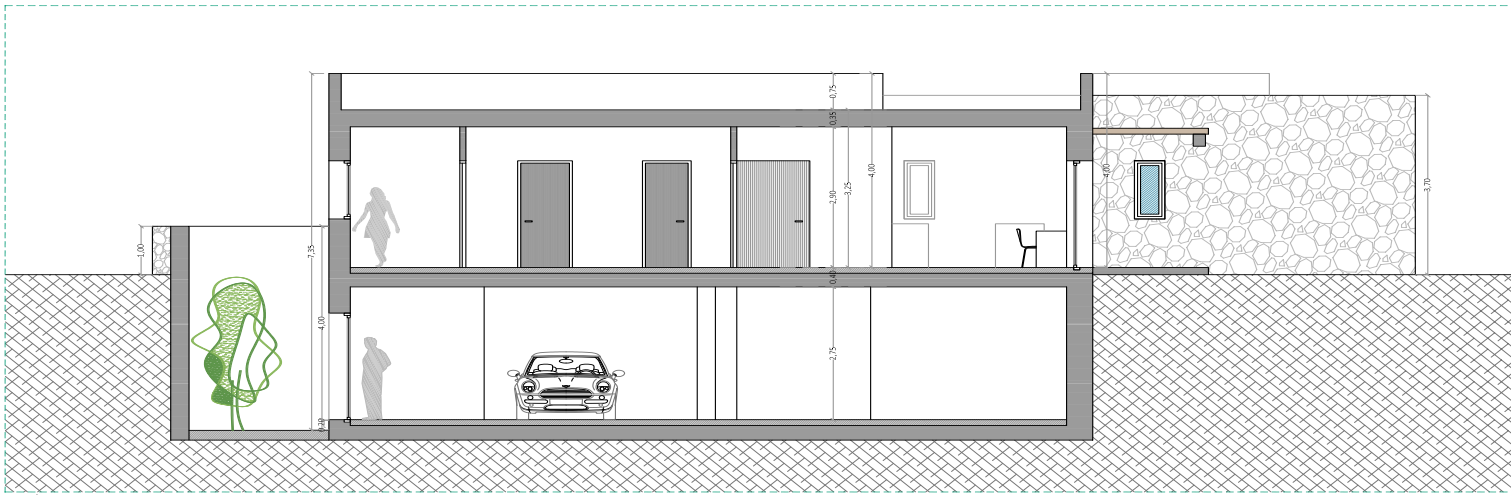


ALZADO SUROESTE





SECCION LONGITUDINAL 1-1'



SECCION TRANSVERSAL 2-2'

