

Pure Ibiza spirit.

PRIVATE PRE-SALE

TARIDA
TYPE A



N
NCALMA
HOMES

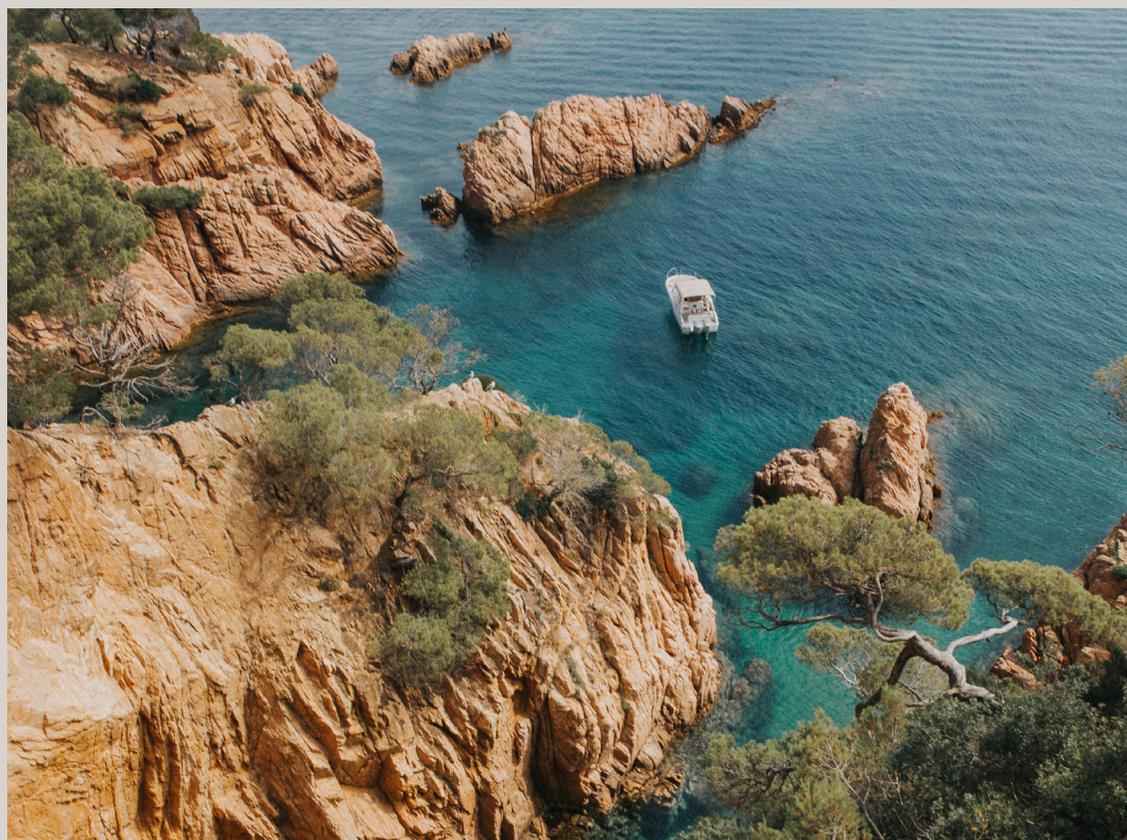
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Our properties are located in Cala Tarida, one of the mythical western beaches of the island of Ibiza, where you enjoy the sun, white sand, turquoise waters and of course, some breathtaking sunsets.

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



LIVING ROOM 2



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



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TARIDA

BUILDING SPECIFICATIONS

STRUCTURAL SYSTEM

Horizontal elements of the structure will consist of a unidirectional slab of prestressed joists for the sanitary slab and concrete slab slabs for the rest of the levels.

The vertical structural elements will be made of concrete block and reinforced concrete pilasters to support the sanitary slab and metal pillars as the rest of the structure.

ROOFS

All the roofs will be 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 - the terrace on the first floor will be finished in AZTECA ceramic pavement or similar.

The rooftop solarium area will be finished in ALCALAGRES brand

ceramic flooring or similar.

The solarium area will consist of a bar counter with wooden doors, a sink and space for a refrigerator, all prepared for use outdoors and against inclement weather. A sofa (model to be determined) is also included with the property.

TYPE B - the first floor terrace will have a natural wood finish on synthetic wood flooring 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, a sink and space for a refrigerator element, all prepared for use outdoors and against inclement weather.

FAÇADES

The practicable enclosures of the rear façade of the buildings will be made of sliding glass with double glazing type Climalit extra-clear with thermo-acoustic treatment and aluminum carpentry with high quality thermal bridge break. The practicable closing of the front facade will be a folding glass door with double glazing type Climalit extra-clear with thermo-acoustic treatment and aluminum carpentry with high quality thermal bridge break. The bedrooms will be prepared for the installation of motorized roller blinds for their darkening.

Some points will be covered with natural Ibiza stone.

The railings will be made of extra-clear laminated glass.

PARTITIONING

The interior partitions are solved as a whole with drywall type Pladur with auxiliary structure with insulation and double

plasterboard.

The separation between houses is solved by means of two different systems depending on the type of house in question. The first system is executed by means of a sound-resistant concrete brick factory, cladding on both sides of drywall type Pladur with an auxiliary structure with insulation and double plasterboard. The second system consists of laying ceramic brick.

BATHROOMS

The partitions will be made of laminated glass with impact resistance finished with a black aluminum profile.

Mirrors will be placed at the height of the countertop with led backlighting.

The upper countertop will be of the CORIAN brand or similar and the lower shelf of HPL or similar.

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

Top quality armored access doors to the house, finished in smooth lacquered white. Interior doors from floor to ceiling, or sliding, of first quality, with hidden frame and smooth lacquered finish.

MASTER BEDROOM

WARDROBES - Wooden fronts with a light oak finish covered with vinyl textile, with leaf doors

at the height of the internal doors. Complete dressing room with all accessories and LED lighting.

OTHER BEDROOM

WARDROBES - Wooden fronts with a light oak finish with rustic effect planks, with floor-to-ceiling leaf doors. Dressing room is fully equipped with all accessories and LED lighting.

GENERAL PROPERTY FLOORING

The flooring of the entire house will be made with AZTECA porcelain tiles with TOSCANA BLANCO model pieces of 90 x 90 cm or similar.

LOCKSMITH

The stair railings and common areas will be in laminated glass with resistance without breakage level 3 according to CTE. The perimeter fencing of the urba-

-nization will be made of teak-colored synthetic wood that does not require maintenance.

KITCHENS

Our kitchens will be fully equipped by the PORCELANOSA brand or similar with a resin countertop, and paneled and lacquered furniture.

Siemens brand appliances: Composed of an electric oven, microwave, mixed vitroceramic and induction hobs, extractor hood, refrigerator and integrated dishwasher. Siemens built-in washer and dryer. Roca brand integrated sink. Kitchen tap brand Tres or similar.

TAPWARE AND SANITARY FITTINGS

TYPE A - The bathroom fixtures in the homes will be of the GEBERIT or similar, with a double-flush suspended toilet. In the two bathrooms, a continuous resin shower tray will be placed with the ceramic flooring model FIORA SILEZ EXTRAPLAN or similar.

The house will optionally consist of a freestanding bathtub model Van brand BAÑOS 10 or similar in one of the bathrooms. Decorative countertop washbasins of the GEBERIT brand or similar. REMER brand or similar faucets, being thermostatic in bathtubs and showers.

TYPE B - The toilets in the homes will be of the GEBERIT brand or similar, with a double flush suspended toilet. In the two bathrooms, a continuous resin shower tray will be placed with the ceramic flooring model FIORA SILEZ EXTRAPLAN or

similar.

The house will optionally consist of a freestanding bathtub model Van brand BAÑOS 10 or similar in one of the bathrooms. Decorative countertop washbasins of the GEBERIT brand or similar. REMER brand or similar faucets, being thermostatic in bathtubs and showers.

ELECTRICAL INSTALLATION

Top quality mechanisms, HAGER brand or similar. Indirect lighting with LEDS in shade profile or on ceilings, linked to an optional wireless communications protocol Z-WAVE, designed and patented for home automation, home automation and control solutions. Provision of digital television system via satellite connection, RTV sockets in living room and bedrooms, basic telephone connection service and cable broadband TLCA service. Automatic video intercom.

CLIME CONTROL

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

SECURITY

Provision of power outlet for installation of an individual alarm system. The urbanization will have a perimeter security fence, CCTV and 24-hour access control, both for people and vehicles. Access control monitoring system to the different sectors of the development, with personalized master keys.

Specific fire project for the distribution of connection points for firefighters from the roads every six homes.

PRIVATE OUTDOOR ZONE

Synthetic bamboo wood flooring combined with outdoor class 3 porcelain tiles from the TARIMATEC brand or similar. Two pergolas made up of masonry columns with a natural wood roof. Sliding closing system in one of the pergolas.

COMMUNITY AREA OF THE URBANIZATION

Main access to the urbanization through a single entrance with 24 hour access control. Mediterranean-style garden throughout the urbanization, with plant species with low water consumption and automatic external irrigation. Outdoor lighting network in all traffic streets using low light pollution luminaires.

Pools, each surrounded by a solarium area finished in synthetic bamboo wood flooring that does not require maintenance.

PARKING SPACE

Garage floor with stamped concrete covered by a pergola structure with masonry columns and a ceiling made of natural wood beams (described above). Lighting system with LED luminaires.

ENTRANCE AND COMMON AREAS

Top quality Ibiza natural stone decoration on certain walls and floors.

Lighting with energy saving spotlights. Centralized video entry system, fence and booth for 24 hour security personnel.

ACS PRODUCTION

Heat pump system with aerothermal technology that reduces CO2 emissions and significantly reduces the energy demand of the home.



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+34 675 249 474

info@ncalmahomes.com