

Pure Ibiza spirit

WAVES
BROCHURE



N
NCALMA
HOMES

*The images in this document are
non-contractual

Our property is located in Santa Eulalia del Río, one of the quietest and best communicated areas on the island of Ibiza, where you can enjoy the sun, white sand and turquoise waters.

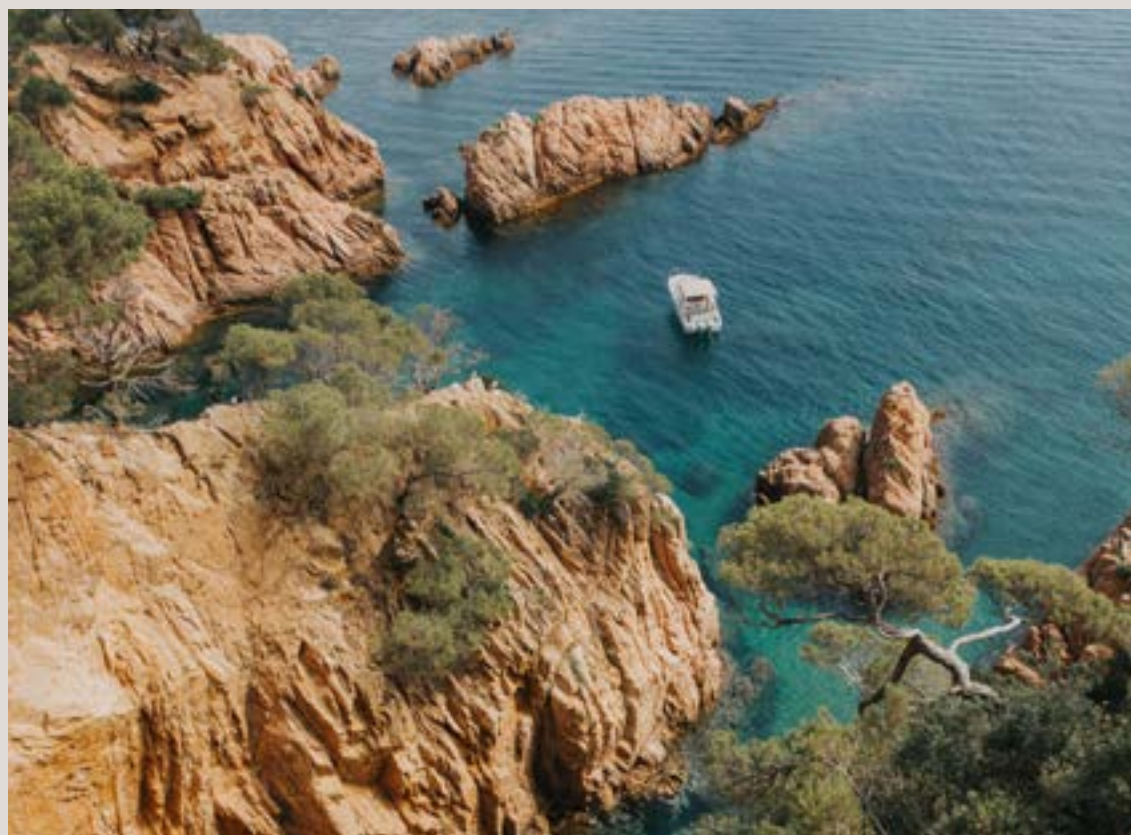
In addition to the beautiful beaches and calas near Santa Eulalia, the town has other attractions such as its old town or the pleasant area of the marina and the promenade, as well as the only river in the Balearic Islands.

It is also a recognized gastronomic destination.

The old part of the city is made up of numerous white houses that hang around the hill of Puig de Missa. At the top of the hill is the town church, a point from which you get wonderful panoramic views of the surroundings.

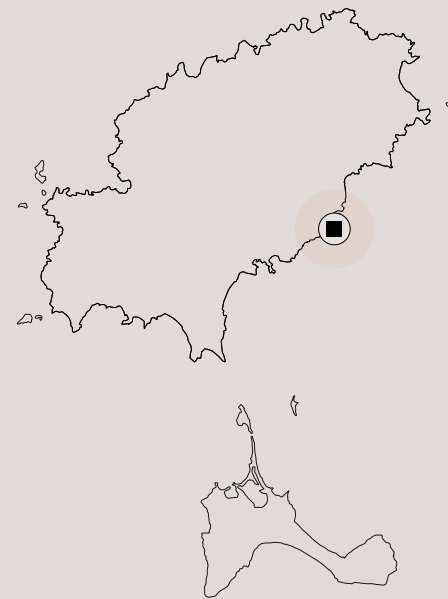
The beach of Santa Eulalia, quiet and familiar, is located a few kilometers from the property.

Unique natural environments and transparent waters





The marina at your feet



Hotspots:

- Aguas de Ibiza Grand Luxe Hotel
- Amante Ibiza restaurant
- Nikki Beach Ibiza
- W Ibiza
- Dalias Hippy Market
- +10 natural inlets within 10 minutes reach
- Santa Eulàlia marina

PURE IBIZAN SPIRIT

A spectacular garden as the center of the project



Luxury community spaces integrated in the complex

- Club House:
 - Private bar & Social lounge
 - Leisure area
- Large family pool in the garden
- Fitness & Wellness area
- Rooftop infinity and heated pool
- Parking & storage room included (Consult conditions)
- 24h security and doorman
- Promenade and green areas in front of the residential
- Low consumption lighting
- Native vegetation

WAVES: A 5-STARS COMPLEX

Exclusive services for residents, provided by Aguas de Ibiza

CONCIERGE & PRIVATE BOAT

Concierge hiring to organize unique plans. Private boat available for renting, ship management & mooring in the marina.

PRIVATE CHEF & CATERING

Home service chefs. Catering staff for private events or banquets.

PORTER'S LODGE & SECURITY

Reception desk, management & organization of post and goods.

HOUSEKEEPING & MAINTENANCE

Experts in house cleaning, household affairs, repairs or emergencies.

PRIVATE SPACE FOR EVENTS

Wide events room under reservation. Event planner services available under request.

WELLNESS Y BABYSITTING

Therapeutic massages, aesthetic treatments and home service hairdressers. Babysitters available endorsed by Agua's de Ibiza Kid's Club.



PETSITTING

Personalized petsitting and dogwalking as well as home veterinarian services.



THE PROPERTY

Amenities

96 apartments

From 100 m2

Plot of 50 to 175 m2

Aerothermal

2/3/4 doubled rooms

2/3 Bathrooms

Sea and mountain view

Home automotion

Private parking (Consult Conditions)

Storeroom (Consult Conditions)

Private pool

Private jacuzzi





FACADE



Island life like
you've never
dreamed of...

KITCHEN / DINNING ROOM

PURE IBIZAN SPIRIT



VIEWS FROM LIVING ROOM



MAIN ROOM



MAIN ROOM - BATHROOM



TERRACE OVERLOOKING THE LIVING ROOM



LIVING ROOM / DINNING ROOM



TERRACE OVERLOOKING THE LIVING ROOM



ROOM 2



COMMON GARDENS



COMMON GARDENS



ROOFTOP INFINITY POOL



ROOFTOP INFINITY POOL



VIEWS FROM TERRACE



GROUND FLOOR GARDEN



VIEW FROM ATICS

We make it easier



Housing pre-reservation

To reserve your home in Waves by Ncalma Homes it is necessary to pay a deposit, which will be subtracted from the amount of the first payment upon signing the home purchase agreement. Check with us the payment schedule and our financing options.

Discounts

At Ncalma Homes we want to make things easy. That is why we put you in contact with the suppliers of the different products and services that we show you, so that you can acquire them with interesting discounts.

We make it easier

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.



Waves by Ncalma Homes is an exclusive project of 100 apartments with 2, 3 and 4 bedrooms in a residential area next to the Santa Eulalia marina in Ibiza. With easy access to the beach, 2 large swimming pools (the one on the roof is heated), 24 hour private security and a very pleasant climate throughout the year, it offers an excellent investment opportunity and to enjoy the island at the same time. The Waves apartments have very spacious and bright spaces, open to the outside, which allow you to enjoy stunning 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, affordable luxury second homes, carefully designed villas and special attention to energy saving.

We believe in product customization, in this way our clients can decide in which services to invest.

Affordable design, efficient and sustainable properties



STRUCTURAL SYSTEM

The 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 blocks and reinforced concrete pilasters to support the sanitary slab and metal pillars as 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. Both the terrace of the house and the solarium area of the roof in which they have a roof will have a finish in ceramic pavement class C3 for the exterior. The solarium area can be optionally equipped with a built-in Jacuzzi. Homes with

a solarium may also choose to install a bar counter with wooden doors, a sink and space for a refrigerator element, all prepared for use outdoors and against inclement weather.

The roof of the terrace is integrated with the ceiling of the kitchen and will have a laminated wood finish that does not require maintenance.

FAÇADES

The practicable enclosures of the front and rear facades of the buildings will be made up of sliding glass and TECHNAL brand aluminum carpentry, or similar, with high quality thermal bridge break. The bedrooms will be prepared with a pre-installation for the placement of motorized roller blinds for

darkening. The railings will be made of laminated glass. The vertical lattices that surround both the front and rear façades are made of synthetic wood that does not require maintenance.

PARTITIONING

The separation between houses is solved 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 interior partitions are solved as a whole with drywall type Pladur with auxiliary structure with insulation and double plasterboard.

BATHROOMS

The screens will be made of tempered glass. Mirrors with led backlighting will be placed. The bathroom countertop in the main room will be made of solid surface with curved-thermoforming included.

DOORS

Access doors to the house will be high quality armored, smooth lacquered. Interior doors from floor to ceiling, or sliding, and smooth lacquered finish.

METALWORK

The stair railings and common areas will be made of laminated glass with resistance according to CTE. The perimeter fencing of the urbanization will be made of synthetic wood that does not require maintenance.

INTERIOR VERTICAL COATINGS

The headboard wall of the main room is covered with Naturtex or similar brand textile material. The bathroom wall tiles will be made with large-format pieces. The rest of the interior walls of the houses will be painted with top quality plastic paint with a smooth finish.

CABINETS MAIN ROOM

Light oak laminate finish interiors with floor-to-ceiling glass doors. Complete dressing room with all the accessories and LED lighting.

CABINETS OTHER ROOMS

Wooden fronts with a light oak tone laminate finish with floor to ceiling doors.

GENERAL PROPERTY FLOORING

The flooring of the entire house will be made with large-format pieces.

KITCHENS

The kitchen cabinets will be both made of laminated wood and glass, with interior LED lighting in the cabinets with glass doors. Both the island and the kitchen wall and countertop will be covered with high-end porcelain. The appliances are from Siemens or similar, and are composed of an electric oven, a microwave, an induction hob, an extractor hood, a refrigerator and an integrated dishwasher. Integrated sink. Matte black kitchen faucet.

ELECTRICAL INSTALLATION

Top quality Jung or similar mechanisms. Indirect lighting with LEDs, dimmable. Terrestrial and satellite radio and television system. Access to telephony services and data transmission through the basic telephone

network (TB) or integrated services digital network (ISDN) and access to broadband telecommunications services (television, data, etc.), by cable (TLCA) or through a fixed wireless access (SAFI). Video door entry system with color screen.

SECURITY

Provision of power outlet for installation of 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, with personalized master keys.

TAPWARE AND SANITARY FITTINGS

The sanitary ware of the homes will be of the PORCELANOSA brand or similar, with a double-flush suspended toilet. In the two bathrooms, a continuous shower tray will be placed with the same ceramic pavement as the rest of the house. The house will have a free-standing bathtub in the bathroom of the main room. In the secondary bathroom / s, a continuous shower tray will be placed with the ceramic paved floor of the rest of the house. Integrated countertop and washbasin made of solid-surface curved-thermoforming. Matt black mixer taps being thermostatic in bathtubs and showers.

CLIME CONTROL

High-end renewable energy heat pump system (Geothermal), maximum security as it does not have combustion fumes or

waste, it serves the hot and cold inverter air conditioning system, with distribution through conduits with acoustic insulation and zoning system for a individual room temperature control. Air quality system with extraction from wet areas and admission from dry areas. The homes have a B energy rating, which means a notable reduction in CO2 emissions and a significant reduction in the energy demand of the home (air conditioning and hot water).

PRIVATE OUTDOOR ZONE

The pavements will be made of porcelain class 3 exterior large format. Optionally, a 4x2m or 3x2m pool can be installed (measures conditional on the home).

PARKING SPACE

Parking space floor on floor -1 made with floated concrete. Single circulation road with entry and exit from one side of the building.

ENTRANCES AND COMMON AREAS

Lighting with low consumption spotlights. Centralized system of automatic video intercom, fence and booth for 24 hour security personnel.

COMMUNITY AREA OF THE URBANIZATION

Main access to the urbanization through a single entrance with 24 hour access control. Direct pedestrian access to the promenade. Mediterranean-style garden throughout the urbanization, with plant species with low water consumption and automatic external irrigation. Central beach type pool surrounded by medium and tall vegetation. Infinity pool that blends into the sea on the rooftop level. Solarium with sea views. Spa consisting of a Finnish sauna and cabin treatments. Access ramps for the disabled and compliance with accessibility regulations.

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