

# Unparalleled Development Opportunity in Ibiza's Port des Torrents

BEDROOMS

BATHROOMS

AREA

m<sup>2</sup>



# Unparalleled Development Opportunity in Ibiza's Port des Torrents

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## Introduction&#xD;

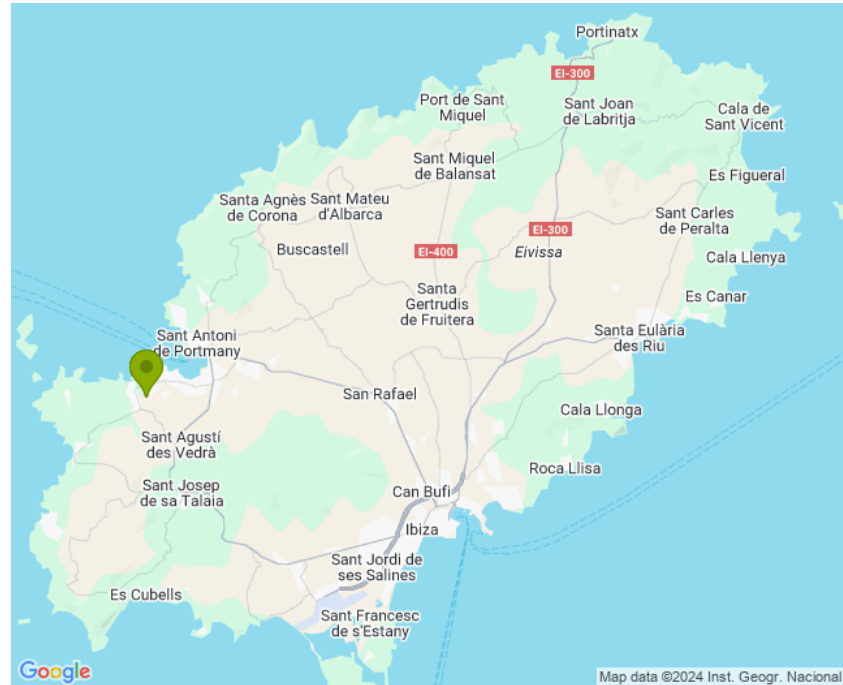
Attention property developers! Presenting an unmatched investment opportunity in the elite and tranquil residential neighborhood of Port des Torrents, Ibiza. This sizable plot is fully certified, zoned for urban development, and primed for a transformative project. Located less than 1km from Cala Beach, this land offers the perfect blend of natural beauty and modern convenience.&#xD;

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## Key Highlights&#xD;

Certified and Zoned: Issued with an Urbanism Certificate as of April 17, 2023, the land is categorized as "UAA3 Urban," guaranteeing smooth project approval and all municipal services.&#xD;

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Plot Dimensions: 6,260.44 m<sup>2</sup>;

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6,260.44 m<sup>2</sup> of prime, developable land;

Additional 290 m<sup>2</sup> already allocated for municipal road construction;

Development Flexibility: 35% Buildability;

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35% Buildability: Maximize your ROI with generous building allowances;

Parcel Size: Sub-dividable into plots of a minimum of 500 m<sup>2</sup> each;

10 Houses: Suitable for up to 10 individual or semi-detached residential units;

Three Stories Per Unit: Amplify your square footage with multi-level designs;

Basements: Develop below-ground levels that do not count towards buildability;

Basements;

Ocean Views: Elevated second-floor units will feature panoramic sea views, enhancing property allure and value.

Ocean Views;

Ocean Views;

Ocean Views;

Investor Advantages:

Market Potential: Ibiza's thriving real estate market offers a robust and proven potential for high returns, making this land a high-yield investment.

Market Potential;

Architectural Freedom: The generous buildability and flexible parcel size offer a canvas for architectural creativity; whether luxury villas, townhomes, or a mix-use community.

Architectural Freedom;

Prime Location: Situated in a high-demand residential area, the plot promises strong future sales or rental

returns.&#xD;

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Take Action Now&#xD;

Don't miss this chance to develop a landmark residential project in one of Ibiza's most sought-after locales. For a comprehensive project discussion and site visit, contact us immediately.&#xD;

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# Features

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