



2 bedroom Apartment for sale in Sant Antoni de Portmany, Ibiza



355,000€



Unique opportunity! Brand new flat in San Antonio, in a new building, about to be finished. The building has 4 floors plus a roof terrace with sea views. This flat is on the third floor and consists of a living-dining room with large windows, a modern and functional open plan kitchen, 2 bedrooms and 2 bathrooms. Privileged location: Only 300 metres from the marina of San Antonio and the promenade. A storage room for 6.000 € plus 10 % VAT and a garage space for 25.000 € plus 10 % VAT, both not included in the price, can also be purchased. The method of payment is now 10% plus 10% VAT, in 3 months another 10% plus 10% VAT, and on delivery and title deed in about 6 months the remaining 80% plus 10% VAT. Very profitable as an investment to rent, both annual and summer and winter season, we have many companies interested in renting flats like this for their employees, we can manage the rent. We can show it to you in this schedule, we will be happy to accompany you to see it, from Monday to Friday from 8h to 14h and 15h to 18h and Saturday 8h to 13h, soon we will extend the time to weekends, due to the great demand. Contact us!

BUILDING SPECIFICATIONS
INSULATION: All the vertical walls that make up the envelope of the dwellings will have acoustic and thermal insulation by means of rock wool in plasterboard partitions, and the exterior envelope of the building will be solved by means of an 80mm thick S.A.T.E. system. The floor slabs between the interior rooms of the dwelling will have an anti-impact sheet of reticulated polyethylene or similar. Roofs will be insulated with 10cm thick (5+5) extruded polystyrene panels.
EXTERNAL ENCLOSURES: They will be of brick masonry, rendered externally and internally and lined with plasterboard panel and rock wool towards the interior, self-supporting solution on masters, leaving unventilated air chamber.
PARTITIONS: They will be built with 5 cm thick solid brick ceramic partitioning, plastered on both sides and lined on both sides with 2 laminated plasterboard panels plus rock wool, the exterior panel will be of high hardness.
ROOFS: Waterproofing of single-layer type roofs, adhered, formed by bitumen sheet modified with SBS elastomer, LBM(SBS)-40-FP, previously primed with anionic asphalt emulsion with EB type charges, protected with 4cm thick mortar layer and paved with 30x30cm ceramic tile.
PAVING AND CLADDING: The paving in the basement will be a continuous mass concrete paving, 15 cm thick, for pedestrian and vehicular use, made with HM

 2 bedrooms
 Aire Acondicionado

 2 bathrooms
 Ascensor

 57m² Build size