

PARK EULARIA
THE MEDITERRANEAN DREAM



Sun, sea and unspoiled nature. Welcome to a haven where you can indulge in the sound of lapping waves or the invigorating scent of pine forests. Because, yes, there really is such a place. In this part of Ibiza, life moves at a slightly slower pace, giving you even more time to savour every single moment. Nestled in this paradise is Park Eularia, an architecturally stunning development with 38 luxurious new apartments around a communal pool and a garden where you can dream away as you bask in the sun...



PARK
EULARIA

AS 9527XV

ASSETS

- 38 **luxury** apartments
- Purchase of **multiple parking** spaces possible
- Just **five minutes** from Santa Eulària's marina
- 94m² communal **pool**
- Santa Eulària, Spain's **most precious** town

IBIZA

Yes, Ibiza is famous for its nightlife, but couples, families, expats and digital nomads are also drawn to its relaxed lifestyle and breath-taking nature.

Small, with a mild climate and unspoiled nature... Ibiza is a destination you can enjoy year-round, where sun-soaked coastlines and verdant hills, wellness and yoga retreats, and hiking trails co-exist with hippy markets and vibrant nightlife.

Want to call Ibiza your (second) home? Start planning as you leaf through this brochure. At Park Eularia, a place in the sun is no longer a dream.

38 luxury apartments

PARK•EULARIA



SANTA EULÀRIA DES RIU

Ibiza's east coast is known for its relaxed atmosphere, natural beauty and sophisticated lifestyle. Discover five reasons to choose an outdoor retreat or new start just there.

YOUR GATEWAY TO BEACH BLISS

Santa Eulària has several beautiful beaches, such as Playa de Santa Eulalia and Cala Llonga. Perfect if you love soft sand and shallow, crystal-clear waters. Moreover, the town has a picturesque palm-lined promenade by the sea where you can take a scenic stroll or stop for drinks at one of the many beach bars.

TASTE, DISCOVER, ENJOY

Did you know that Santa Eulària is also a culinary hotspot? Every meal is an occasion at the town's many restaurants. Sample local fare or fusion cuisine at upscale eateries like Amante Ibiza, gastro bar Kinana or cosy tapa bars... Besides delicious dining spots, new boutiques add to Santa Eulària's allure.

HIDDEN GEMS

Santa Eulària is steeped in history and charm. Climb cobbled streets to the historic Puig de Missa, a 16th-century whitewashed church perched on a hill with panoramic views of the town. There are also several art galleries and cultural centres, including the Can Ros Ethnographic Museum, where you can dive into the island's history.

NATURE'S PLAYGROUND

A wide range of unforgettable outdoor adventures await in the region around Santa Eulària. Outdoor enthusiasts will enjoy spectacular hiking trails along the coast, such as the Santa Eulalia River Route and hidden paths that wind their way through forests and along cliffs. Ibiza's crystal waters also make kayaking, paddleboarding and snorkelling popular activities.

THE BEST OF IBIZA

What makes Santa Eulària so unique is the rare and delicate balance between vibrancy and serenity. The only year-round resort in Ibiza, Santa Eulària has become one of the island's most sought-after locations. Here you have the perfect mix of serenity and amenities without the crowds you can expect elsewhere in Ibiza.

Life revolves around Santa Eulària's charming marina – a picturesque spot where luxury yachts bob on the azure waters and where you can experience the authentic Ibiza vibe on a daily basis. Everything you need is within easy reach, and you can finally unwind thanks to the relaxed atmosphere.

Want to purchase multiple parking spaces?







NEARBY

Santa Eulària's marina and its azure waters and many luxury yachts are just a 5-minute walk away. The exclusive CBbC Marina, a waterside restaurant and a magnet for foodies and sun lovers is also nearby. Santa Eulària's central location between Ibiza Town and the charming town of Sant Carles makes it an ideal base. Moreover, picturesque Santa Gertrudis, known for its boutiques and culinary hotspots, is within driving distance. A perfect blend of tranquillity, luxury and a central location.

PUNTA ARABI

Known for its colourful Hippy Market, but also for its lovely beaches and friendly, laidback atmosphere.

10 min. by car

AGUAS BLANCAS

Backed by beautifully textured, steep cliffs, the clear waters at this sandy beach make it perfect for snorkelling.

26 min. by car

COVA DE CAN MARÇÀ

A stunning cave system near Puerto de San Miguel. Ready to explore a fascinating underground world?

30 min. by car

ES VEDRÀ

Popular with fans of breathtaking views and the perfect backdrop for a gorgeous sunset. Mired in countless myths and legends.

48 min. by car



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PARK • EULARIA

Park Eularia is being built in the bustling heart of Santa Eulària, between Carrer Margarita Ackerman and Carní de Missa. This exclusive new development, named after its central location surrounded by five new developments, is the last in the series to be built. A place for people who appreciate the finer things in life, offering the perfect blend of unparalleled luxury and comfort. Within walking distance of the marina and Playa de Santa Eulalia, Park Eularia provides a superb living experience in one of the island's most sought-after locations. Your last chance to claim your slice of this unique story.

MEDITERRANEAN OUTDOOR LIVING

Park Eularia consists of 38 luxury apartments in two stylish L-shaped buildings that fit together like a jigsaw puzzle and can be accessed from Carní de Missa or Carrer Margarita Ackerman. Both buildings stand on a plinth, elevating them for maximum privacy and facilitating circulation through the buildings. They frame a beautiful central courtyard garden with a 100m² communal pool, offering residents a serene oasis to unwind. A place to enjoy the sun, where Mediterranean outdoor living is elevated to an art form.

The bright architecture with wooden style elements blends in perfectly with the surroundings. The open layouts and large windows blur the line between indoor and outdoor living, allowing natural light to flow freely.

94m² communal swimming pool





A HOME TAILORED TO YOUR LIFESTYLE

Two or three bedrooms? One or two bathrooms? A spacious penthouse with a sprawling rooftop terrace and enchanting views? Your dream. Your choice. Park Eularia has it all. The spacious living rooms and modern kitchens provide the perfect backdrop for quiet evenings or stylish gatherings with friends.

The apartments' size (from 90.91m² to 135.99m²) and layout vary, making them ideally suited for families, couples or anyone looking for a stylish second home in Ibiza. At Park Eularia, your home wishes come true.

AN EXCLUSIVE RETREAT

Unlike the surrounding developments, Park Eularia has no direct neighbours, guaranteeing maximum privacy and tranquillity with no retail premises or commercial activities on-site. The result is a serene living environment where peace and comfort are key. You also have the option of purchasing multiple parking spaces for ultimate convenience, both for yourself and your guests. If you are looking for an exclusive living experience in a prime location in Santa Eulària, look no further.



Just a 5-minute walk from Santa Eulària's marina





ROYAL ESTATES

"A developer who is like a friend and who has your best interests at heart"

At Royal Estates, this is how we like to describe our personalised service.

Our team of experienced property experts has specialist knowledge of Spain's exclusive housing markets. No residential requirement is beyond our means. As a future resident of one of the exclusive apartments at Park Eularia, we will take care of every detail. With 38 luxurious apartments, this exceptional development offers just the right blend of modern comfort and Mediterranean charm. We are here to provide unparalleled service and guide you on your journey as you purchase your dream home in this idyllic location on the island of Ibiza. All you need to do is close your eyes and imagine how you will soon be living your best life in Ibiza... We'll handle the rest.



ROYAL
ESTATES
GROUP

JEA ARCHITECT

Park Eularia's design integrates two L-shaped residential blocks within the natural contours of a geometrically irregular, steeply sloped plot in harmony with the diverse urban landscape amid ongoing development.

The blocks form a puzzle-like configuration, creating a central communal 'oasis' with a circular water element. Open corridors provide access to the complex, ensuring double-oriented properties and maximising light and ventilation.

The design features elegant and rational façades, with alternating suspended balconies adding a dynamic to the street-facing elevations. A ceramic-clad plinth serves as a unifying element, offering privacy, ventilation for parking areas, and a Mediterranean aesthetic through muted or enamelled ceramics and natural materials. Shaded access corridors, climbing plants, and ventilation shafts harness light and shadow and help create a distinct identity rooted in functionality and plenty of visual appeal.





Santa Eulària, Spain's most precious town



EDIFICIO DE 38 VIVIENDAS EN CARRER DE CAMÍ DE MISSA N. 19-21 SANTA EULARIA DES RIU, IBIZA (MEMORIA DE CALIDADES / SPECIFICATIONS)

1. ESTRUCTURA /STRUCTURE

Estructura de hormigón armado y forjados unidireccionales y reticulares todo según Código Técnico de la Edificación y control de un organismo externo homologado.

Reinforced concrete slabs and unidirectional and reticular slabs all in compliance with the Código Técnico de la Edificación and an independent building control company.

2. FACHADA EXTERIOR/EXTERNAL WALLS

Muro de cerramiento formado por fábrica de ladrillo d ½ pie, con aislamiento rígido, cámara de aire y trasdosado interior mediante de estructura acero galvanizado, aislamiento térmico y doble placa de yeso laminado.

External brick leaf with rigid insulation, cavity wall and double layer plasterboard internal dry lining with insulation.

El acabado exterior será un enfoscado de cemento pintado de primera calidad.

External cement render finish of high quality.

Terrazas con barandillas de vidrio a media altura.

Terraces with medium height glass balustrades.

Vallado metálico con chapa perforada ondulada en cierre de Aparcamiento del Bloque 1 y vallado de cierre en Bloque 2.

Perforated ondulated metal sheet cladding to parking area at Block 1 and boundary cladding at Block 2.

3. CUBIERTA/ROOF CONSTRUCTION

Cubierta transitable invertida con aislamiento rígido y acabado de pavimento de gres porcelánico antidelizante.

Walkable inverted roof (insulation above the waterproofing membrane).

4. CARPINTERÍA EXTERIOR/EXTERNAL CARPENTRY

Carpintería exterior de aluminio lacado con rotura de puente térmico de la casa Cortizo o similar con aireadores incorporados.

Doble cristal tipo climalit o similar, con cámara de aire Sistema de cierre correderos y oscilobatientes según proyecto.

Lacquered aluminimum glazing units with thermal break by Cortizo or similar with microperdorated air incorporated.

Double glazing units Climalit type or similar. Door sliders and oscilating windows.

Puerta de entrada a viviendas con cierre de seguridad.

Entrance to apartments with security doors.

Correderas exteriores en balcones de madera termotratda tipo Lunawood o de aluminio lacado con apariencia de madera de la casa Gradhermetic o similar para protección solar.

Sliders in balconies made out of aluminium frames and thermal treated slats Lunawood or similar or wood looking aluminium slats. Gradhermetic or similar.

Barandillas con perfiles y montantes metálicos y malla de cable de acero en pasarelas. Barandilla con perfiles y montantes metálicos en balconeras.

Metal balustrades with metal upstands and stainless steel cabling mesh in access corridors. Metal balustrades with metal upstands and stainless steel cabling mesh in balconies.

5. CARPINTERÍA INTERIOR/INTERNAL JOINERY

Carpintería exterior de aluminio lacado con rotura de puente térmico de la casa Cortizo o similar con aireadores incorporados.

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Barandilla con perfiles y montantes metálicos en balconeras.

Metal balustrades with metal upstands and stainless steel cabling mesh in access corridors.

Metal balustrades with metal upstands and stainless steel cabling mesh in balconies.

6. CARPINTERÍA INTERIOR/INTERNAL JOINERY

Puertas interiores de madera rechapadas en madera de apertura abatible o corredera según ubicación.

Sistema de cierre con manetas de primera calidad y con condenas en baños y aseos. Wood veneered internal doors with sliding or folding opening.

High quality door handles and locks in bathrooms.

Puerta principal blindada con cerradura de seguridad de 3 puntos.

Entrance to apartments with 3 points security doors.

Frentes de armarios con puertas de madera lacadas en blanco y rechapadas en madera. Interior de armarios revestidos con melanina.

Lacquered and veneered doors to wardrobes. Melamine finish to internal carcasses.

7. DIVISIONES INTERIORES/INTERNAL WALL

La tabiquería de la vivienda y entre viviendas se realizará con perfiles de acero galvanizado, aislamiento acústico y doble placa de yeso laminado, cumpliendo con los requerimientos del CTE.

Double layer plasterboard internal walls with insulation in compliance with building regulations.

Los cierres de los patinillos de instalaciones se realizarán con ½ pie de ladrillo.

Brick cladding of vertical service shafts.

8. REVESTIMIENTOS VERTICALES/ WALL FINISHES

Acabado de pintura plástica lisa en paramentos verticales de zonas de paso, salones y dormitorios.

Plastic based paint to all the vertical claddings except bathrooms.

Baños / Bathrooms:

Aplacado de gres porcelánico en paredes.

Porcelanic stoneware cladding to bathrooms.

9. FALSOS TECHOS/FALSE CEILINGS

Falso techo de placas de cartón yeso. Acabado en pintura plástica lisa.

Plasterboard ceilings with covings for Plastic based paint to false ceilings.

10. PAVIMENTOS/FLOOR FINISHES

Gres porcelánico en interior de viviendas. Gres porcelánico antidelizante para exteriores en exterior de viviendas. Hormigón fratasado tintado en zonas de aparcamientos y zonas comunes. Tarima sintética con apariencia de madera en zona de piscina.

Porcelanic stoneware floors to the interior of the apartments. Antislippery porcelanic stoneware floors to the exterior of the apartments. Concrete finish to parking and common areas. Sinthetic wood floors to swimming pool area.

11. COCINA/KITCHEN

Mobiliario de cocina:

- Amueblamiento con muebles altos y bajos y tableros de primera calidad lacados.
- Encimera: Silestone blanco River o similar (piedra artificial).
- Cocina equipada con electrodomésticos integrados marca Bosch o similar que comprende: Horno, Placa de inducción, Campana extractora integrada, Frigorífico y Congelador integrado, Lavavajillas integrado y Microondas.

Kitchen units:

- Lacquered quality boards with high and low units.
- Stone top: Silestone top or similar (artificial stone).
- Integrated appliances (Bosch or similar): Oven, induction Hob, Extractor hood integrated in the false ceiling, Fridge, Freezer, Washing machine and Dryer (2 in1) and Microwave.

12. CUARTO DE BAÑOS/BATHROOMS

Inodoro / WC unit:

- Inodoro suspendido (suspended WC) PRO S WALLHUNG WC RIMLESS de LAUFEN o similar.
- Cisterna empotrada (Concealed cistern) SIGMA de GEBERIT (Tanque alto / High tank) o similar.
- Pulsador de doble descarga (Dual charge push mechanism) modelo E4316-00 de JACOB DELAFON osimilar. Acabado mate.

Lavabo / Wash hand basin:

- Lavabo y Mueble bajo lavado serie STRATO de INBANI.
- Acabado mate. Wash hand basin and storage unit.
- Grifería empotrada monomando de RAMON SOLER acabado en niquel cepillado.
- Wall mounted single mixer tap.

Ducha / Shower:

- Grifería de ducha monomando + rociador modelo ALEXIA de RAMON SOLER acabado en niquel cepillado.
- Single mixer shower tap with ceiling unit.
- Mampara de ducha con paño fijo y puerta abatible. Vidrio fijo de 8mm de espesor sobre perfil en U de acero inoxidable lateral.
- Glass door screens. 8mm toughened glass with U profile.
- Plato de ducha (Shower tray) NATURAL de BIO o similar acabado Blanco Slate enrasado con el nivel de suelo interior. Incluye desagüe y rejilla de desagüe (includes linear drain and waste pipe).

13. CLIMATIZACIÓN/COOLING

Sistema individual de climatización por bomba de calor y aerotermia para generación de calor y frío con apoyo de termo eléctrico individual en cada vivienda.
Se colocarán unidades exteriores de aerotermia para producir aire acondicionado, calefacción y agua caliente en la cubierta.

Conductos y rejillas integradas.
Termostato de regulación individualizado y sectorizado (sistema AIRZONE o similar).

Air- Water individual heat pumps for cooling and heating with electric heater aid.
External units on roof the apartment blocks.
Integrated conduits and AC grills.

14. CLASIFICACIÓN ENERGÉTICA/ ENERGY RATING

- Clasificación energética estimada de clase B en emisiones de CO2 a la atmósfera y de clase B en consumo de energía.
- B certified energy rating (CO2 emissions and energy consumption).

15. VENTILACION/VENTILATION

- Sistema de renovación de aire según el Código Técnico.
- Mechanical ventilation in compliance with the building regulations.

16. FONTANERIA Y SANEAMIENTO/ PLUMBING AND DRAINAGE

- Distribución de agua fría y caliente mediante tuberías de polietileno de alta densidad, con llaves de corte para cada cuarto húmedo.
- Red separativa a saneamiento bajo rasante con tuberías de PVC.
- Politherene cold and hot pipes with cut valves in all the wet rooms.
- Rainwater and foul water systems.

17. ELECTRICIDAD YTELECOMUNICACIONES ELECTRICITY AND TELECOMMUNICATIONS

- Captación de radiodifusión y radiotelevisión en todas las estancias (estar y dormitorios)
- Video-portero electrónico para acceso a la comunidad.
- Nivel de electrificación elevado. Mecanismos eléctricos de la casa Jung modelos LS990 o similar.
- Iluminación de bajo consumo tipo LED.
- TV points in all living and bedrooms.
- Intercom panel at entrance of each apartment block.
- High level of electric supply.
- Jung LS990 electric mechanisms.
- Low consumption LED lighting.

18. ZONAS COMUNES/Common AREAS

- Ascensor de 4 y 6 plazas con puertas automáticas de acero inoxidable en cabina y rellano.
- Aparcamientos y trasteros planta sótano con ventilación natural y forzada.
- Punto de carga general de vehículo eléctrico.
- Video-portero en zona de entrada.
- Piscina comunitaria con acabado de gresite de pequeño formato y ducha exterior.
- 4 / 6 person Lifts with automatic doors and stainless steel in cabin and open doors.
- Parking spaces and store rooms at Basement with natural and mechanical ventilation.
- Electric charger for cars.
- Intercom panel at entrance of each apartment block.
- Shared swimming pool with ceramic vitreous tiles and outdoor shower.



www.parkeularia.com

