



ÁUREA BOSSA

- 4 EXCLUSIVE APARTMENTS -





ÁUREA BOSSA



AT LANDED IN IBIZA REAL ESTATE, WE ARE PROUD TO EXCLUSIVELY PRESENT 'ÁUREA BOSSA', a residential project located in one of the island's most iconic locations. **DEVELOPED BY NERON PROPERTIES**, ÁUREA BOSSA elegantly blends modernity and comfort, offering an unparalleled lifestyle in the Mediterranean paradise.

For more information about ÁUREA BOSSA and to schedule a private visit, please do not hesitate to contact us:

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Atentamente,

El equipo LANDED IN IBIZA REAL ESTATE

THE LOCATION

EXCEPTIONAL NATURAL SETTING

The four exclusive residences in this new development are situated in a privileged enclave of Platja d'en Bossa, Ibiza. Surrounded by a **TRANQUIL ENVIRONMENT**, these properties offer unparalleled proximity to the beach, reachable with a short walk. Platja d'en Bossa is renowned for its fine sandy beaches and crystal-clear waters, providing an incomparable natural setting.

Despite their peaceful location, the development is within close reach of a **WIDE VARIETY OF AMENITIES** that enable residents to enjoy a vibrant Mediterranean lifestyle. The surrounding area boasts numerous restaurants, bars, shops, and entertainment venues, as well as supermarkets, pharmacies, and educational centers.

The development is excellently connected by public transport, with regular bus and taxi services, and **THE AIRPORT IS JUST A 10-MINUTE DRIVE AWAY**. This makes it an ideal option for both those seeking a permanent residence and those looking for an easily accessible vacation home. Additionally, the **PROXIMITY TO IBIZA TOWN AND MARINA BOTAFOCH**, also just 10 minutes away, further enhances the location's appeal.

Only 4 km away is **SES SALINES, ONE OF THE ISLAND'S MOST ICONIC NATURAL AREAS**, featuring white sandy beaches and crystal-clear waters.



THE BUILDING

A SERENE HAVEN

In the heart of Platja d'en Bossa stands this unique building with pure lines, consisting of **TWO DUPLEX GROUND FLOORS AND TWO TRIPLEX PENTHOUSES**, all designed with meticulous attention to every detail.

The duplex ground floors feature a daytime area on the ground floor, where large windows flood the space with natural light. **THE CONNECTION WITH THE OUTSIDE IS SEAMLESS**, allowing the private garden to become a natural extension of the home. The upper floor, dedicated to rest, houses cozy bedrooms and modern bathrooms.

In the penthouses, the layout is reversed to ensure privacy. The sleeping area is located on the lower floor, while the daytime area on the upper floor includes a kitchen and living room that open onto a terrace overlooking a large garden area. The jewel of these homes is a private rooftop

with 360° views. This carefully designed layout ensures the **TRANQUILITY** and **COMFORT** desired in any residence.

The building integrates perfectly with its surroundings, thanks to the landscaped open spaces that provide a **GREEN BREATH IN THE MIDDLE OF THE URBAN ENVIRONMENT**. In this urban oasis, each home is a symbol of well-being and peace, designed to meet the modern needs of its residents.

Aurea Bossa intimately connects with the natural environment of Ibiza, making each home perfect for those seeking quality of life and style in one of the most desired destinations.



THE APARTMENTS

FLOWING SPACES

The showcased project introduces four extraordinary newly constructed residences distinguished by their **MODERN INTERIOR DESIGN, SPACIOUS LAYOUTS** flooded with **NATURAL LIGHT**, and **PREMIUM MATERIALS AND FIXTURES**. The outcome is homes that are bright, welcoming, and functional, featuring an intelligent layout that effectively separates living and sleeping areas.

ÁUREA BOSSA building encompasses a total of 4 residences: 2 duplexes on the ground and first floors, each with its own private garden, and 2 triplexes on the second, third, and fourth floors, offering direct rooftop access from the residence.

This blend of innovative design and exclusive amenities creates a distinctive lifestyle opportunity for those seeking the finest offerings on Ibiza's vibrant coast.

FEATURES

- Spacious rooms
- Abundant natural light in the morning and afternoon
- Large outdoor spaces
- Elevator
- Energy efficiency certificate: A
- After-sales service and warranty

FINISHES

- Open kitchen integrated with living/dining room equipped with integrated appliances
- Porcelain tile floors by PORCELANOSA
- Bathrooms equipped with PORCELANOSA faucets and sanitary ware
- LED lighting in all rooms
- Ducted hot/cold air conditioning
- Built-in wardrobes
- Aluminum windows with thermal break





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4 EXCLUSIVE APARTMENTS IN PLATJA D'EN BOSSA

APARTMENT G-1


-  **171,0 m2** total area:
- **82,8 m2** closed
 - **66,5 m2** garden
 - **9,5 m2** terrace
 - **8,9 m2** common area


 **2** bedrooms

 **2** bathrooms


 parking space

APARTMENT P-1


-  **130,6 m2** total area:
- **81,6 m2** closed
 - **7,8 m2** terrace
 - **32,3 m2** rooftop
 - **8,9 m2** common area


 **2** bedrooms


 **2** bathrooms

 parking space

APARTMENT G-2


-  **147,3 m2** total area:
- **73,2 m2** closed
 - **60,0 m2** garden
 - **6,2 m2** terrace
 - **7,9 m2** common area


 **2** bedrooms

 **2** bathrooms

 parking space

APARTMENT P-2

-  **126,3 m2** total area:
- **77,7 m2** closed
 - **7,8 m2** terrace
 - **32,3 m2** rooftop
 - **8,5 m2** common area

 **2** bedrooms

 **2** bathrooms

 parking space




Ground floor





First floor

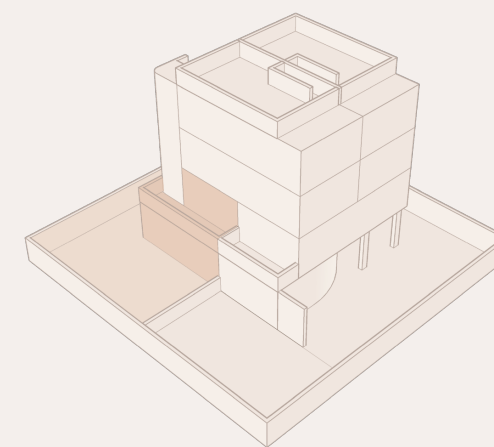
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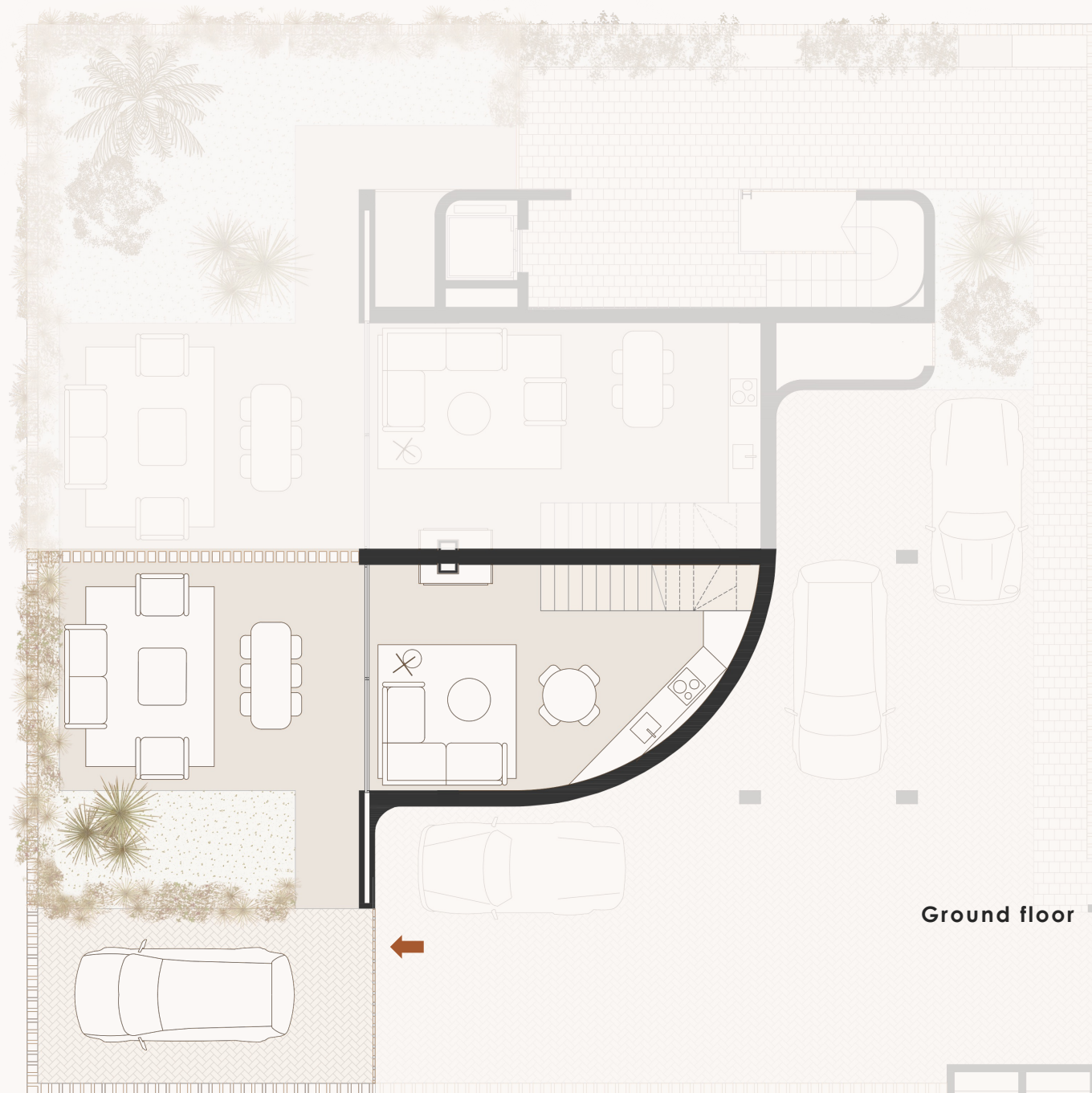
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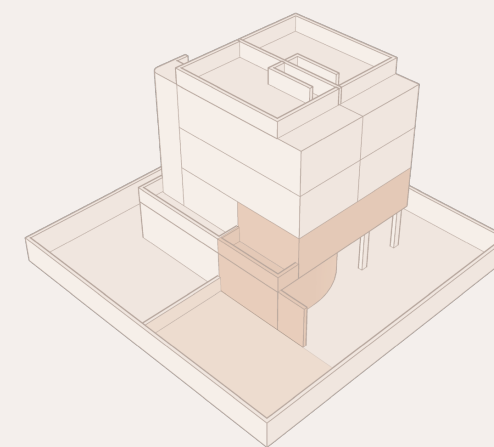
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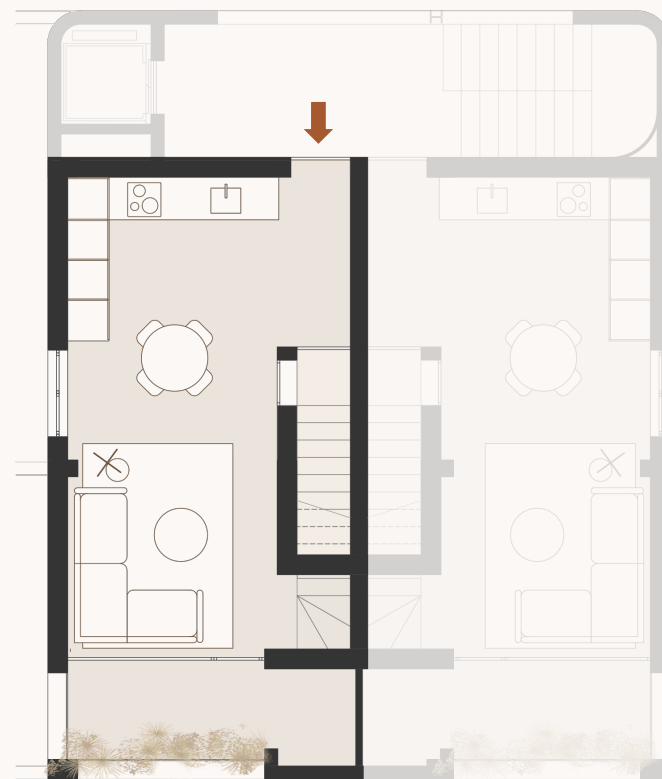
 **2** bathrooms

 parking space





Second floor




Third floor

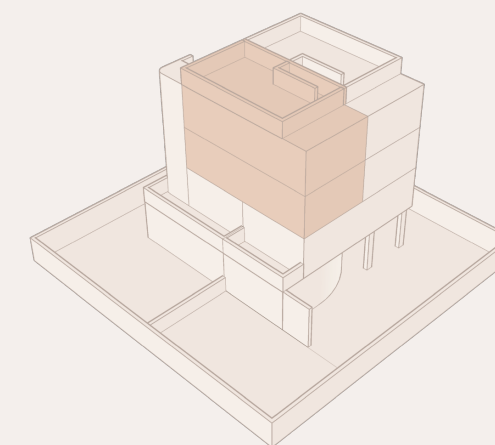


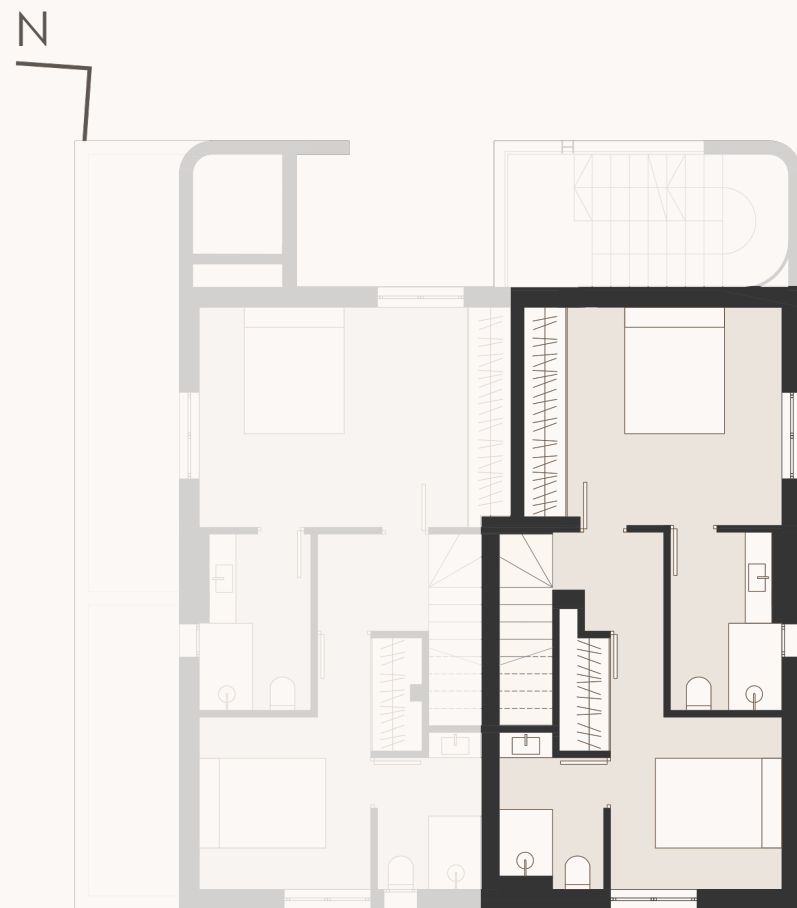
Rooftop

APARTMENT P-1

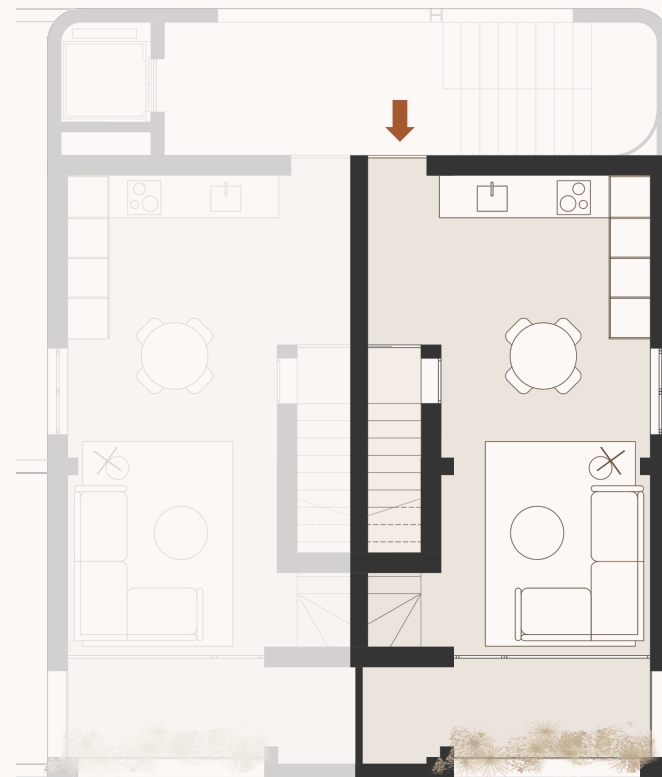
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Second floor



Third floor

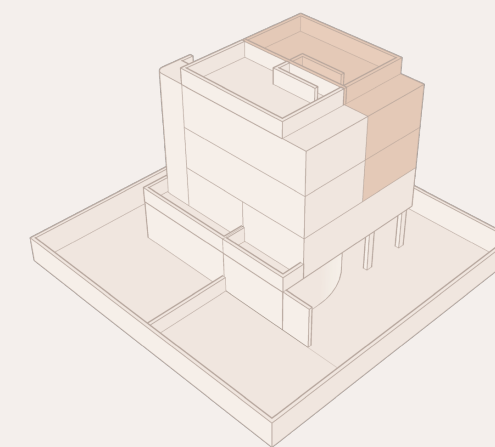


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-  **2** bathrooms
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SPECIFICATIONS

QUALITY IN EVERY DETAIL

FOUNDATION AND STRUCTURE

- Foundation consists of reinforced concrete raft slab and reticular slabs.

FAÇADE AND ROOF

- Main enclosure using thermoclay block, thermal and acoustic insulation on the inner face, and double plasterboard lining on the interior.
- Exterior cladding with a double layer of special mortar render, painted in off-white.

FLOORS AND FINISHES

- Porcelain stoneware floors by Porcelanosa®, 60x60 format, Class 3 for exterior use.
- Porcelain stoneware wall tiles by Porcelanosa®, 60x60 format.
- Garden with topsoil and native plants.

PARTITIONS

- Partition walls in party walls using double hollow brick, lined on both sides with double plasterboard and high-density mineral wool insulation, 5 cm thick.
- Interior partitions between rooms formed by double plasterboard on each side with thermal and acoustic insulation of high-density mineral wool, 5 cm thick.

KITCHENS

- Kitchens equipped with laminated board cabinets, upper and lower, with Krion® countertops by Porcelanosa®, and appliances including electric cooking hob, horizontal extractor hood, oven, microwave, refrigerator, washing machine, and dishwasher by BALAY®.

EXTERIORS

- Steel railings lacquered in anthracite grey.
- Private terraces on the solarium floor equipped with non-slip porcelain stoneware flooring by Porcelanosa® and pre-installation for outdoor kitchen.

CARPENTRY

- Exterior carpentry in anthracite grey lacquered aluminum with thermal break, double glazing, with air chamber and micro-ventilation in living rooms.
- Interior carpentry in white lacquered wood, from floor to ceiling, with brushed metal hardware. Modular built-in wardrobes in bedrooms with sliding or hinged doors, lacquered or varnished in natural wood, according to the room.
- Entrance doors to the dwelling with security lock, stainless steel fittings and handles, with peephole, foam aerator, and rubber seal.

BATHROOMS

- Sanitary porcelain toilets, with surface cistern, dual flush, and soft-close lid from Porcelanosa®.

- Stainless steel faucets, single-lever, with water saving system from Porcelanosa®.
- Large format resin shower trays with built-in single-lever stainless steel faucets from Porcelanosa®.
- Terrazzo washbasins on natural oak countertops.

CLIMATE CONTROL

- Air conditioning (cooling/heating) with DAIKIN® system, with indoor unit installed in false ceiling of bathrooms. Outdoor unit installed on the building's roof or gardens depending on the unit. Distribution of air conditioning through adjustable ducts and grilles.

ELECTRICITY

- Television and data sockets in living room and all bedrooms.
- Recessed LED downlights in corridors, bathrooms, and kitchens, with LED details on stairs.
- Access system via video intercom.
- Electrical mechanisms by JUNG model LS990.
- Low-consumption LED lighting in communal areas.
- High energy efficiency elevator without machine room.



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