



ELEVATING IBIZA LIVING

ÁUREA PORTMANY



THE PROJECT

A NEW WAY OF LIVING

NERON PROPERTIES is proud to present **ÁUREA PORTMANY**, an exclusive development located just 300 meters from the shores of Sant Antoni de Portmany.

This project sets a new standard for modern living in the area, positioning itself as the most advanced and exclusive building in the neighborhood, featuring **30 ONE-BEDROOM APARTMENTS**, most with a **PRIVATE TERRACE** and convenient **GROUND FLOOR PARKING**.

One of the highlights of this development is its **STUNNING ROOFTOP**, designed as a tranquil oasis with cozy lounging areas.

With **SECURE BICYCLE PARKING**, convenience meets sustainability, supporting an eco-friendly lifestyle for its residents.

It also features **CUTTING-EDGE TECHNOLOGY**: smart 24-hour remote access, intelligent package lockers, and video surveillance.

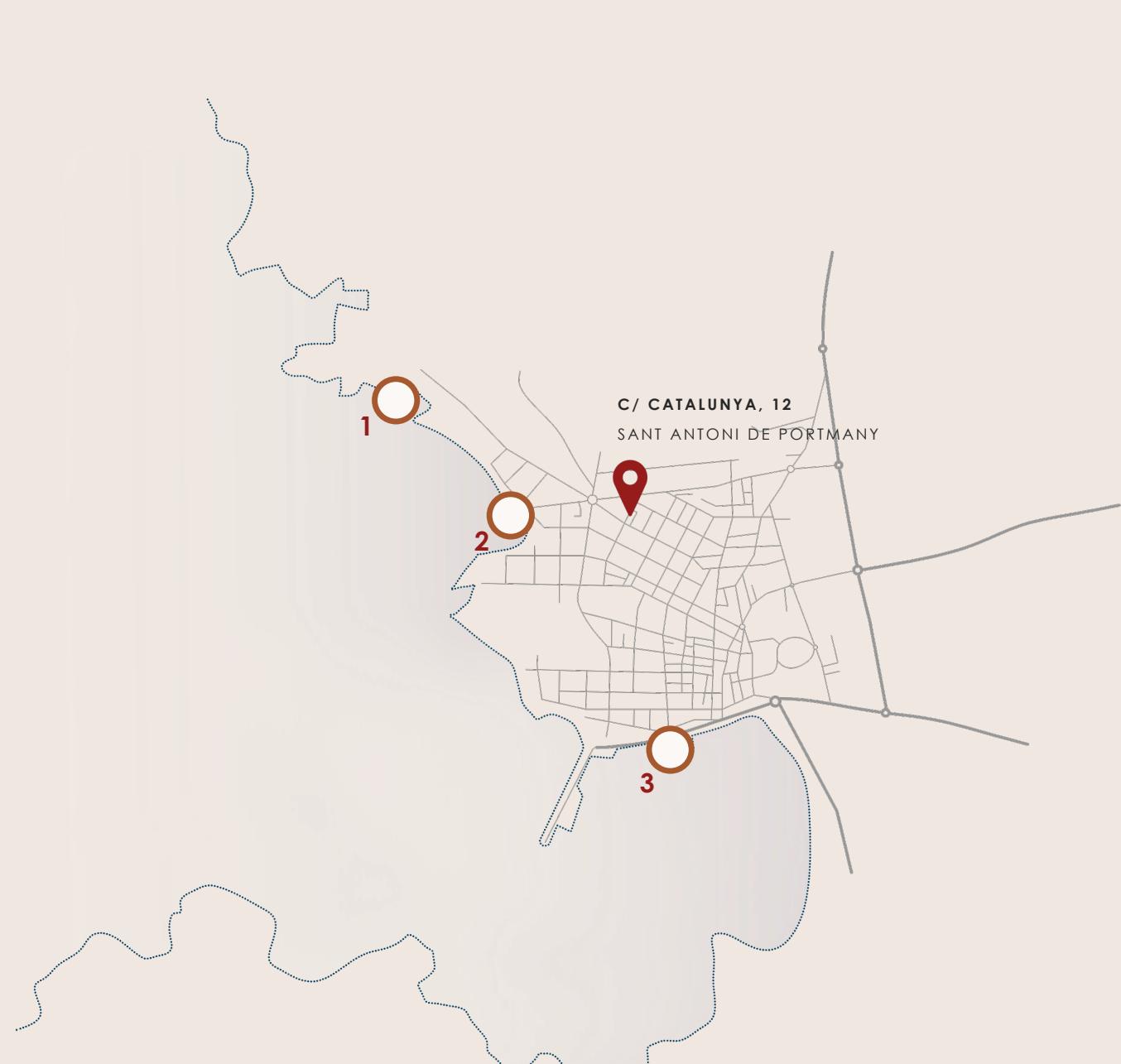
YOUR IDEAL HOME AWAITS.

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AUREA
PORTMANY





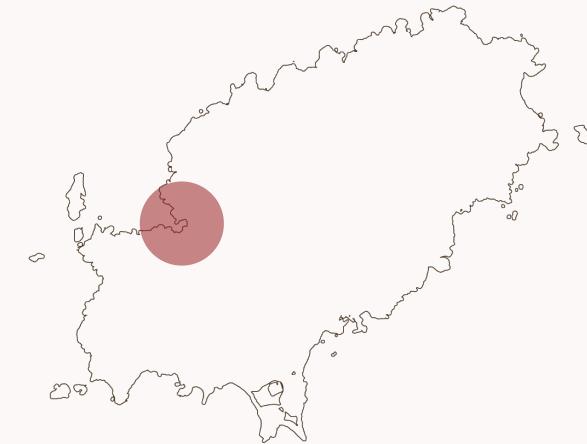
1. CALA GRACIO – 1,4 km
2. CALO DES MORO – 350 m
3. HARBOUR – 900 m

THE LOCATION

THE NEW TRENDY SPOT

Located the lively coastal town of Sant Antoni de Portmany, at **CARRER CATALUNYA 12**, this building is just **300 METERS FROM STUNNING BEACHES** and is surrounded by a peaceful and quiet area.

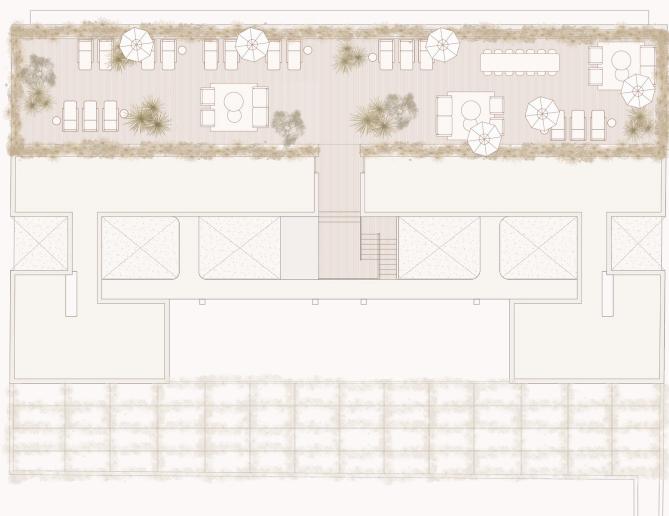
Its prime location ensures **EASY ACCESS BY CAR** and is surrounded by a wide variety of amenities, such as **SUPERMARKETS, SHOPS, and a diverse selection of BARS and RESTAURANTS.**



THE ROOFTOP

A SERENE RETREAT

By designing a welcoming space that invites connection, our goal is to foster meaningful relationships and genuine collaborations, turning this environment into a **DYNAMIC HUB OF SOCIAL INTERACTION**.



The **CHILL-OUT AREA**, surrounded by lush greenery, is envisioned as a true **OASIS OF TRANQUILITY**, created for rest, relaxation, and well-being.





THE RESIDENCES

A VIBRANT COMMUNITY

Designed by renowned local architect **MARC TUR**, our newly built development offers 30 stunning one-bedroom apartments. With **CONTEMPORARY INTERIORS** and a focus on **SPACIOUS LIVING**, each residence creates a **WARM, BRIGHT, AND INVITING ATMOSPHERE**.

CONSTRUCTION & DESIGN:

- Open-plan kitchen equipped with integrated appliances
- Rectified porcelain flooring and wall coverings
- Lacquered wood interior carpentry and built-in wardrobes
- Aluminum windows with thermal break and double glazing
- Low-consumption LED lighting
- High-efficiency air conditioning (hot/cold)
- Centralized aerothermal system for optimal energy efficiency

FACILITIES:

- Rooftop Chill-Out Area with Wi-Fi
- Ground floor parking and bicycle spaces
- Elevator with capacity for 6 people

SECURITY & MAINTENANCE:

- Smart access with remote control
- Smart lockers for package deliveries
- 24-hour video surveillance
- Reinforced security doors in each residence
- After-sales service and warranty

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PLANTAS 1 A 3

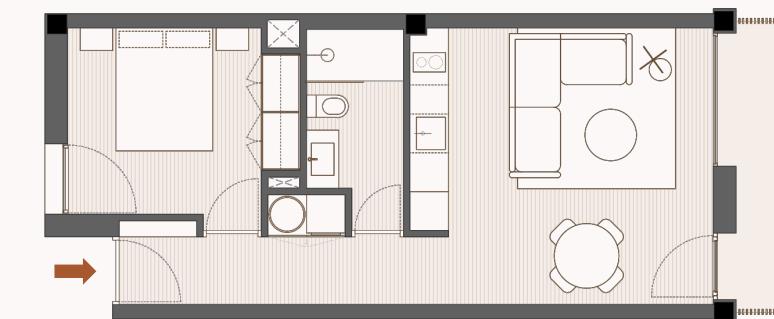
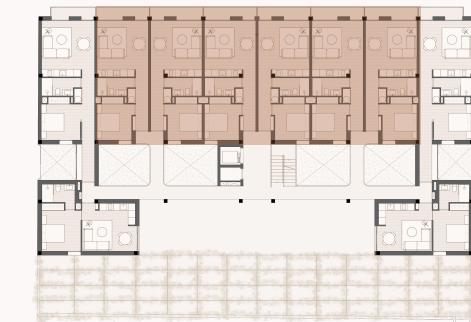




TYPOLOGY -1-

COMFORTABLE AND INVITING

The building features a total of **18** **TYPE -1- RESIDENCES**, with 6 units on each of the upper floors. Each residence has an **APPROXIMATE TOTAL AREA** of 58.5 m², including 45.8 m² of living space, 4.5 m² of terrace, and 8.2 m² of common areas.

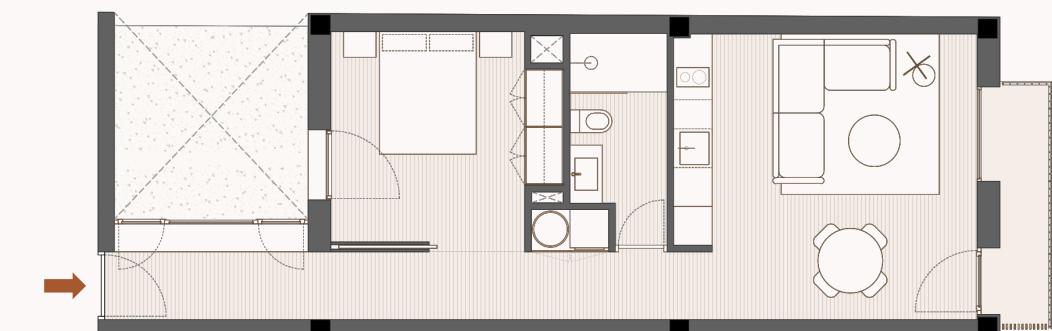




TYPOLOGY -2-

BRIGHT AND SPACIOUS

The building includes a total of **6** **TYPE -2- RESIDENCES**, with 2 units on each of the upper floors. Each residence has an **APPROXIMATE TOTAL AREA of 69.3 m²**, including 55.8 m² of living space, 3.7 m² of terrace, and 9.8 m² of common areas.





TYPOLOGY -3-

WARM AND PLEASANT

The building features a total of **6** **TYPE -3- RESIDENCES**, with 2 units on each of the upper floors. Each residence has an **APPROXIMATE TOTAL AREA of 50.9 m²**, including 43.5 m² of living space and 7.4 m² of common areas.

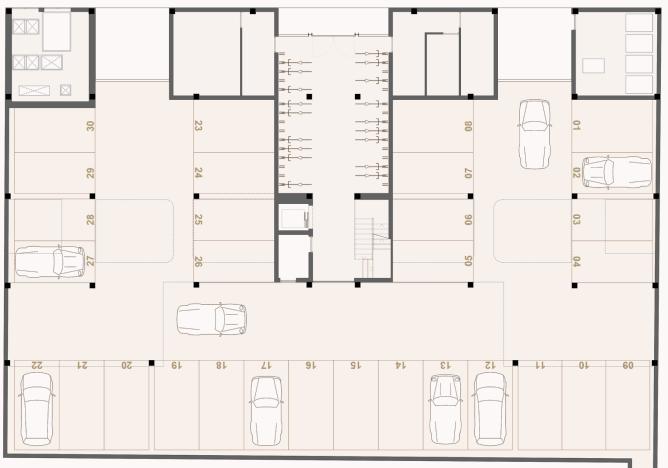


THE PARKING

ECO-FRIENDLY SOLUTIONS

Our ground floor parking area offers **30 SPACIOUS SPOTS**, with options to install charging stations for electric vehicles, supporting sustainable mobility.

Additionally, the building features an **EXCLUSIVE BICYCLE AREA**, encouraging a healthier lifestyle and promoting more sustainable transportation options.





ÁUREA DECOR

READY FOR BEAUTIFUL LIVING

We offer you **TWO FURNISHING OPTIONS** designed to fit your needs... and you can also choose from **THREE DECORATIVE STYLES** — Modern & Minimalist, Warm & Natural, and Elegant & Timeless — so your home reflects your personality.

TURNKEY OPTION

We fully furnish your home with absolutely everything, ready to move in or rent out immediately. This includes everything from furniture to small details like tableware, bedding, and décor.

Ideal for the investor buyer who wants to start earning rental income from day one, without any hassle.

BASIC FURNISHING OPTION

We take care of the essential furniture to make the space look complete and functional, leaving the final touches up to you.

Perfect for those who want to personalize their home to their own style, starting from a well-equipped base.

NERON PROPERTIES

A NEW WAY OF LIVING IN IBIZA

NERON PROPERTIES is a real estate developer committed to excellence in the creation of residential projects on the island of Ibiza. We are part of the

LANDEDIN GROUP, a leading real estate group with an established presence across all areas of the sector: development, management, and brokerage. www.landedingroup.com

We are proud to reflect our commitment and professionalism through two of our most iconic developments on the island: **ÁUREA JESÚS**, an exclusive collection of five high-end residences located in the

charming village of Jesús, and **ÁUREA BOSSA**, a select development of four modern homes near the vibrant Platja d'en Bossa.

At **NERON PROPERTIES**, we work with passion to elevate and redefine the living experience in Ibiza.

We are excited to continue building this journey with you.

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AUREA PORTMANY



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