



CORAL SQUARE

SANTA EULÀRIA · IBIZA

Coral Square

HAPPINESS AWAITS YOU 6

Location - Feel the embrace of the Mediterranean 8

Lifestyle - Your wellbeing, life's greatest treasure 18

The project

WHERE AVANT-GARDE AND COMFORT MEET 22

Homes

SPACES THAT ADAPT TO YOU 26

Commercial Plans

DISCOVER YOUR HOME 28

Specifications

A PERFECT COMPOSITION 38

Coral Square

HAPPINESS AWAITS YOU

Coral Square offers you a unique opportunity to own the home of your dreams in **Santa Eulària des Riu, one of the most charming towns in Ibiza**. Painted white, surrounded by wild nature and bathed by turquoise Mediterranean waters, it stands as an idyllic setting that's hard to match.

Coral Square is a new development **project comprising 38 homes with 2 and 3 bedrooms, featuring a magnificent swimming pool, as well as parking spaces and storage rooms**. Undoubtedly, it is an excellent option both for investors and for those looking to start a new life on the White Island, or seeking a second residence.





CORAL SQUARE

FEEL THE EMBRACE OF THE MEDITERRANEAN

Location

Located on Carrer de Camí de Missa, Coral Square lies in a **quiet yet well-connected area**, allowing you to combine the serenity of a natural environment with proximity to the sea and to all main amenities in Santa Eulària des Riu.

This beautiful Ibizan town is known for its family-friendly atmosphere, stunning beaches, marina and its rich cultural and gastronomic offerings. **It is located 22 km from the island's airport and 15 km from Ibiza's port**, the two main gateways to the island used by commercial transport companies.





Places of interest



1. Cala Espart
2. Cala Sol d'en Serra
3. Cala Llonga
4. Cala Blanca
5. Cala D´Hort
6. Es Pouet Beach
7. Cala Salada
8. Es Portitxol
9. Cala De Sa Ferradura
10. Cala Portinatx
11. Santa Eulària Beach



12. Ibiza Castle
13. Ethnographic Museum of Ibiza
14. Puig des Molins Museum
15. Ses Portes Tower
16. Phoenician Settlement of Sa Caleta
17. Des Savinar Tower
18. Punta de sa Pedrera
19. Lluc Towers
20. Punta Moscarter Lighthouse
21. Valls Tower



22. Ses Salines Natural Park
23. Sa Punta Galera
24. Bibo Park Ibiza
25. Can Marçà Cave



26. Can Misses Hospital
27. Nuestra Señora del Rosario Polyclinic



28. Golf Ibiza By Azulinehotels



29. Ibiza Airport



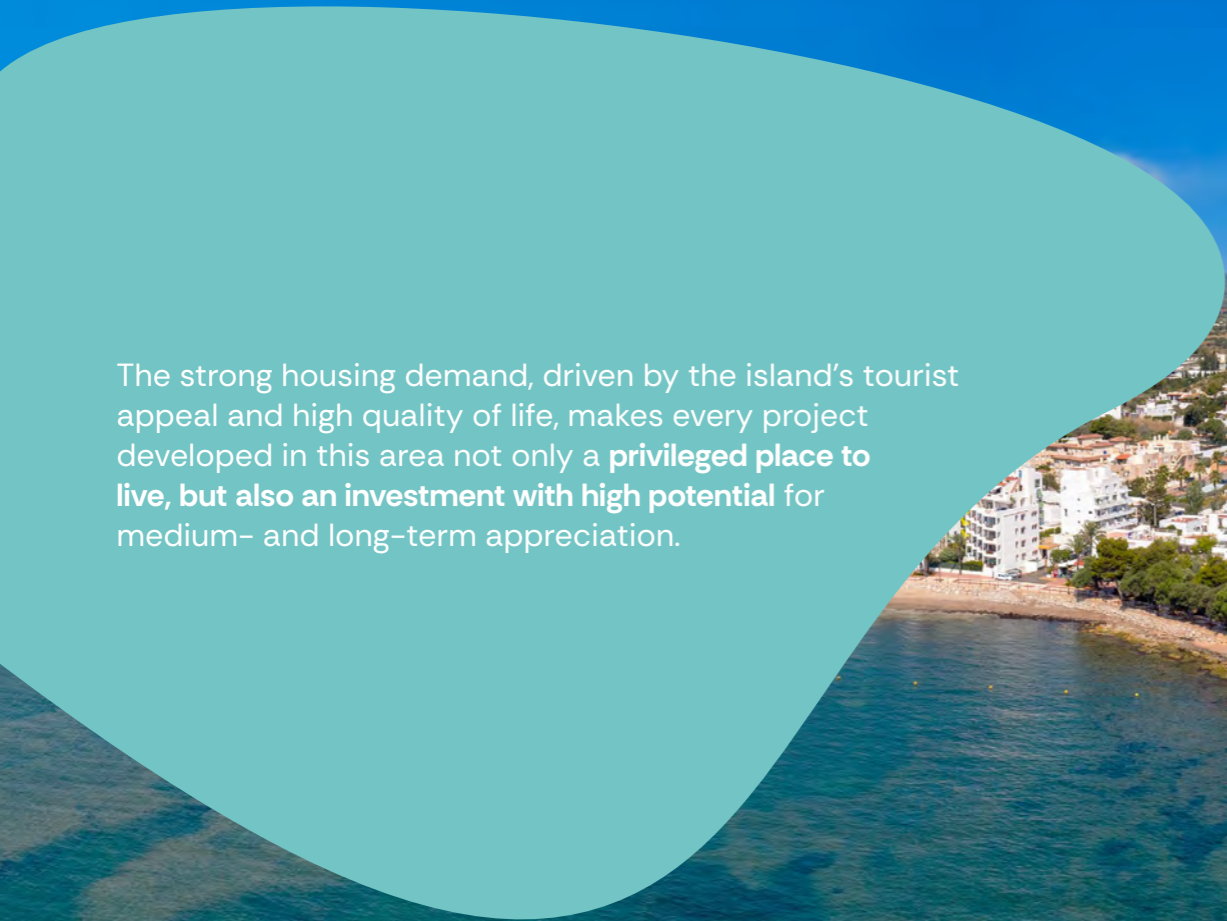
30. Las Dalias Hippy Market
31. La Sirena Shopping Centre



32. Marina Santa Eulalia
33. Port of Ibiza

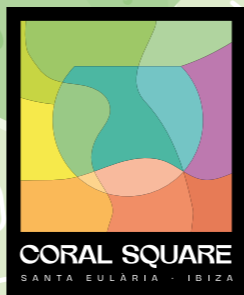


34. Sirenis Aquagames Ibiza
35. Aquarium Cap Blanc



The strong housing demand, driven by the island's tourist appeal and high quality of life, makes every project developed in this area not only a **privileged place to live**, but also an **investment with high potential** for medium- and long-term appreciation.





EDUCATION

- 11. CP Santa Eulària School
- 12. CEIP Sant Ciriac
- 13. Valdelors School
- 14. IES Xarc

PARKS

- 15. Can Fluxà Park
- 16. Passeig de s'Alamera
- 17. Sa Plaça des Canó Children's Park

HEALTH

- 18. Santa Eulària Health Centre

LEISURE

- 19. Olas Gallery
- 20. Teatro España

BRIDGES

- 5. Santa Eulària River Bridge
- 6. Pont Vell

CULTURE

- 7. Santa Eulària River Interpretation Centre
- 8. Ethnographic Museum of Ibiza
- 9. Des Molí d'Enmig Tower
- 10. Ibiza Conference Palace

PORT

- 1. Santa Eulària Ferry
- 2. Marina Santa Eulària

BEACH

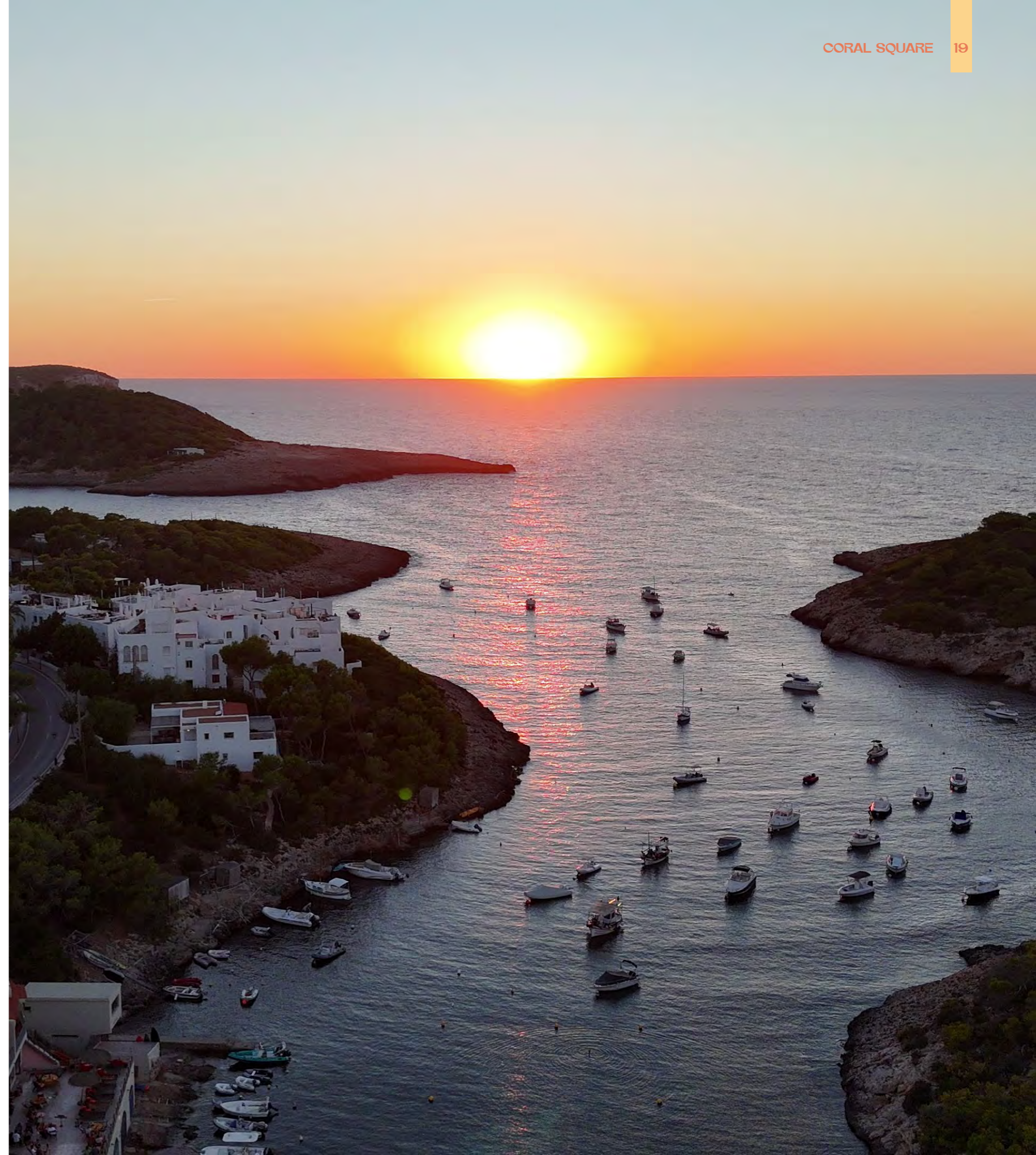
- 3. Santa Eulària Beach
- 4. Babylon Beach

YOUR WELLBEING, LIFE'S GREATEST TREASURE

Lifestyle

Everyday life in Santa Eulària des Riu moves at a different pace. Let yourself be carried away by the calm that fills every corner and unwind to the gentle sigh of the Mediterranean breeze.

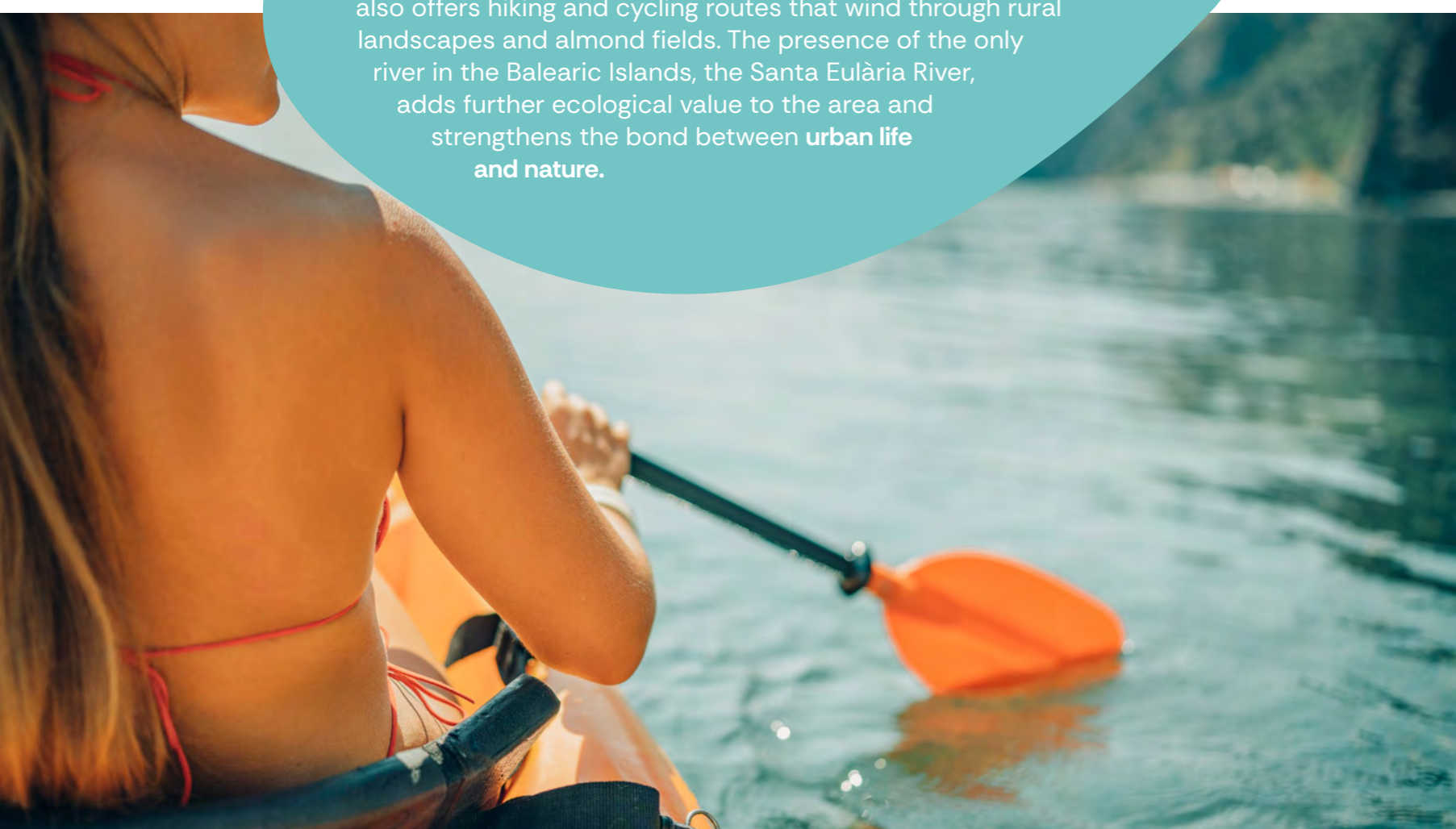
Located on the eastern side of the White Island, this town embodies a tranquil yet sophisticated lifestyle, ideal for those seeking a balance between nature, culture, and activity. One of **its main attractions is its marina, the location of which allows easy access to the island's many coves, perfect for sailing through crystal-clear waters.** Many consider it the ideal home port for exploring the southeast coast, a favourite area among those looking for less crowded spots.





The streets of Santa Eulària are filled with cafés, independent boutiques, and seaside restaurants offering Mediterranean and healthy cuisine.

Its **crystal-clear beaches** are perfect for paddleboarding, kayaking or simply soaking up the sun. The surrounding area also offers hiking and cycling routes that wind through rural landscapes and almond fields. The presence of the only river in the Balearic Islands, the Santa Eulària River, adds further ecological value to the area and strengthens the bond between **urban life and nature**.



The project

WHERE AVANT-GARDE
AND COMFORT MEET

Coral Square is a **modern new-build development composed of two residential buildings that share a magnificent swimming pool** and are surrounded by lush gardens, creating a direct connection with nature.

In total, there are **38 homes with two and three bedrooms**. The project stands out for its contemporary design and diverse layouts, allowing you to choose from different types that suit various lifestyles.

Among them are **extraordinary penthouses with large solarium terraces offering the best views**.

Both buildings are connected via an **underground garage**. The basement level houses storage rooms, providing the perfect solution for extra space and allowing you to enjoy more room in your home for everyday living.







Homes

SPACES THAT
ADAPT TO YOU

Each of the Coral Square residences has been built with **high-quality finishes**. The design **prioritises natural light and energy efficiency**, and most units feature a terrace or solarium with spectacular views of the surroundings.

Its characteristics make it the perfect home both for year-round living and for enjoying holiday periods in total comfort. Coral Square offers you a **Mediterranean lifestyle, modern design and closeness to nature**. A perfect combination that lives up to your highest expectations.



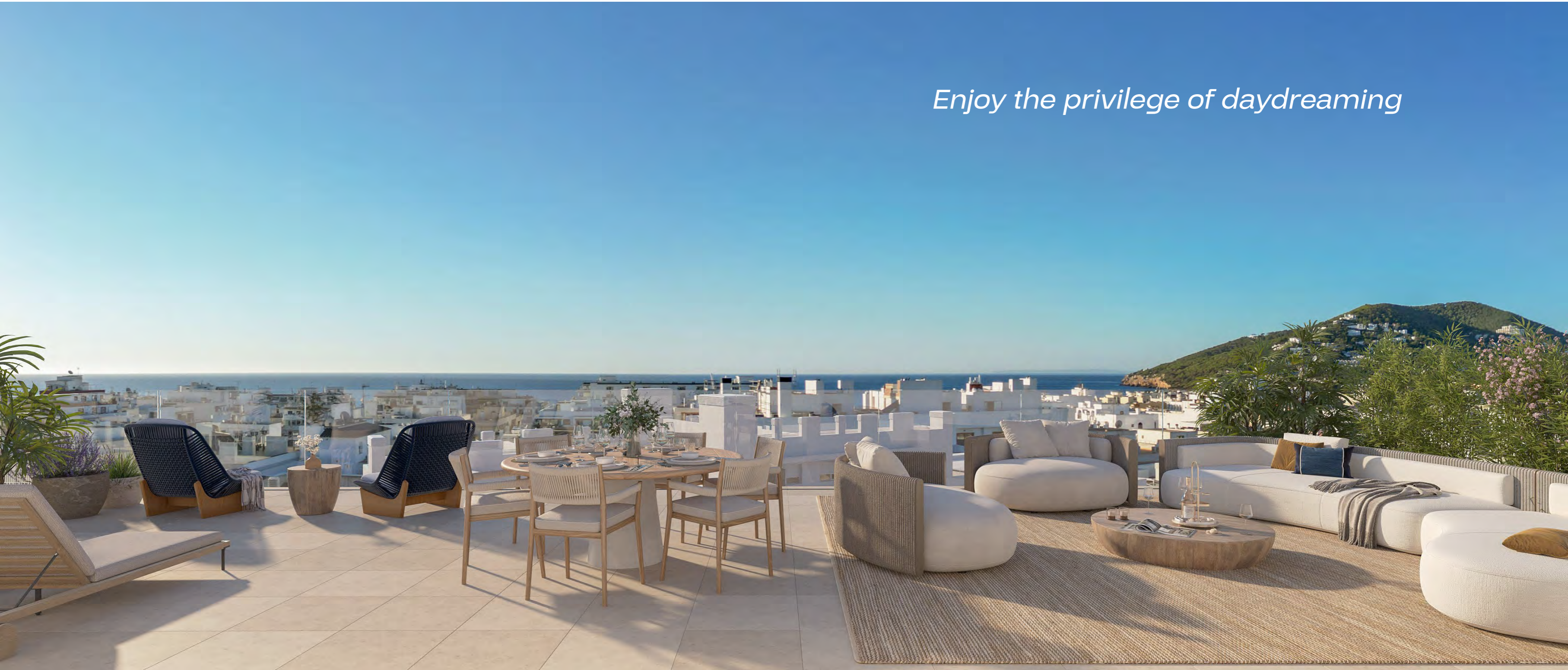








Enjoy the privilege of daydreaming



Commercial plans

DISCOVER YOUR HOME



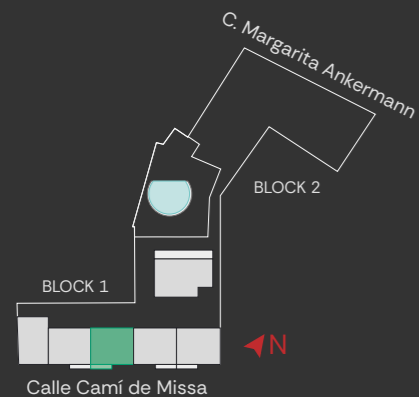


CORAL SQUARE
SANTA EULÀRIA · IBIZA

TYPE A
BLOCK 1 - V1.4

| | |
|--|----------------------|
| Entrance hall: | 2,20 m ² |
| Living-dining room with kitchen: | 24,82 m ² |
| Hallway:..... | 3,53 m ² |
| Bedroom 1:..... | 13,22 m ² |
| Bedroom 2:..... | 11,60 m ² |
| Bathroom 1:..... | 5,80 m ² |
| Bathroom 2:..... | 3,64 m ² |

BUILT INTERIOR AREA: 75,55 m²
BUILT EXTERIOR AREA: 4,22 m²



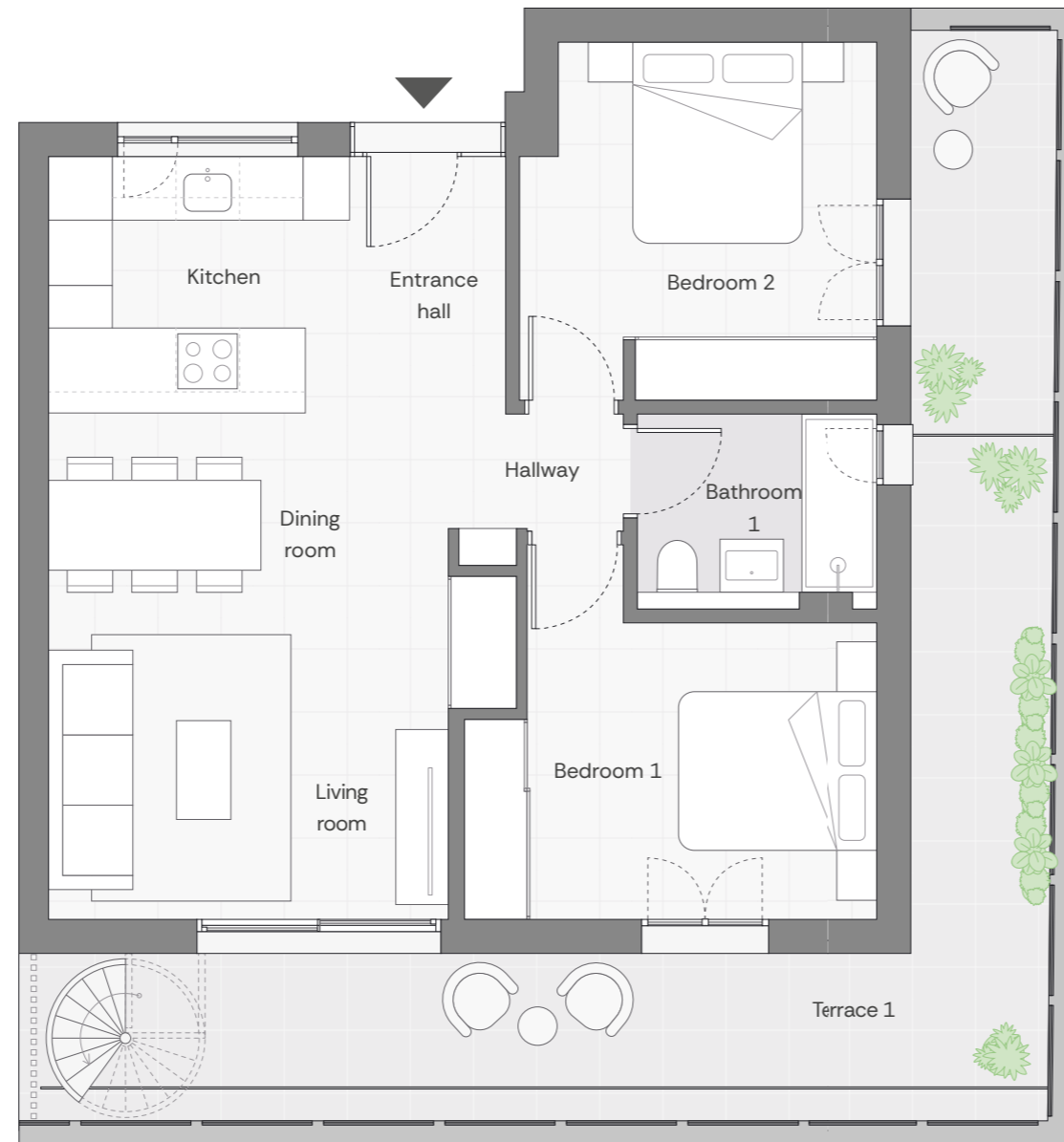
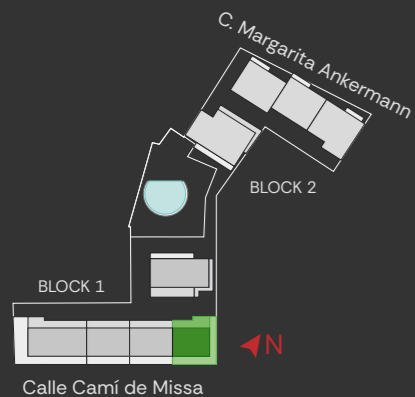
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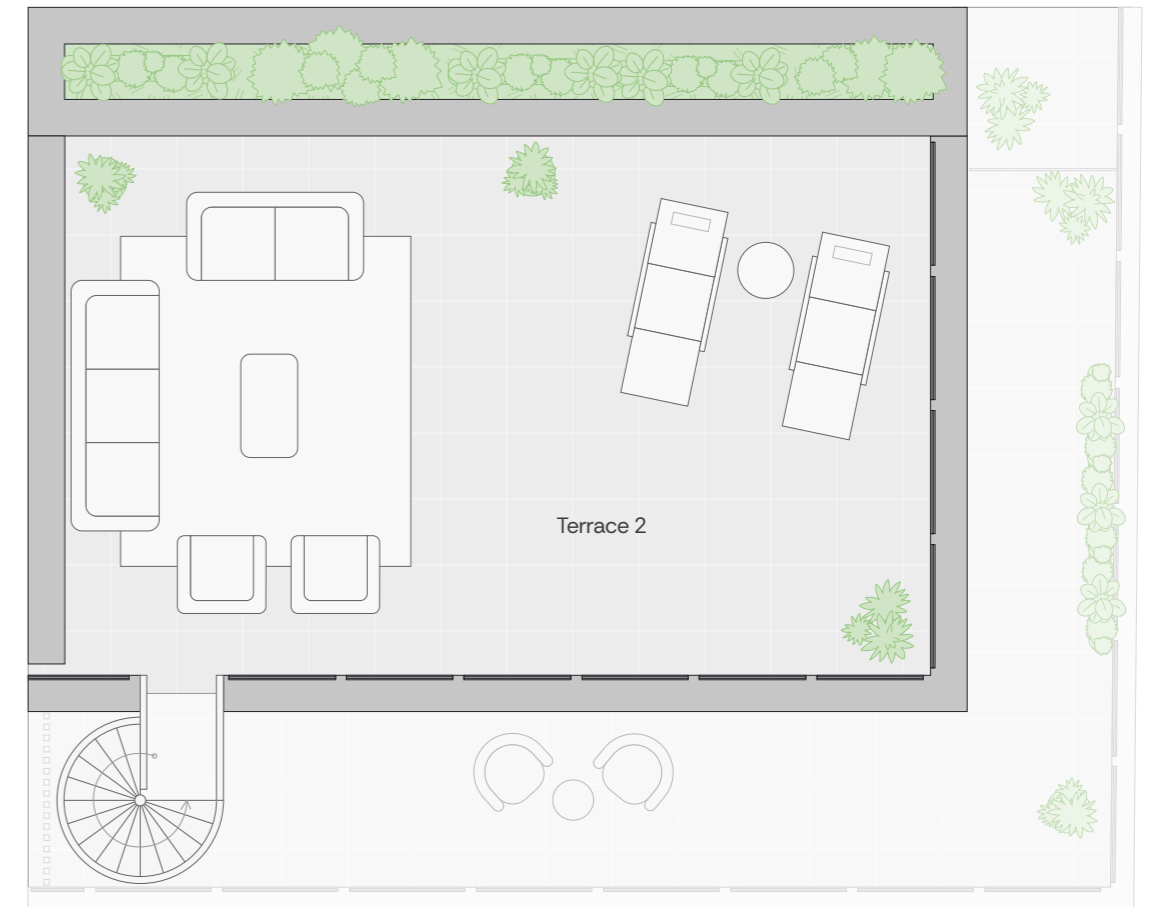
CORAL SQUARE
SANTA EULÀRIA · IBIZA

TYPE D
BLOCK 1 - V4.2

| | |
|--|----------------------------|
| Entrance hall: | 2,82 m ² |
| Living-dining room with kitchen: | 25,99 m ² |
| Hallway: | 2,79 m ² |
| Bedroom 1: | 10,79 m ² |
| Bedroom 2: | 11,09 m ² |
| Bathroom 1: | 4,19 m ² |
| BUILT INTERIOR AREA: | 69,04 m² |
| BUILT EXTERIOR AREA 1: | 31,39 m² |
| BUILT EXTERIOR AREA 2: | 51,75 m² |



HOME FLOOR



TERRACE FLOOR



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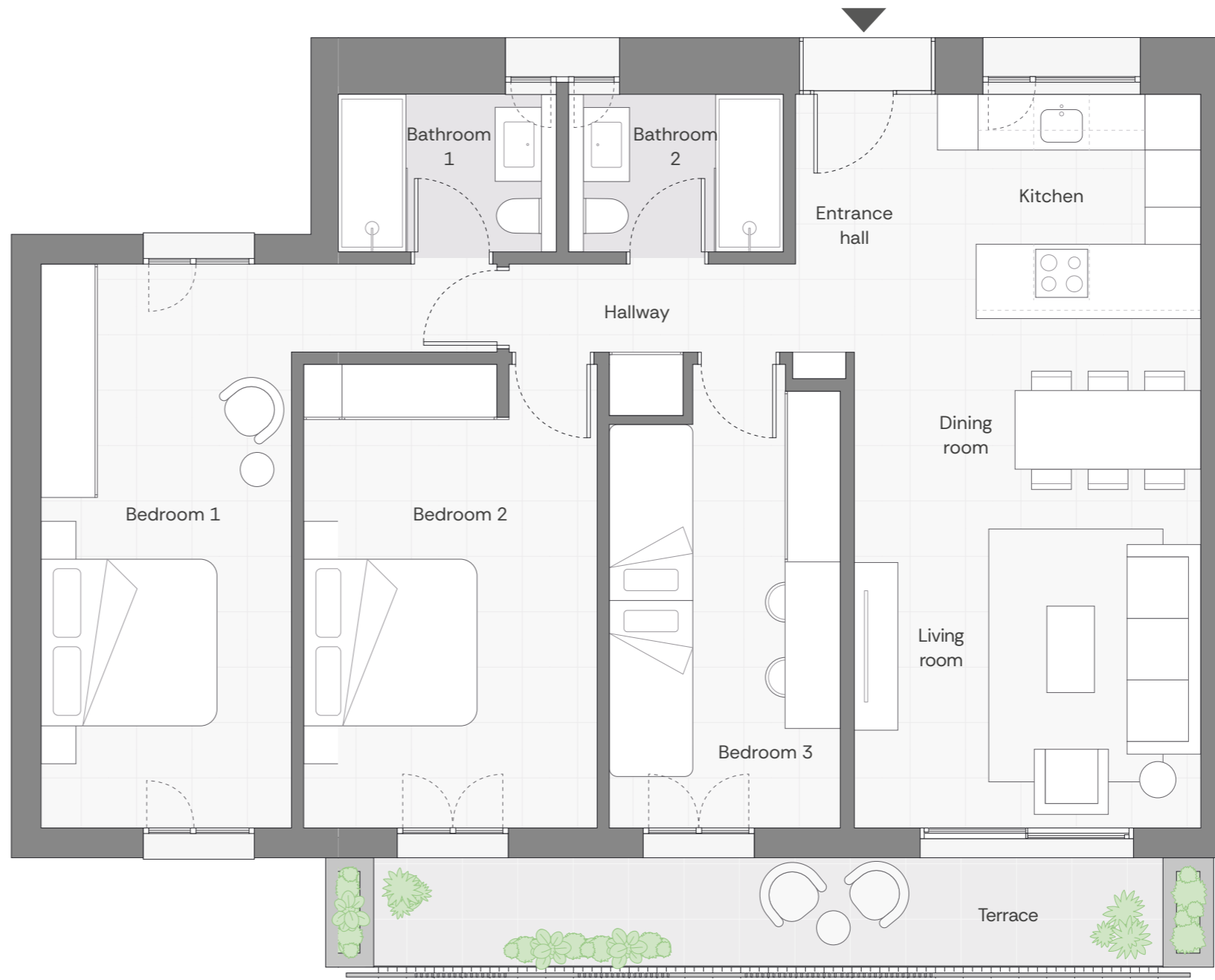
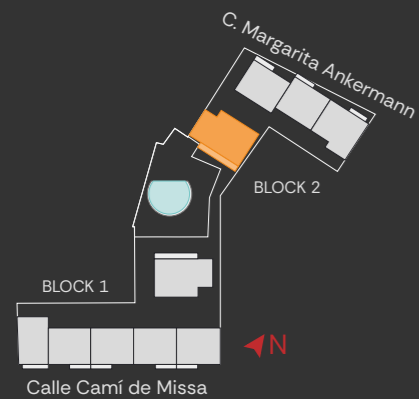


CORAL SQUARE
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TYPE H
BLOCK 2 - V1.1

| | |
|--|----------------------|
| Entrance hall: | 2,20 m ² |
| Living-dining room with kitchen: | 28,58 m ² |
| Hallway:..... | 4,45 m ² |
| Bedroom 1:..... | 18,66 m ² |
| Bedroom 2:..... | 15,84 m ² |
| Bedroom 3:..... | 11,62 m ² |
| Bathroom 1:..... | 4,05 m ² |
| Bathroom 2:..... | 3,99 m ² |

BUILT INTERIOR AREA:106,65 m²
BUILT EXTERIOR AREA: 10,33 m²



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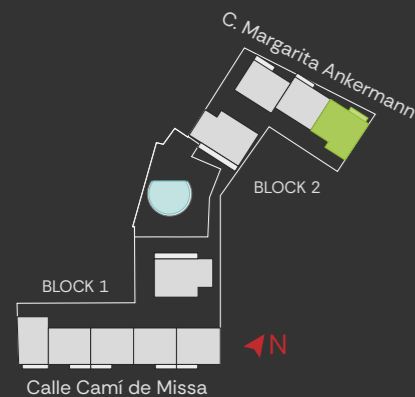


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TYPE I
BLOCK 2 - V1.4

| | |
|--|----------------------|
| Entrance hall: | 1,16 m ² |
| Living-dining room with kitchen: | 34,93 m ² |
| Hallway: | 3,33 m ² |
| Bedroom 1: | 13,52 m ² |
| Bedroom 2: | 11,61 m ² |
| Bathroom 1: | 5,95 m ² |
| Bathroom 2: | 4,05 m ² |

BUILT INTERIOR AREA: 89,18 m²
BUILT EXTERIOR AREA: 3,92 m²



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Quality specifications

A PERFECT COMPOSITION





STRUCTURE AND FOUNDATION

- Reinforced concrete structure with unidirectional and lattice slabs, all according to the Technical Building Code (Código Técnico de la Edificación) and monitored by an approved external body.



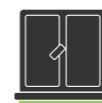
ROOF

- Walkable inverted roof with insulation and finish of non-slip porcelain tile flooring.



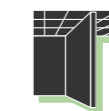
FACADE

- Exterior wall formed by half-brick masonry, with insulation, air cavity, and interior lining made of galvanised steel structure, thermal insulation, and plasterboard.
- Exterior finish will be a first-quality cement render with paint or similar.
- Roof terraces with glass railings at mid-height.
- Metal fencing for the parking area of Block 1 and closure fencing for Block 2.



EXTERIOR CARPENTRY

- Lacquered aluminium exterior carpentry with thermal break from Cortizo or similar, with built-in ventilators.
- Climalit-type double glazing (or similar) with air chamber. Sliding and tilt-and-turn closures as per project.



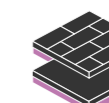
INTERIOR DISTRIBUTION

- Interior walls of the apartments and between apartments made with galvanised steel profiles, acoustic insulation, and plasterboard, complying with CTE requirements.
- Service shaft closures made with half-brick masonry.



INTERIOR CARPENTRY

- Interior doors made of wood, either hinged or sliding depending on location.
- High-quality handle systems, with locks in bathrooms and toilets.
- Main armoured door with 3-point security lock.
- Wardrobe fronts with white lacquered wooden doors; interiors lined with melamine.



FLOORING

- Porcelain tile flooring inside the apartments.
- Non-slip porcelain tile for exterior flooring.
- Screeded concrete in parking areas and common areas.
- Synthetic wood-look flooring in the pool area.



VERTICAL SURFACES

- Smooth plastic paint finish on vertical surfaces in corridors, living rooms, and bedrooms.
- Bathrooms with porcelain tile cladding.
- Wet walls will be fully tiled; other walls left with smooth paint so the owner can wallpaper or paint.



HORIZONTAL SURFACES

- False ceilings with plasterboard throughout the apartment.
- Matte white plastic paint on all ceilings.



PLUMBING AND SANITARY FIXTURES

- Vitreous porcelain sanitary fixtures in all bathrooms and toilets.
- Toilet with concealed cistern and dual flush button.
- Washbasin and vanity unit with matte finish. Single-lever faucets from RAMON SOLER in brushed nickel or similar.
- Single-lever shower faucet with overhead shower from RAMON SOLER in brushed nickel or similar. Shower screen with fixed panel and hinged door. Fixed glass over U-shaped stainless steel profile on side. Natural B10 shower tray or similar, white slate finish, including drain and drain grille.



HEATING AND AIR CONDITIONING

- Individual HVAC system with heat pump and aérothermal technology for heating and cooling.

- External aérothermal units installed on the roof to provide air conditioning, heating, and hot water.
- Integrated ducts and grilles.



ELECTRICITY AND TELECOMMUNICATIONS

- Radio and television reception in all rooms (living room, bedrooms, kitchen, and lounge).
- Electronic video intercom for community access.
- High-level electrical system. Electrical mechanisms by Jung, LS990 model or similar.
- Low-consumption LED lighting.



KITCHEN

KITCHEN FURNITURE:

- Upper and lower cabinets with first-quality lacquered panels.
- Quartz composite countertop. Colour selected by the client.
- Kitchen equipped with the following appliances:
 - Oven
 - Ceramic hob
 - Extractor hood
 - Refrigerator
 - Freezer
 - Dishwasher
 - Microwave



COMMON AREAS

- Elevator with automatic stainless steel doors in cabin and landing.

- Basement parking and storage rooms with natural and forced ventilation.
- Video intercom at entrance.
- Community pool with small-format tile finish and outdoor shower.

** IMPORTANT: This quality specifications document is limited to providing a general, indicative description of the development at the time it is issued. Therefore, the elements, features, and images contained herein are subject to change, substitution or modification due to legal, administrative, technical, functional or supply constraints. In any case, the contents and specifications included in the private purchase contract that is signed shall prevail.*

NOTE 1: This document is for guidance only and is subject to further development during the basic and execution phases of the project. It may be adapted or modified for technical reasons, at the discretion of the project management and/or due to obligations imposed by the competent administrative authorities or applicable legislation. Therefore, the indicated areas may vary throughout the process. // NOTE 2: ALL FURNITURE SHOWN IS PURELY DECORATIVE. // NOTE 3: These plans do not show the layout of private or shared installations, which will necessarily be included in the project and depend, among other factors, on the final criteria and requirements of utility providers (water, sanitation, electricity, telecommunications, etc.). For this reason, areas and configurations may vary throughout the process.





Feel the embrace of the Mediterranean

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