



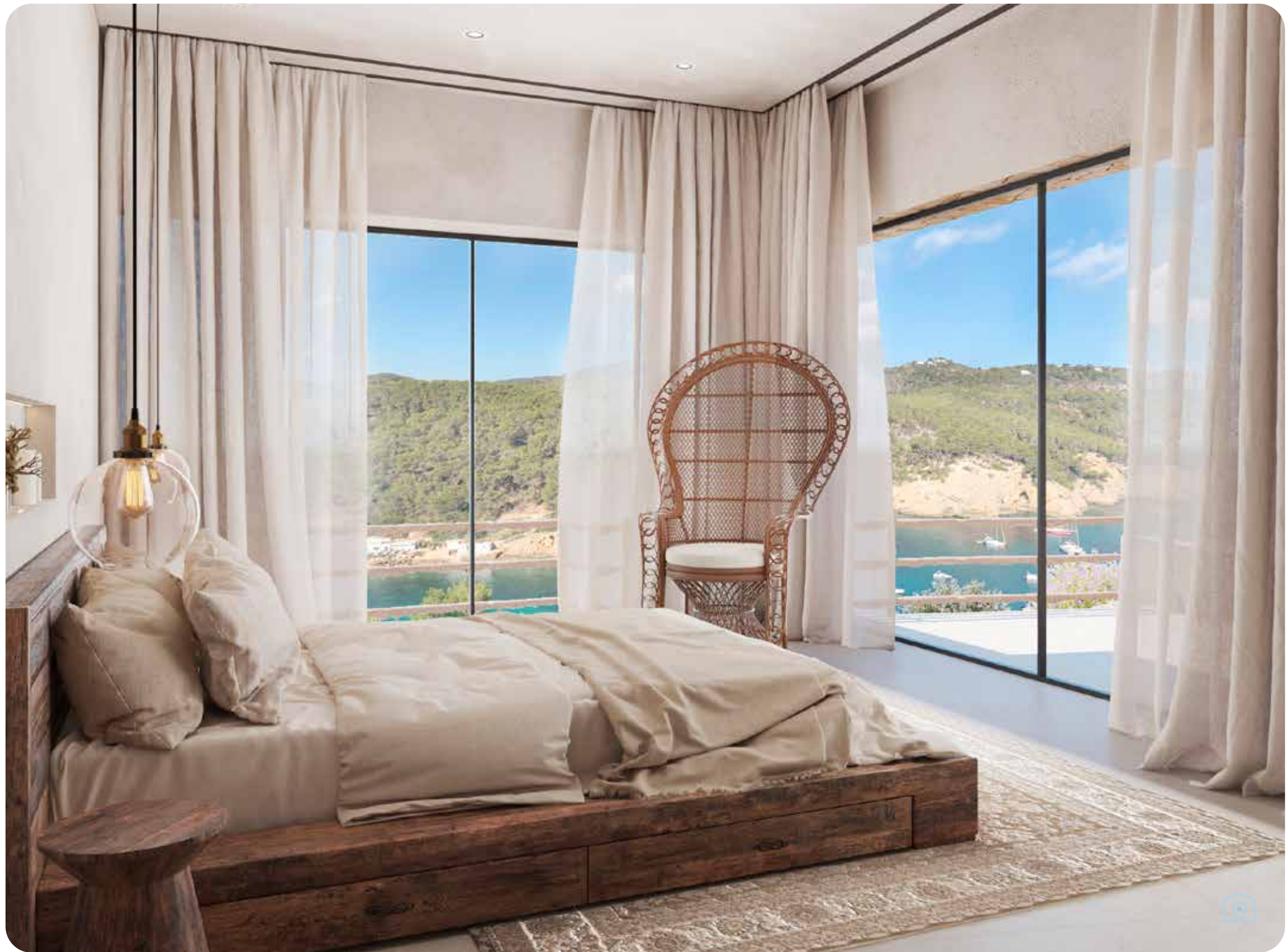
# Can Caliza Project

5 Bedrooms · 5,5 Bathrooms · Puerto de San Miguel





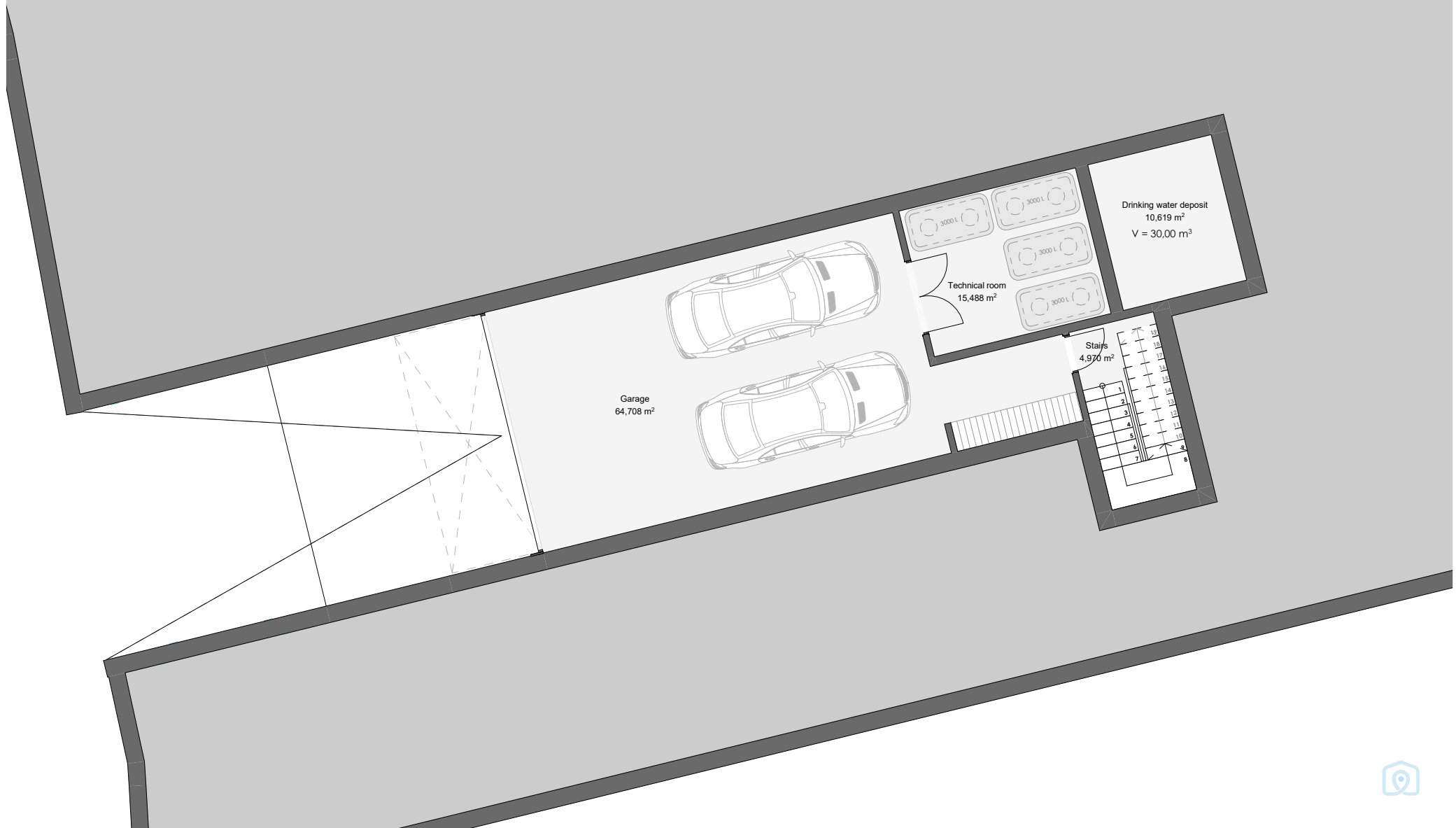






# Garage -1

CAN CALIZA





# First floor

## CAN CALIZA



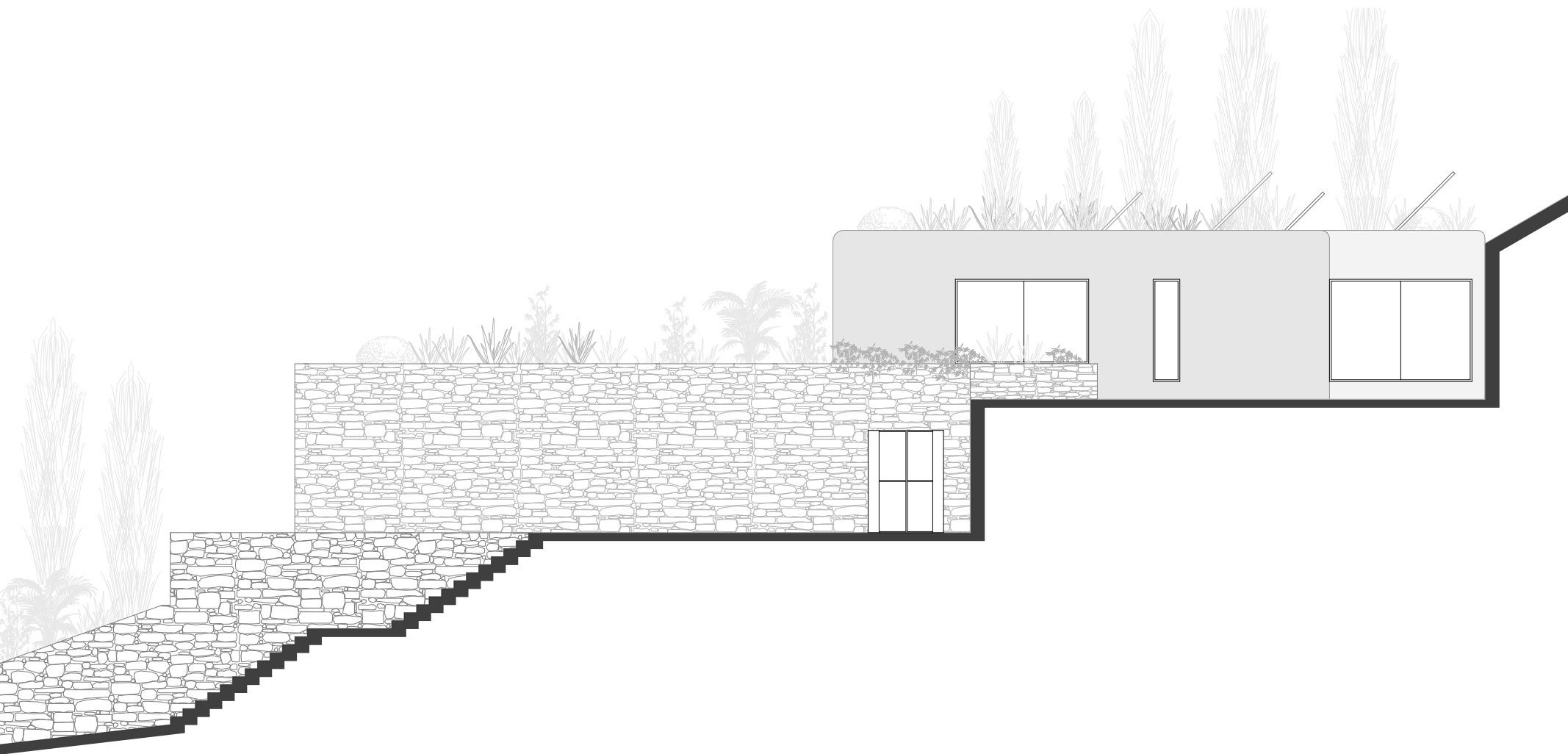


# Roof top CAN CALIZA



# South elevation

CAN CALIZA



South elevation



# West elevation

CAN CALIZA

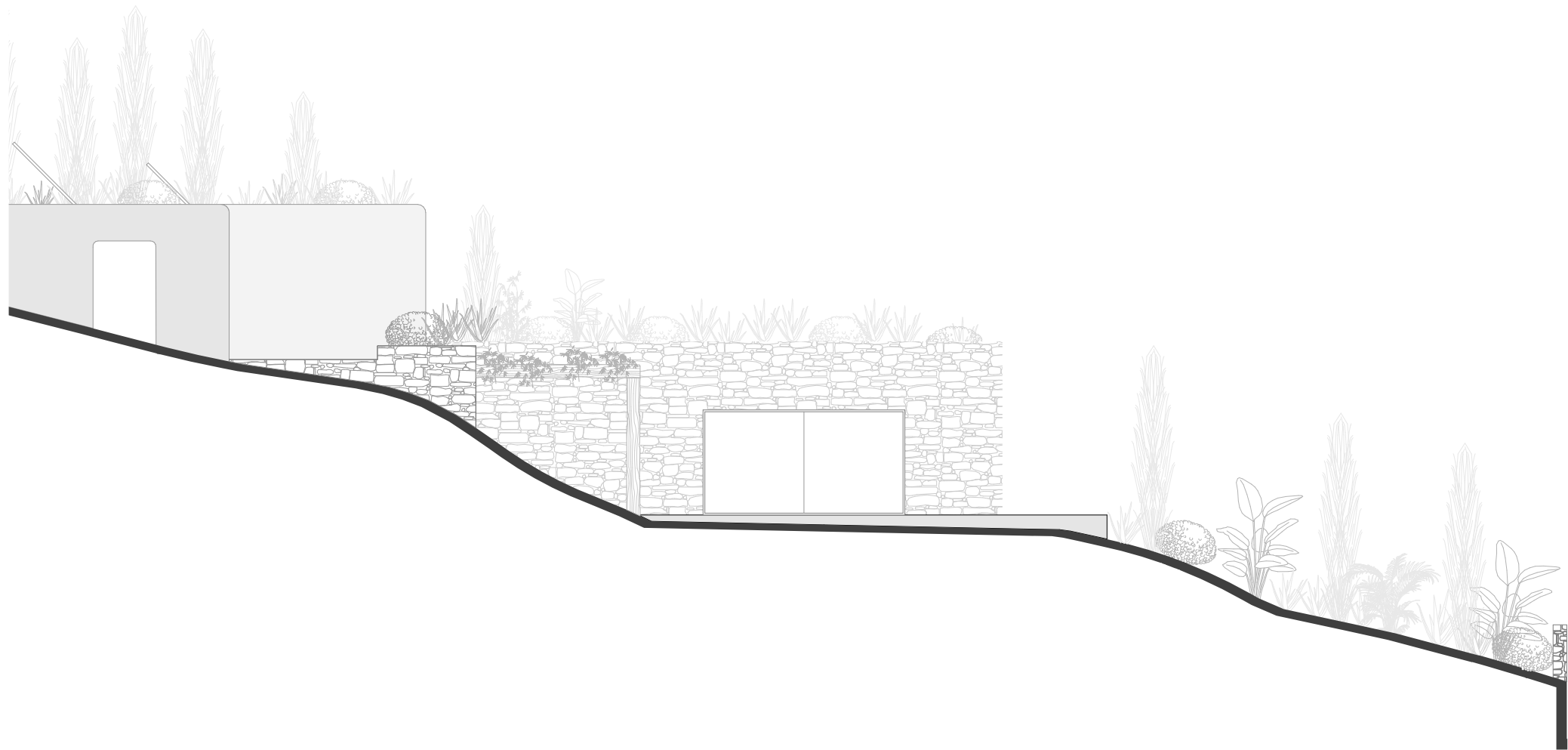


West elevation



# North elevation

CAN CALIZA



North elevation

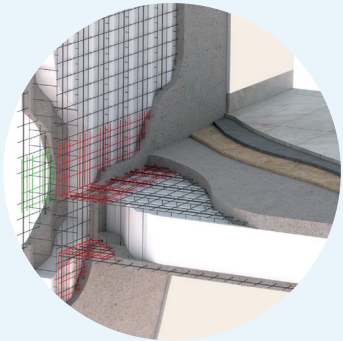


# Sustainability



## Reuse of excavated stone

The exterior walls reflect the immediate natural environment in colours and materials, they are fully integrated into their surroundings. The excavated stones on site are reused (almost) fully as cladding stones for the house and garden walls, they will be stored in short distance during excavation to reduce transport costs and time.



## Building Structure

Based on a set of structural panels, Baupanel® System is a comprehensive, impact-resistant, earthquake-resistant, fire-resistant and thermo-acoustic building system.

The construction system offers an efficient building solution with annual energy savings of up to 50kW-h/M2.

Baupanel® System complies with the regulations of the Structural Code, CTE and Eurocodes, and also has numerous construction certifications both in Spain and in other countries, such as the Technical Suitability Document DIT plus and CE marking, granted by the Eduardo Torroja Institute of Construction Sciences.



## Facilities

Sustainability must go beyond the building process. Smart home installations ensure healthy indoor air quality. A large proportion of the houses draw their energy from solar panels, and swimming pools get sustainable water purification. Attention is also paid to water consumption and rainwater accumulation, where energy efficient and water-saving appliances are chosen. Also during construction care is taken to identify and prevent water leaks. Furthermore the construction electricity is certified to be 100 % green and from renewable sources.



# Sustainability



## Interior and exterior finish

The developer uses the local expertise and collaboration of The Blue Pearl with almost thirty years of experience in the construction and design sector, specialized in tailormade building services.

At The Blue Pearl every decision is made with sustainability in mind, with great respect for the island and its inhabitants. They work with carefully and locally selected partners who share these values, in order to create a minimal ecological footprint. The Blue Pearl Ibiza is also member of '1% for the Planet', a global network of companies and partners, committed to tackle our planet's environmental problems.

The Blue Pearl is pleased to welcome you in their showroom in Sta. Eulalia - and very soon at The Blue Pearl house in San Jose, which is currently being completed.

## Landscaping

At its heart is the concept of a Mediterranean garden, using native and autonomous plants from the Balearic island to preserve and promote biodiversity.

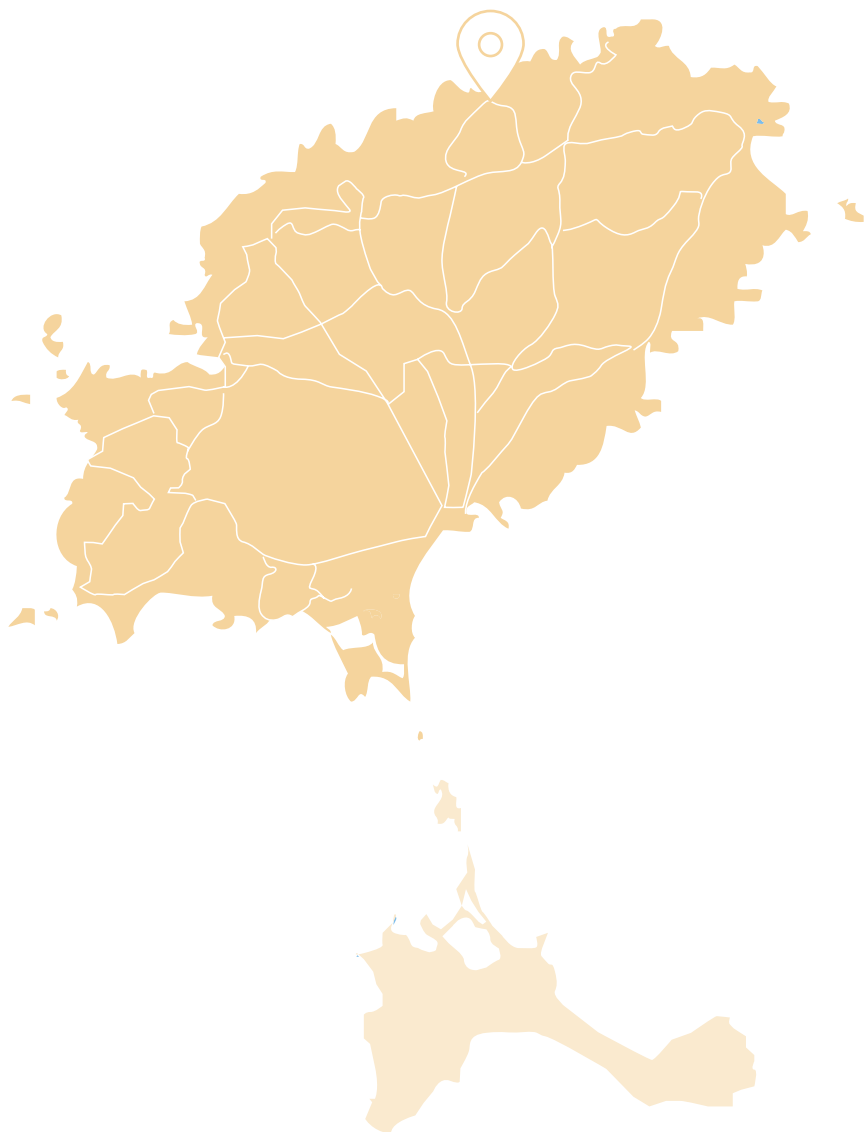
## Delivery

During design and construction, project management pays close attention to responsible construction, maximizing the life cycle of your home and minimizing costs by using the right materials. For us, sustainability does not stop with the delivery of your home, we remain at your full disposal in terms of service and maintenance.



# Can Caliza Project

## FACTSHEET



Location	San Miguel Port
View	Sea views
Plot	1.201 m <sup>2</sup>

### PROJECT DETAILS

Built area villa	522,92 m <sup>2</sup>
Built area pool	80,21 m <sup>2</sup>
Total Built area	603.13 m <sup>2</sup>

Useful interior house	277.19 m <sup>2</sup>
Useful interior basement	100.01 m <sup>2</sup>
Total useful interior	377.20 m <sup>2</sup>

Useful exterior area	299.58 m <sup>2</sup>
Useful pool area	70.06 m <sup>2</sup>
Total useful exterior	369.64 m <sup>2</sup>

Electricity	Main red/solar panels
Agua	Main red/ rain water cistern

Layout	Ground floor, 1st floor, lower floor/garage
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Bedrooms total	5
Bathrooms total	5,5

Distribution	5 x Masterbedroom Open plan kitchen Living room & dining area Utility room
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Outdoor	Swimming pool Different terraces
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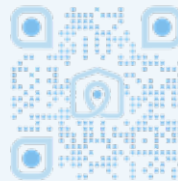




The Blue Pearl

CREATING LUXURY HOMES

PORTFOLIO ↗



### Showroom Sta. Eulalia

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Illes Balears

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[realestate@thebluepearl.es](mailto:realestate@thebluepearl.es)

### The Blue Pearl House Flagship Store and Showroom

Ctra. Sant Josep, km 1.5  
07817 Sant Josep de Sa Talaia  
Illes Balears