



# Can Montaña Project

6 Bedrooms · 6,5 Bathrooms · Puerto de San Miguel













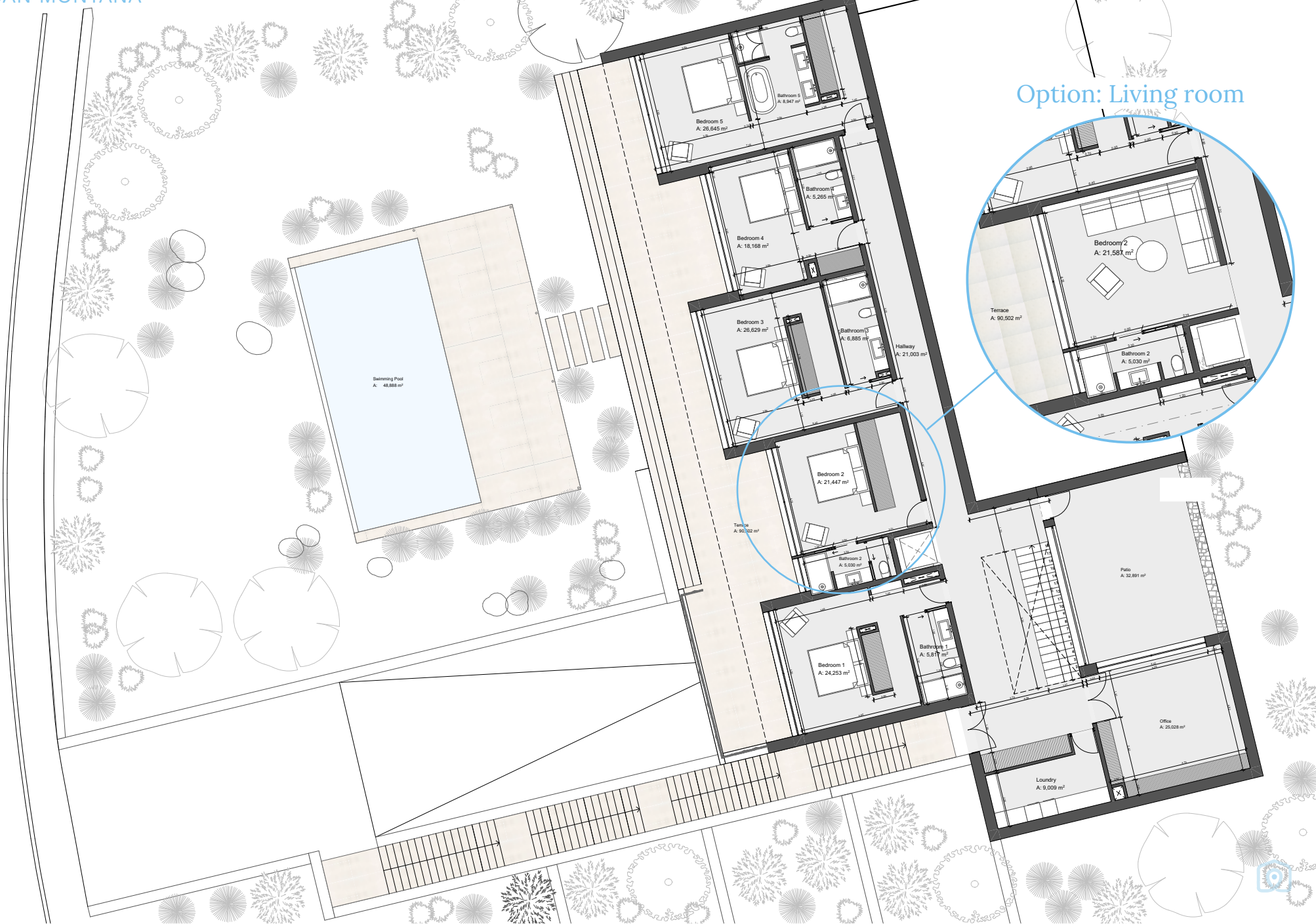
# Garage -1

CAN MONTAÑA



# Ground floor

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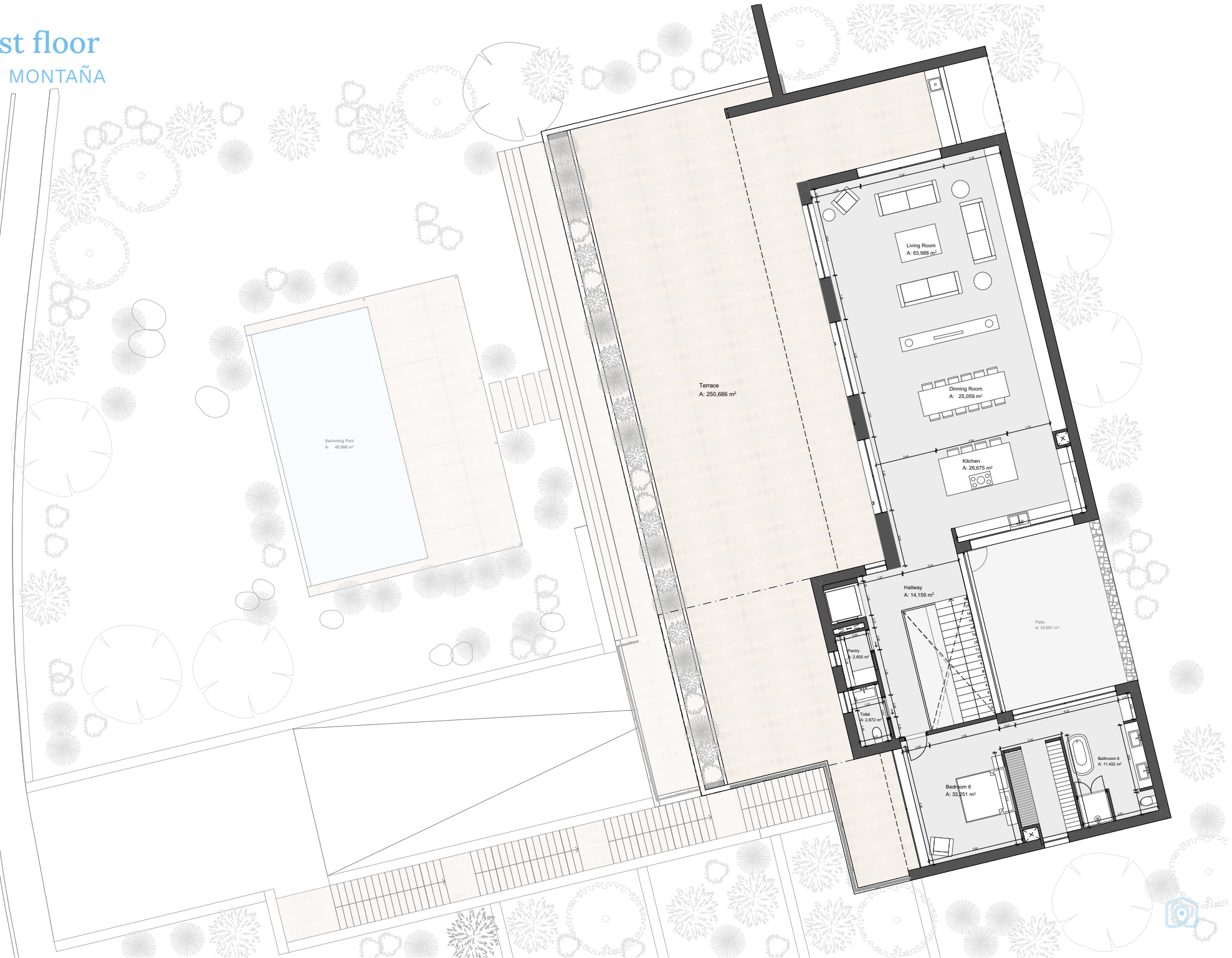


Option: Living room



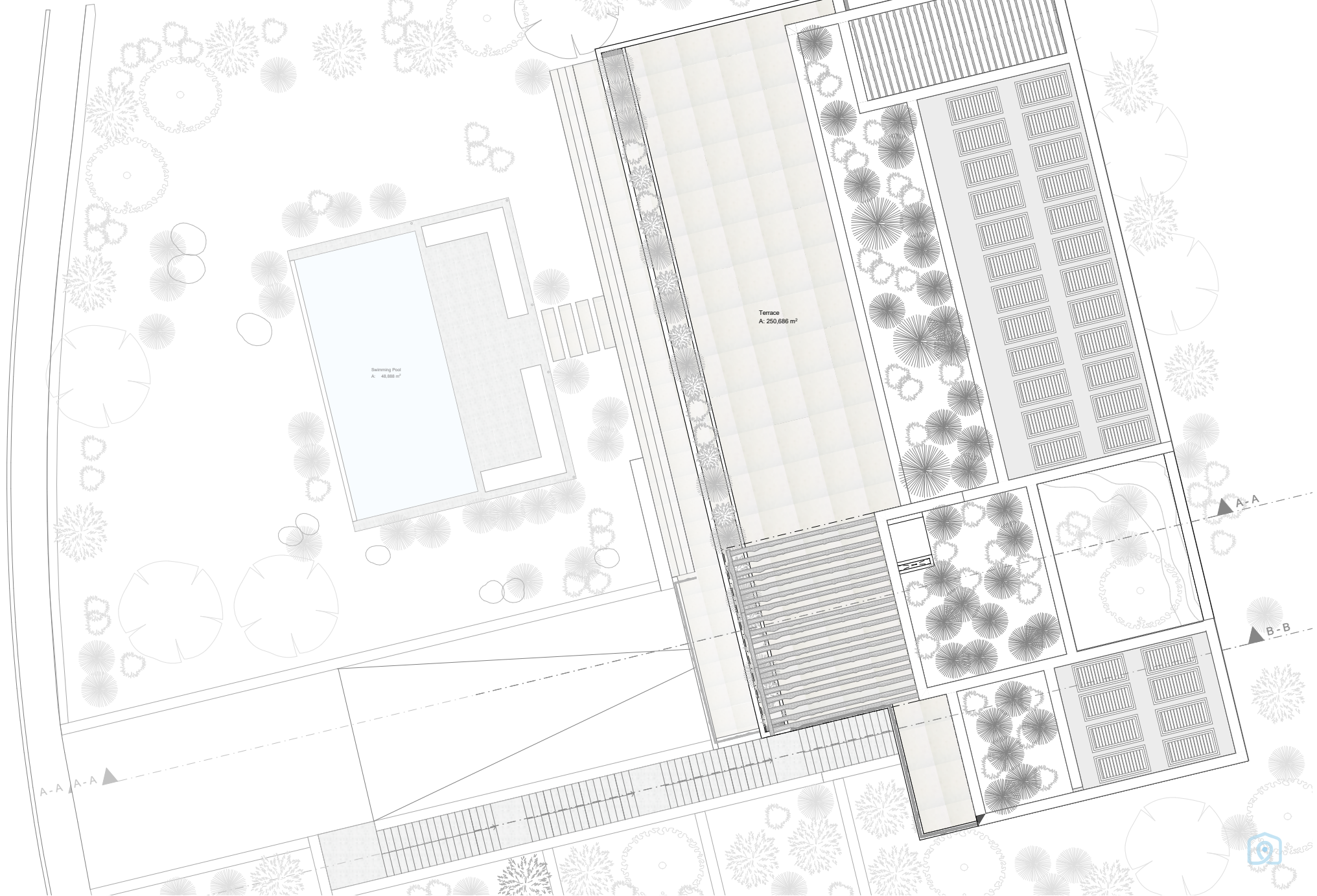
# First floor

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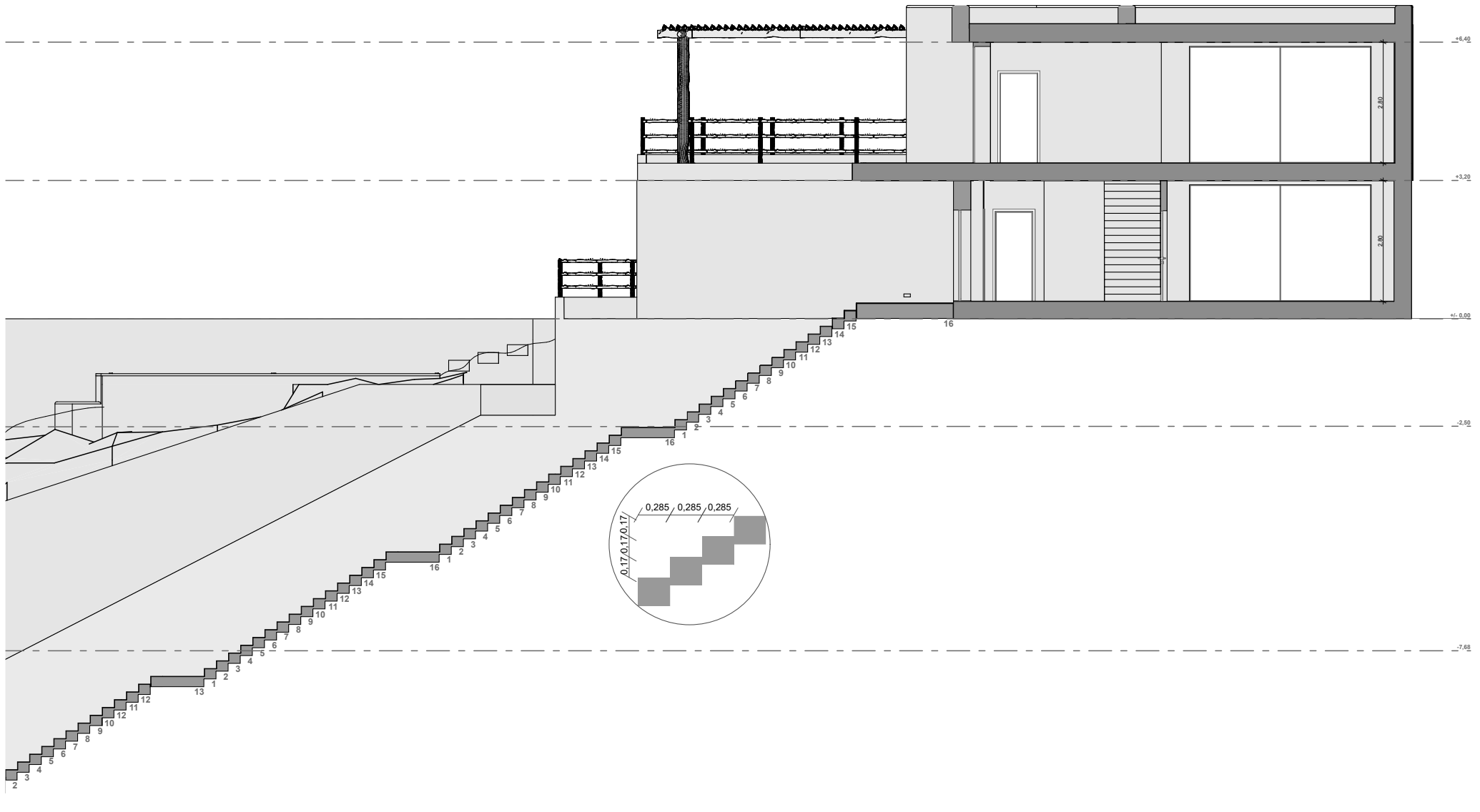
# Roof

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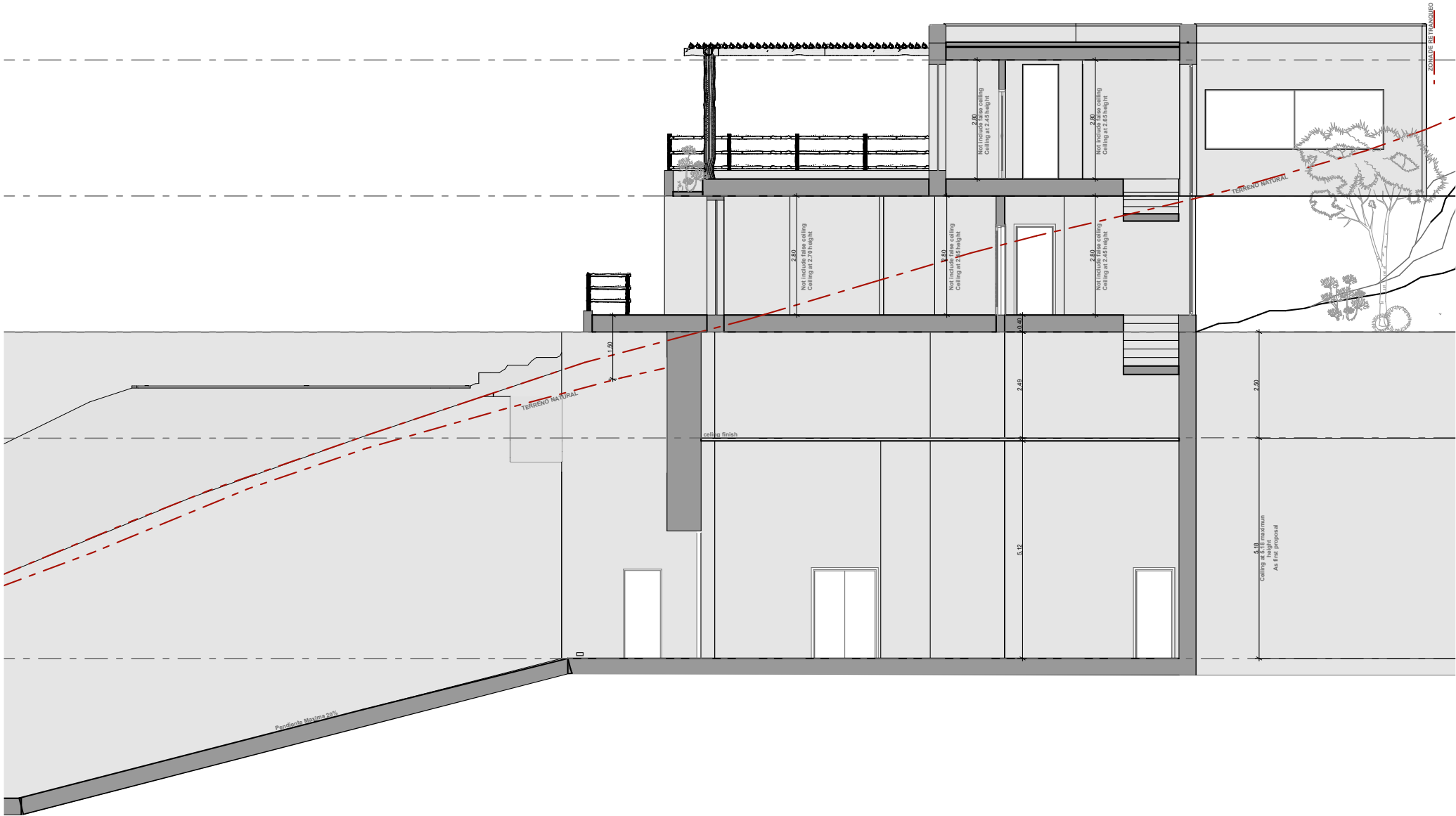
# Section

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# Section

## CAN MONTAÑA



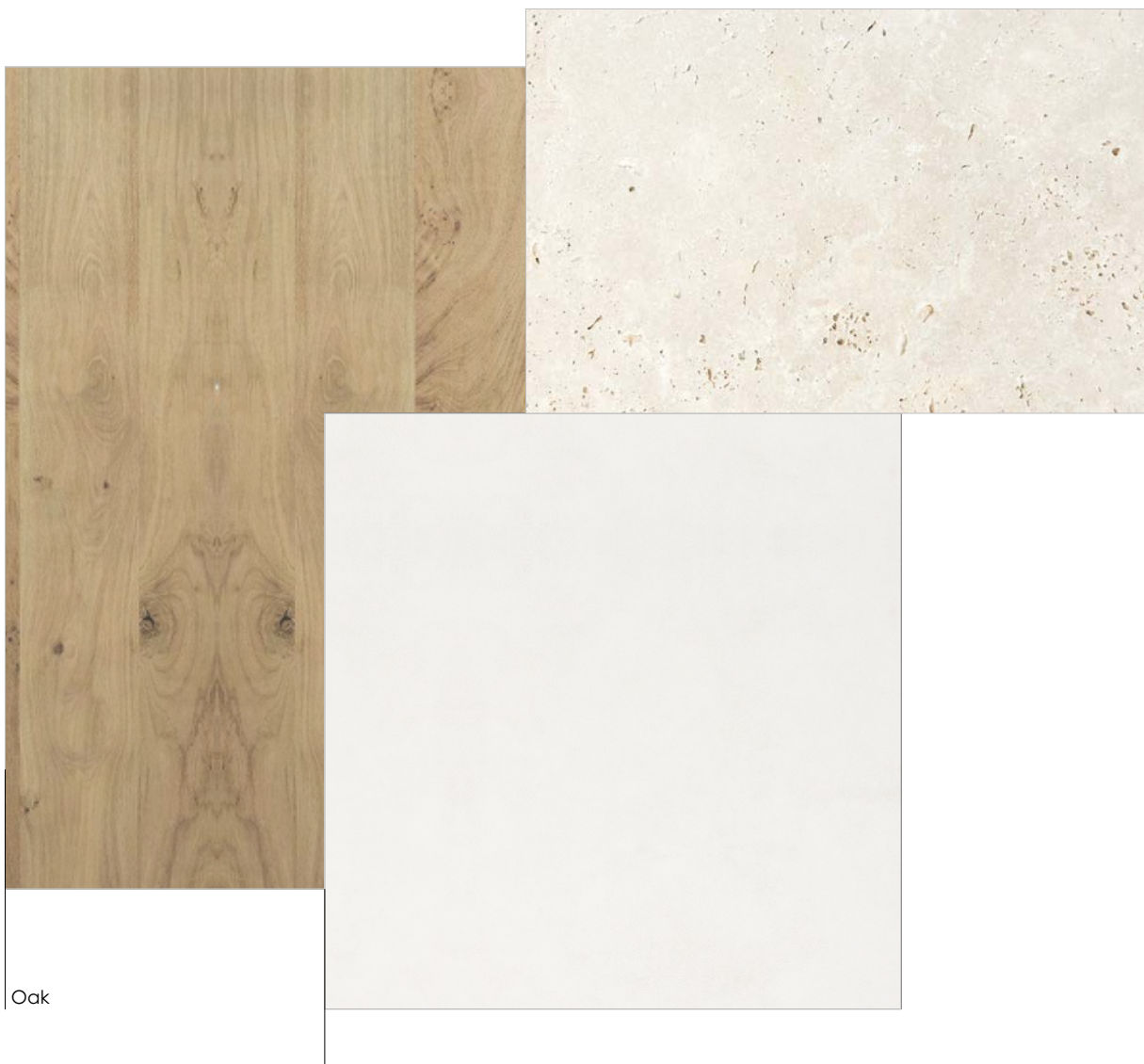
# Kitchen proposal

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Oak



Bond BKM120  
**WATERWORKS**

Planette Pendant  
**CONTAIN**



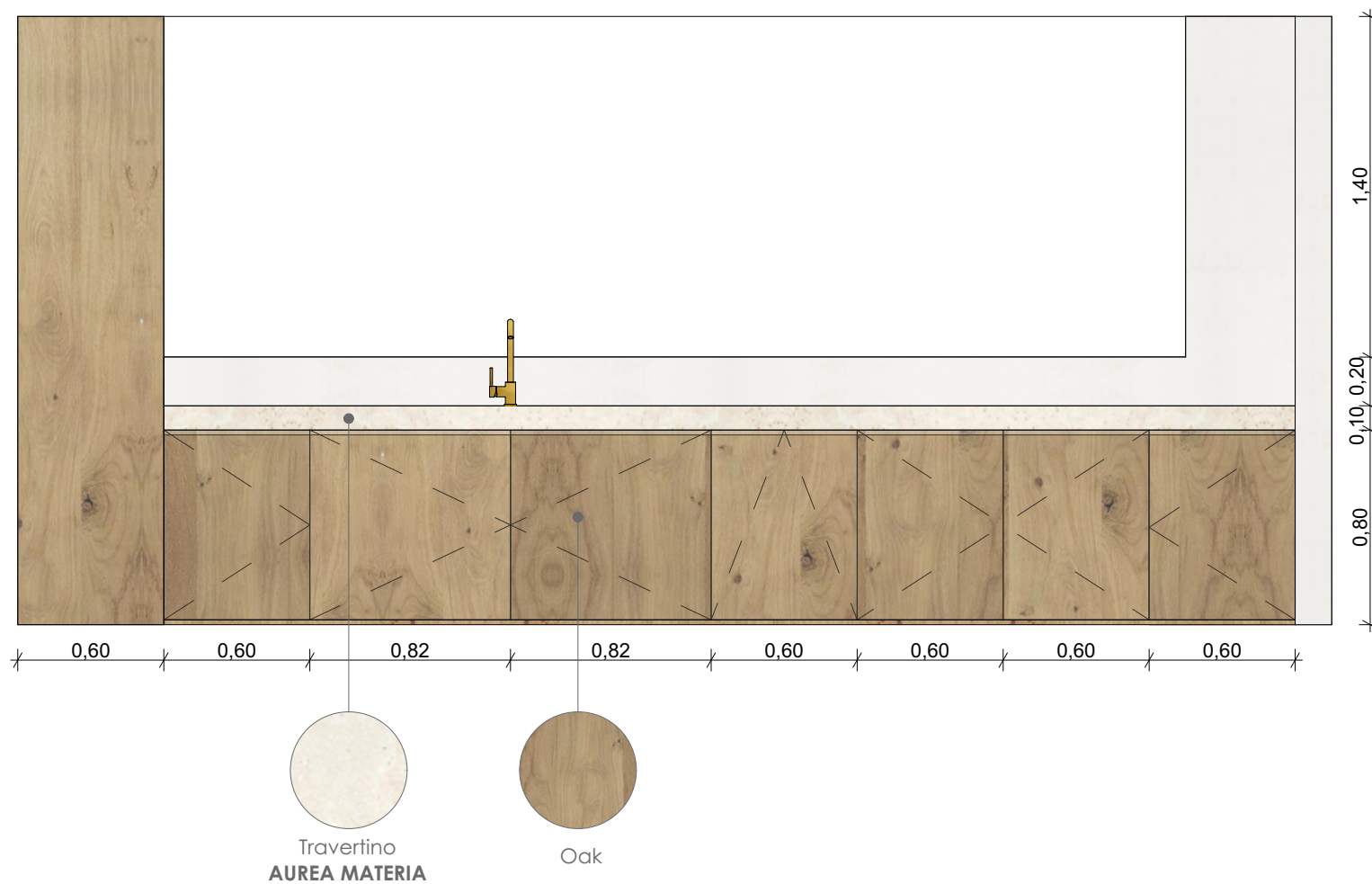
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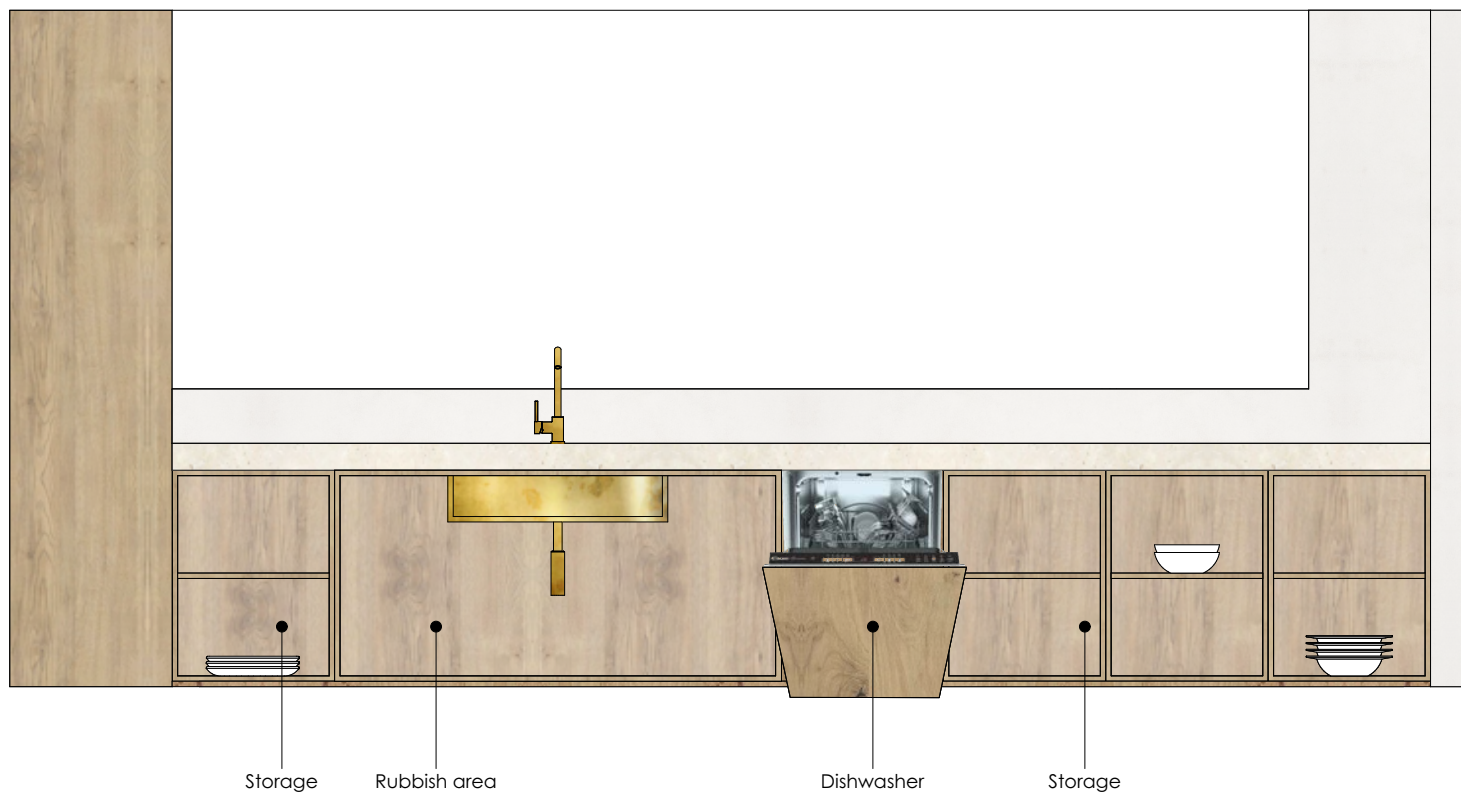
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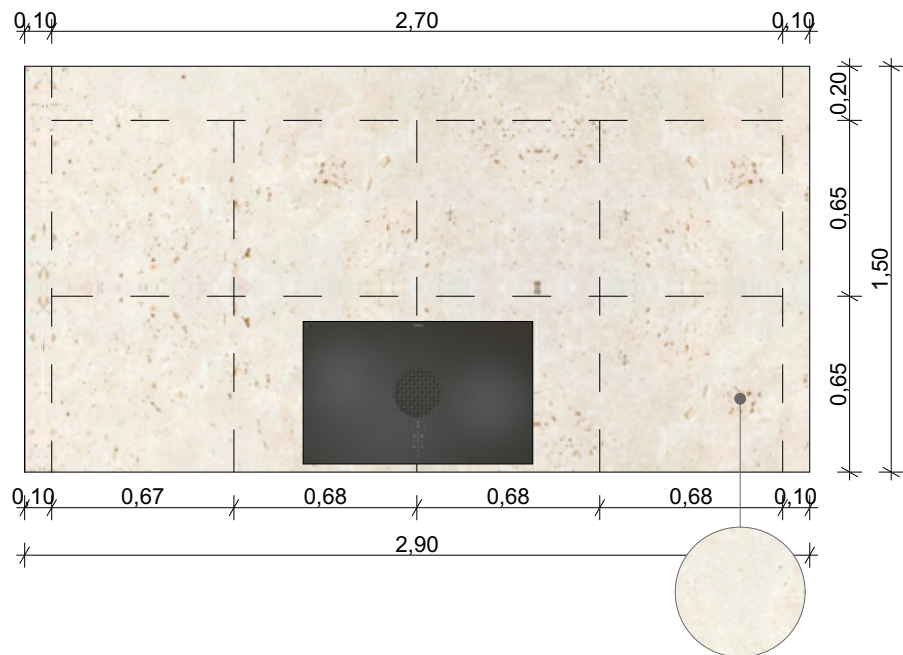
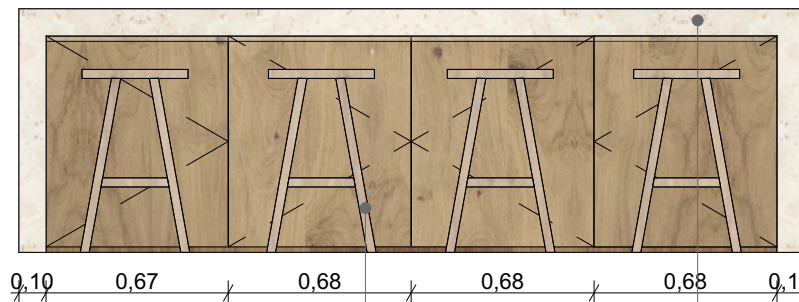
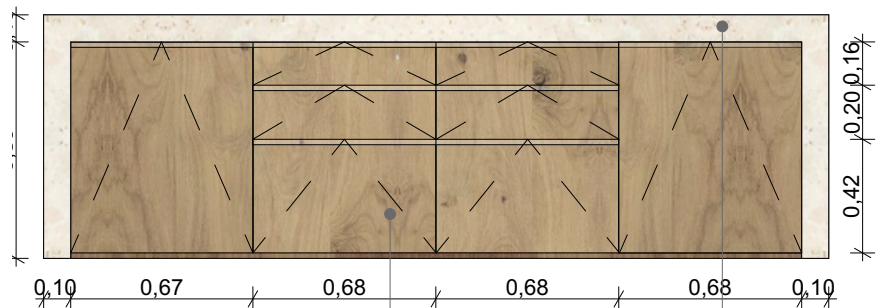
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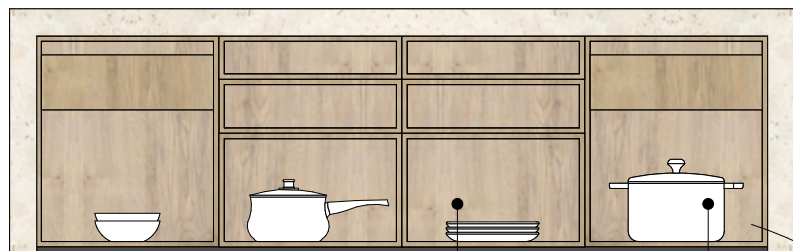
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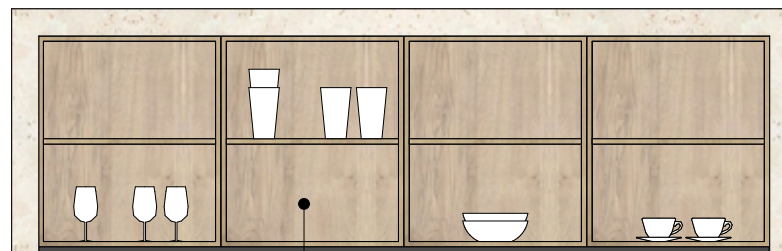
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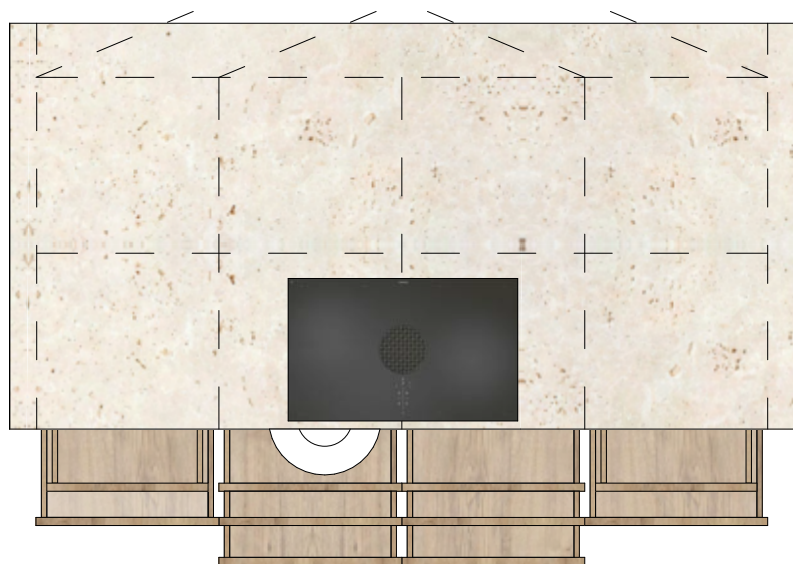


Drawers

Drawer with interior drawer

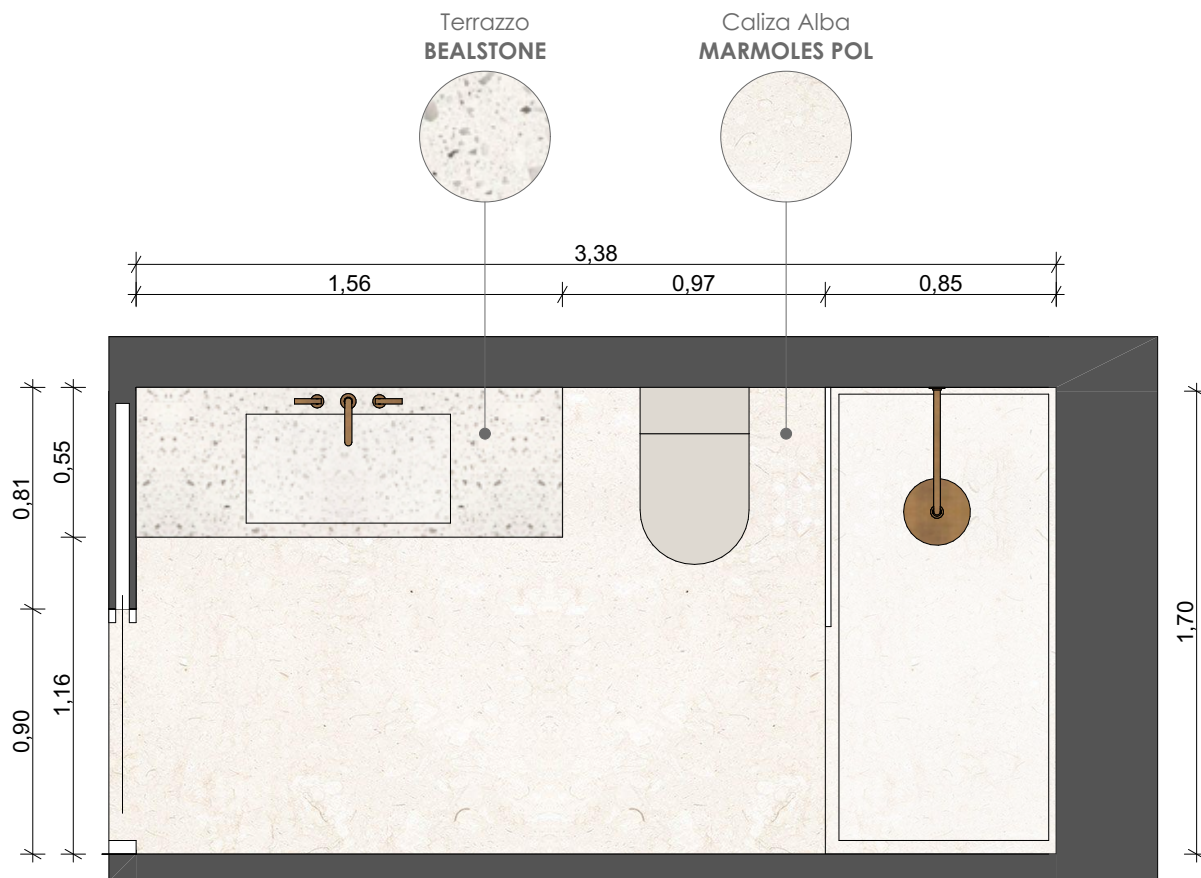


Storage



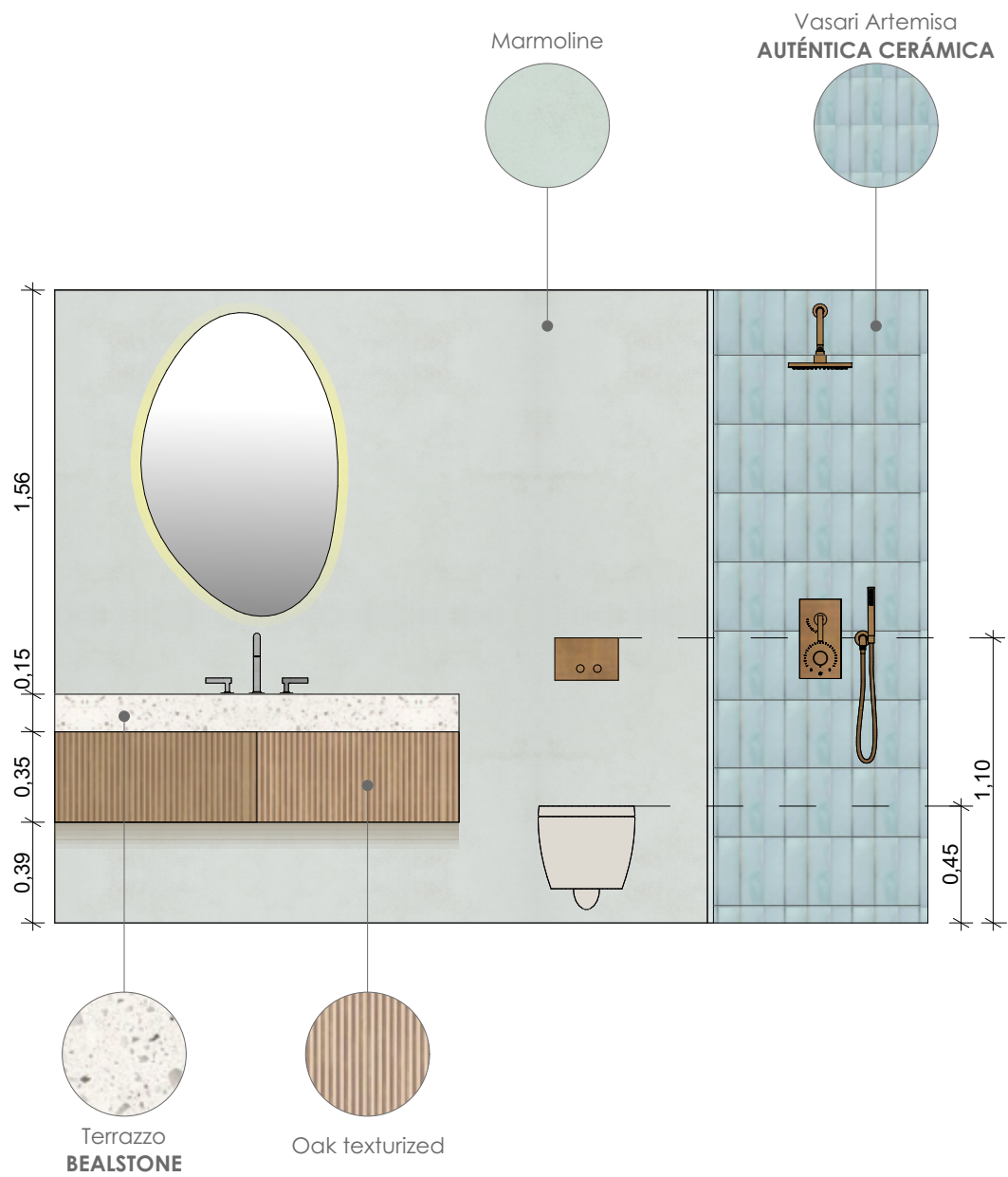
# Bathroom 1/proposal

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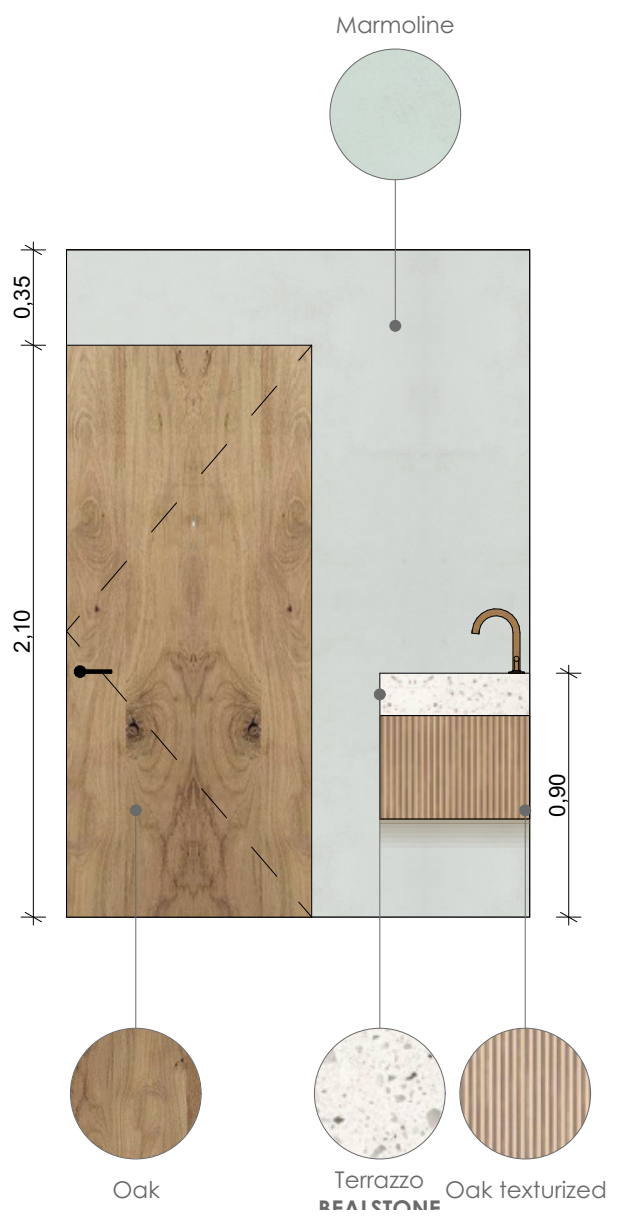
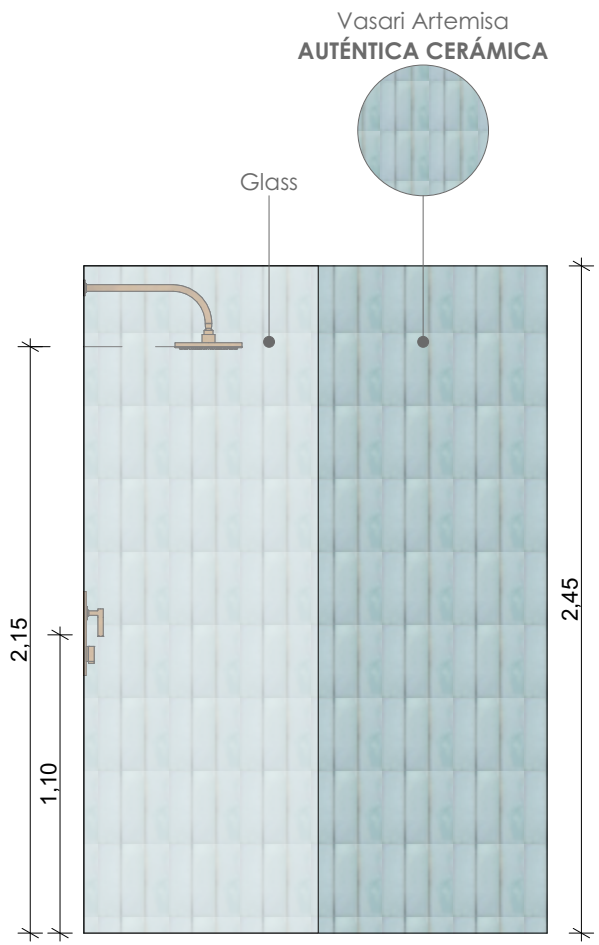
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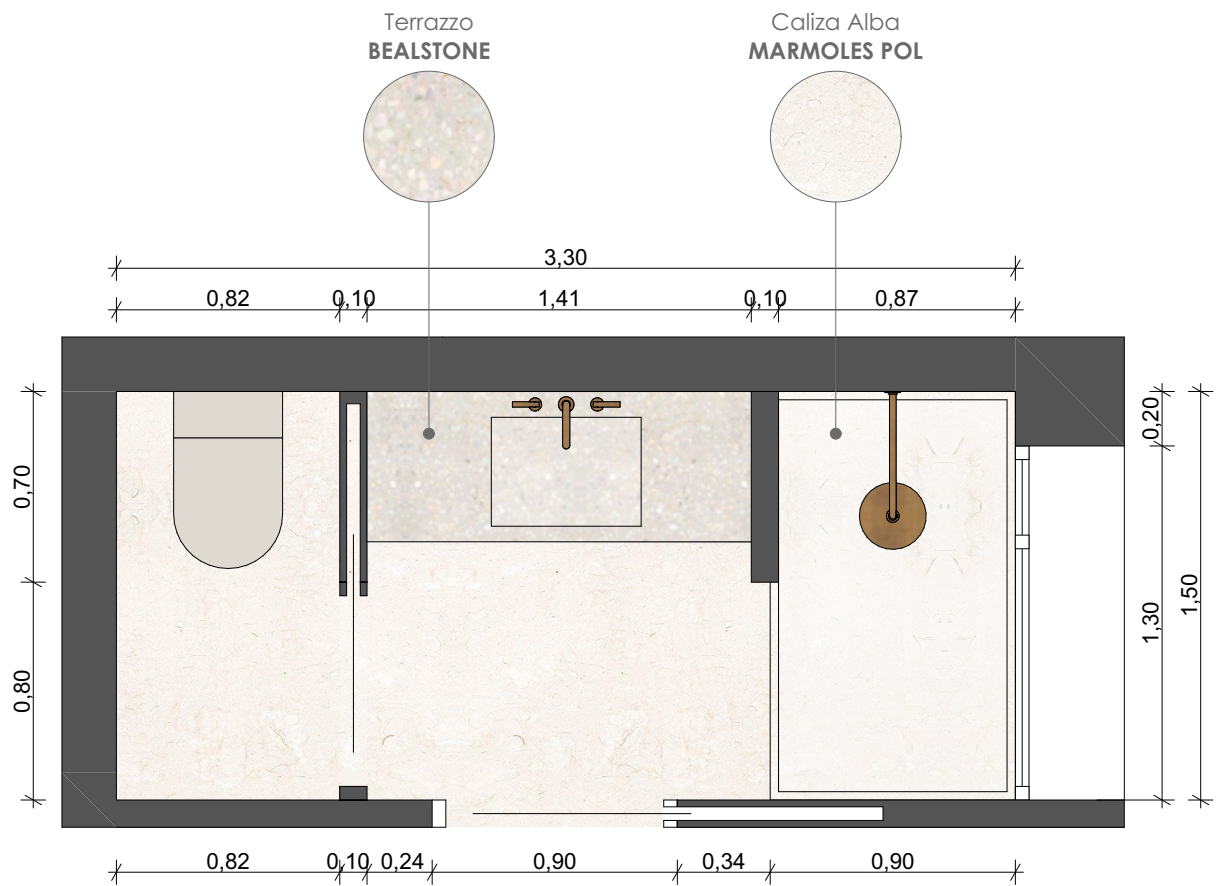
CAN MONTAÑA





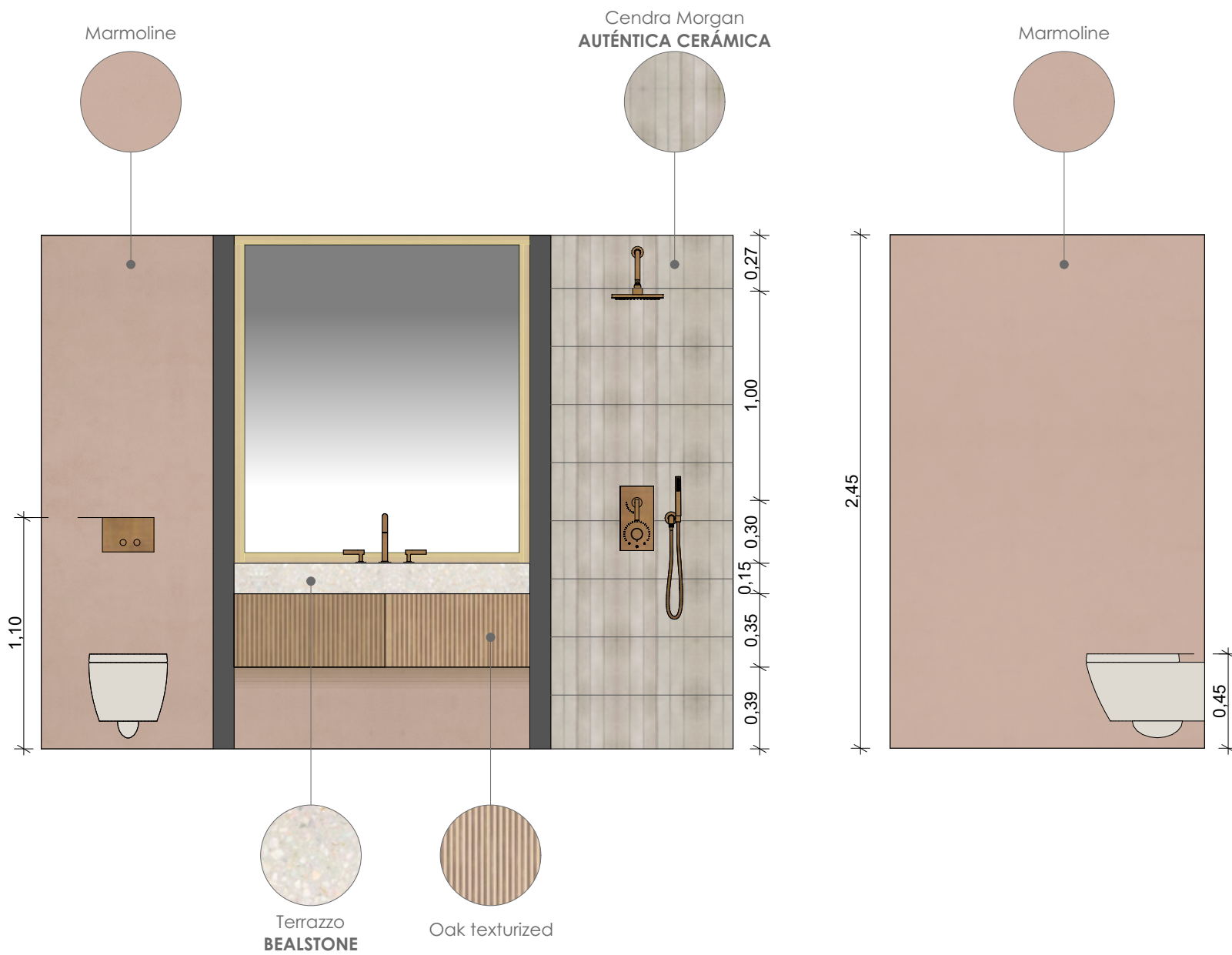
# Bathroom 2/ proposal

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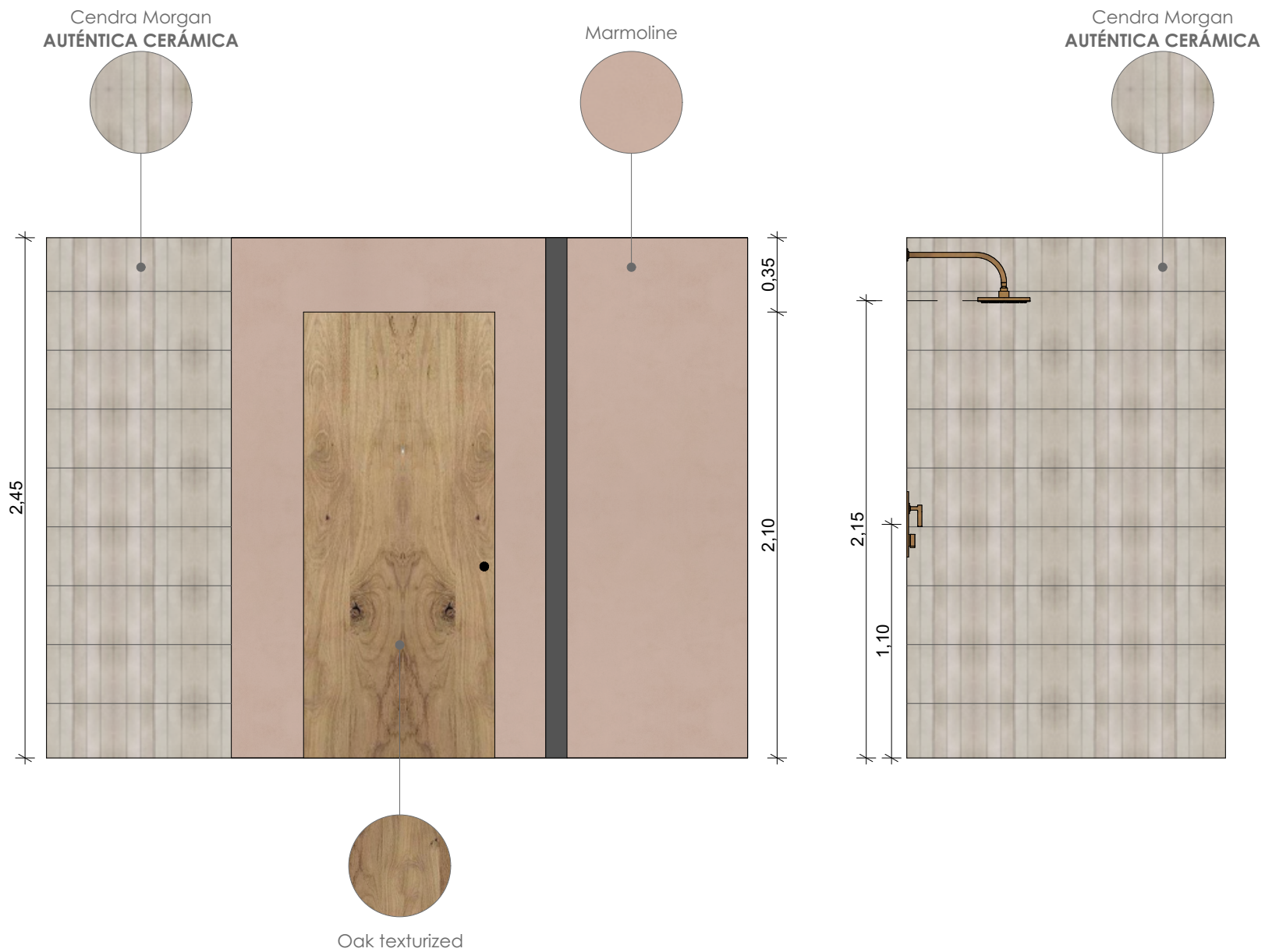
# Bathroom 2/ proposal

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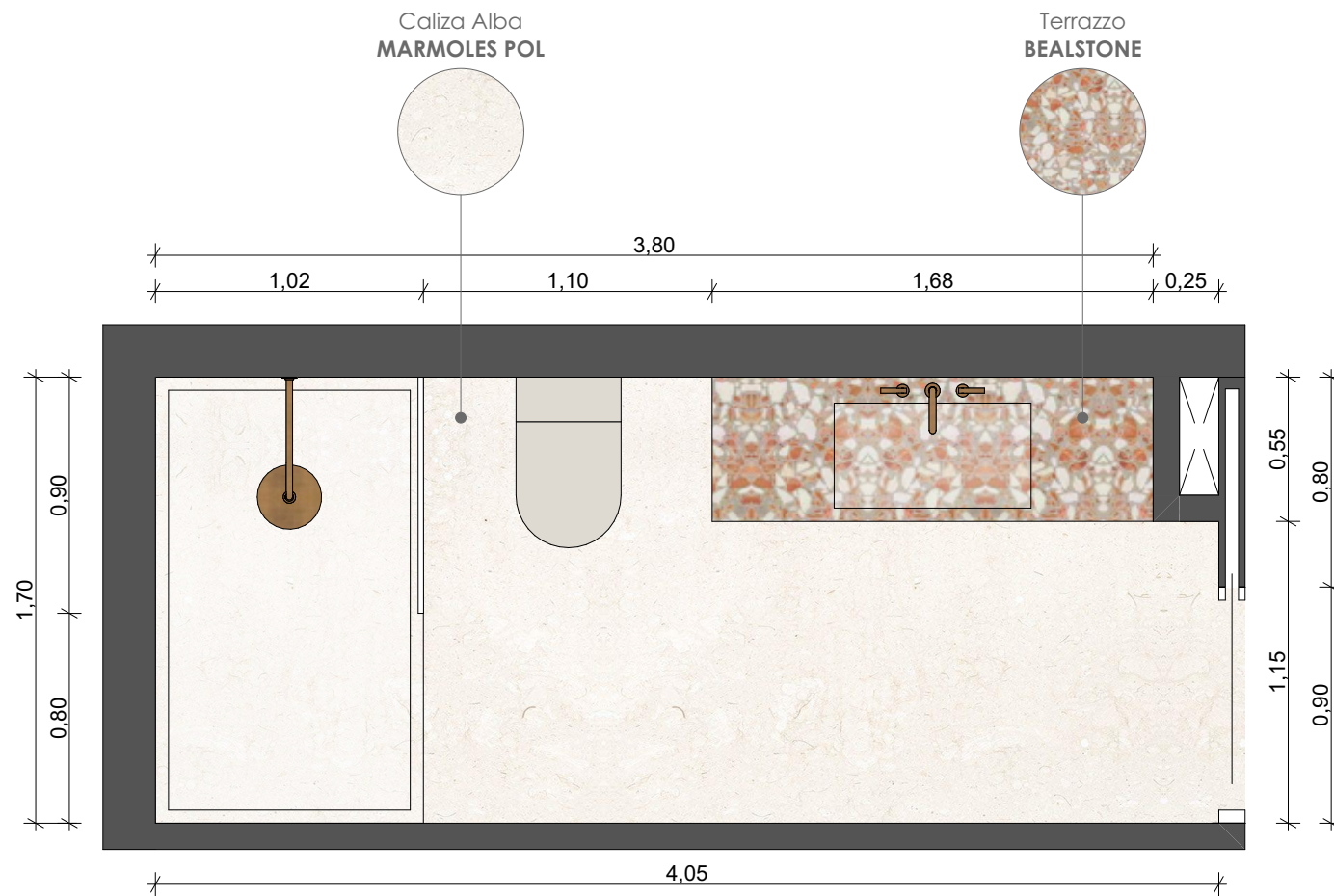
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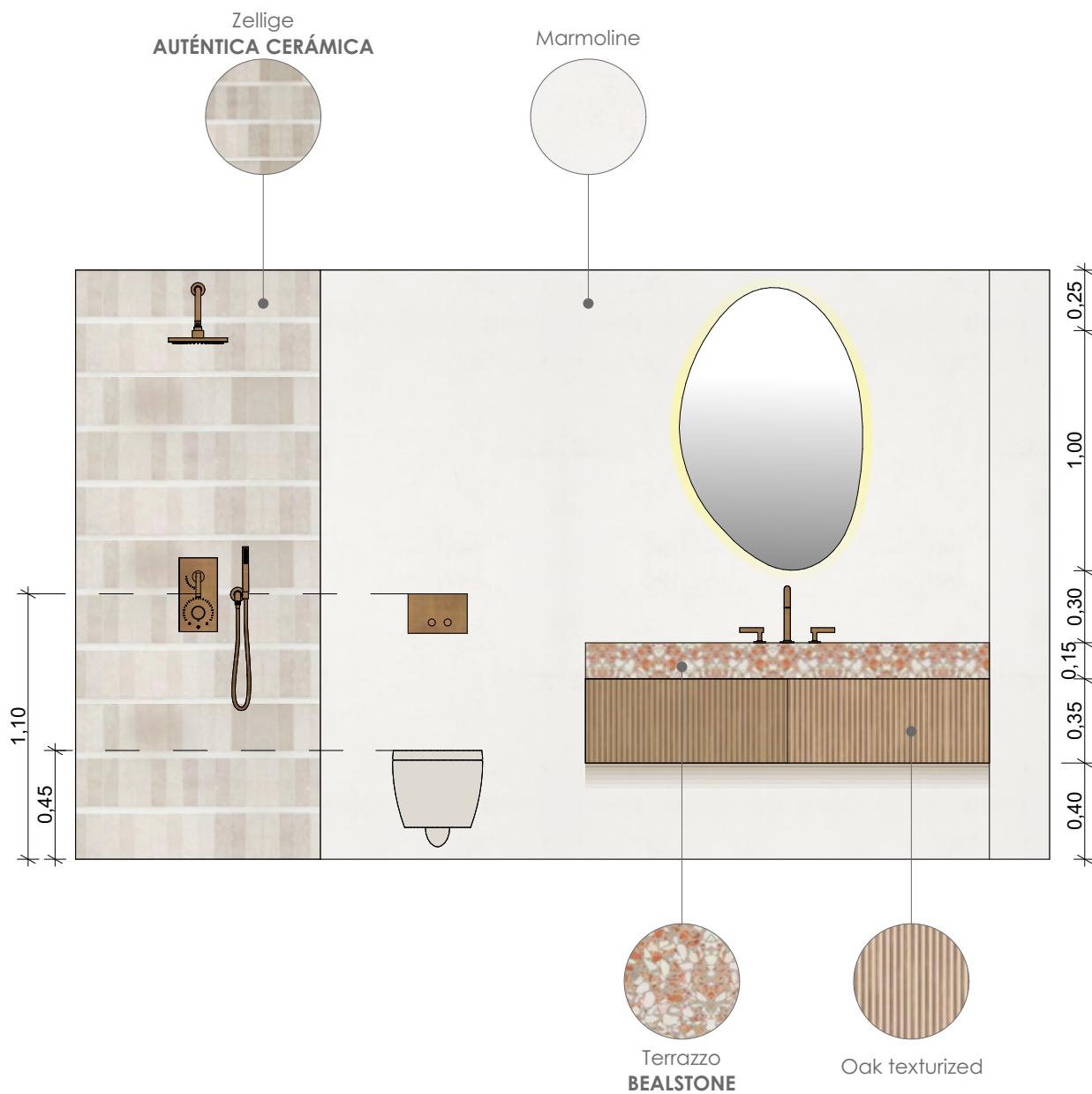
# Bathroom 3/proposal

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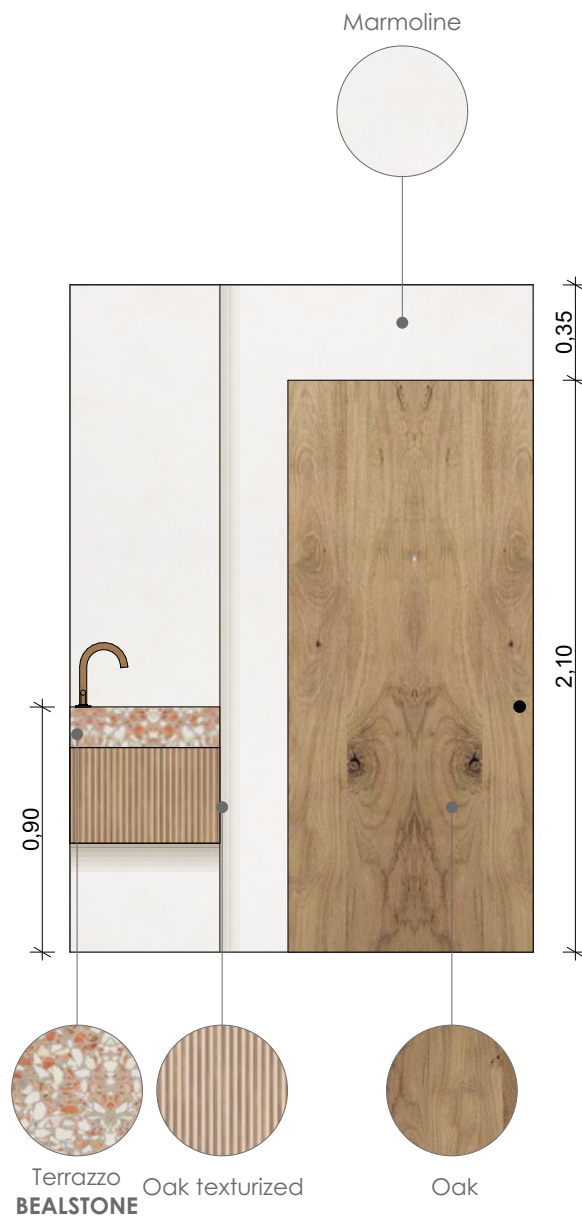
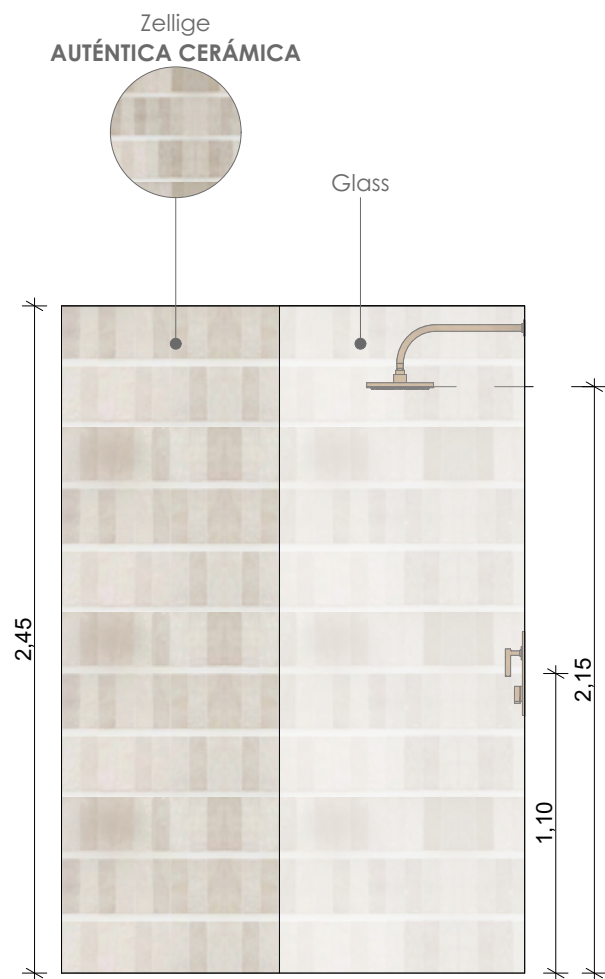
# Bathroom 3/ proposal

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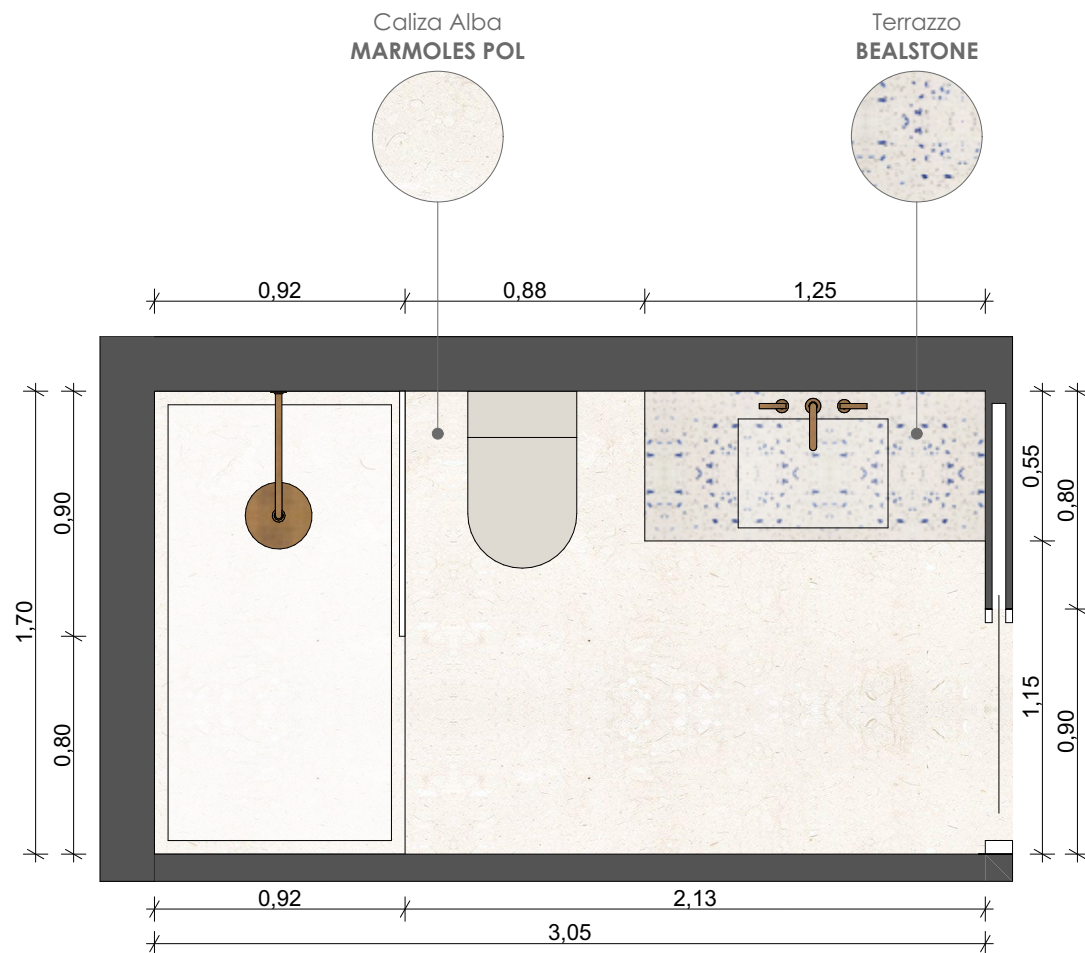
# Bathroom 3/ proposal

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# Bathroom 4/ proposal

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# Bathroom 4/ proposal

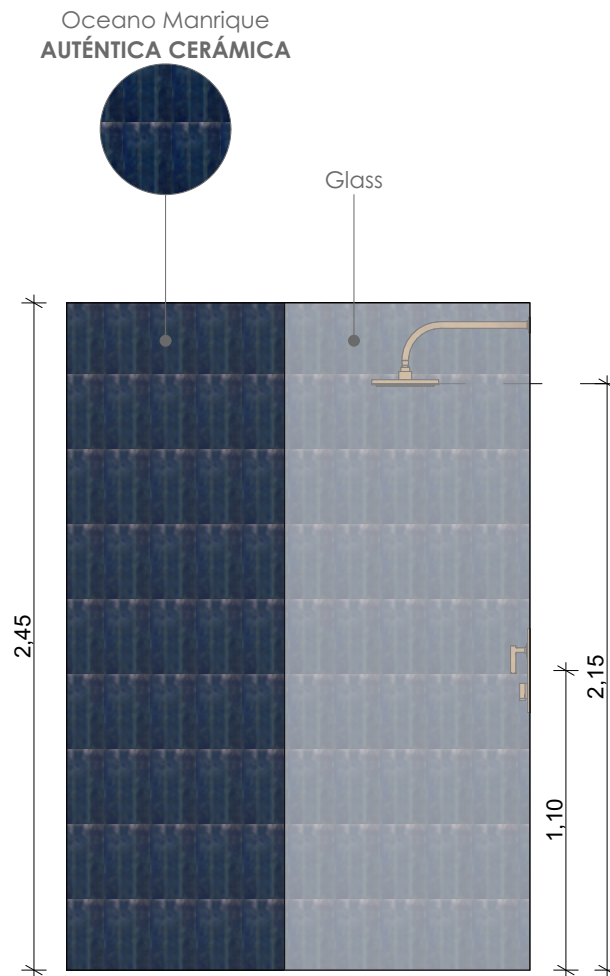
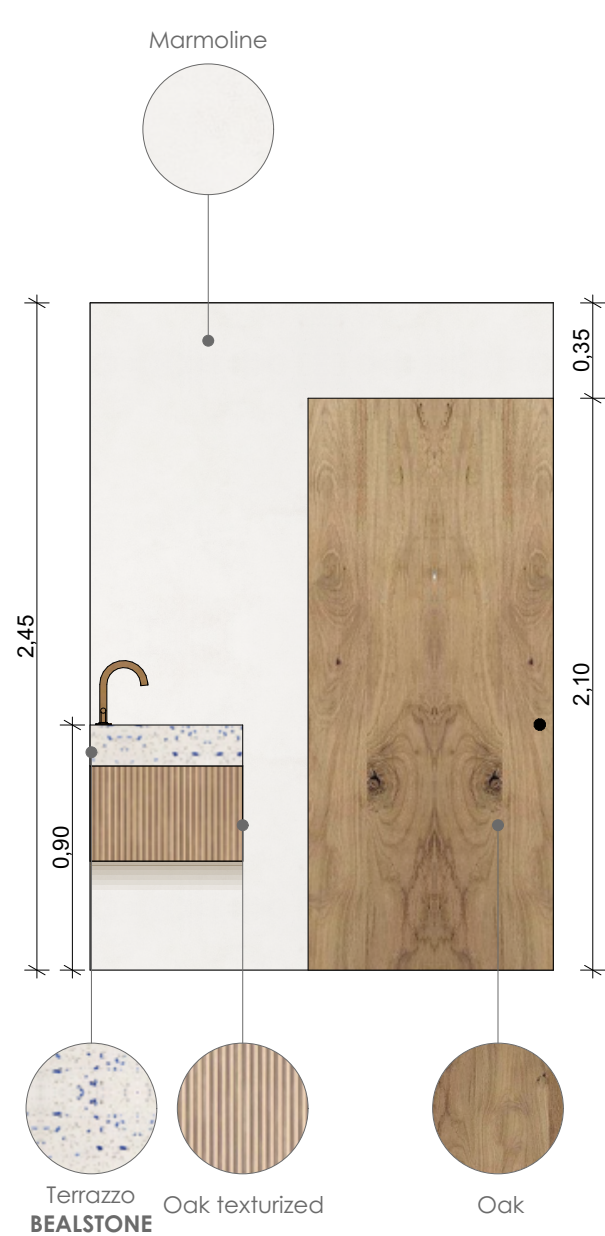
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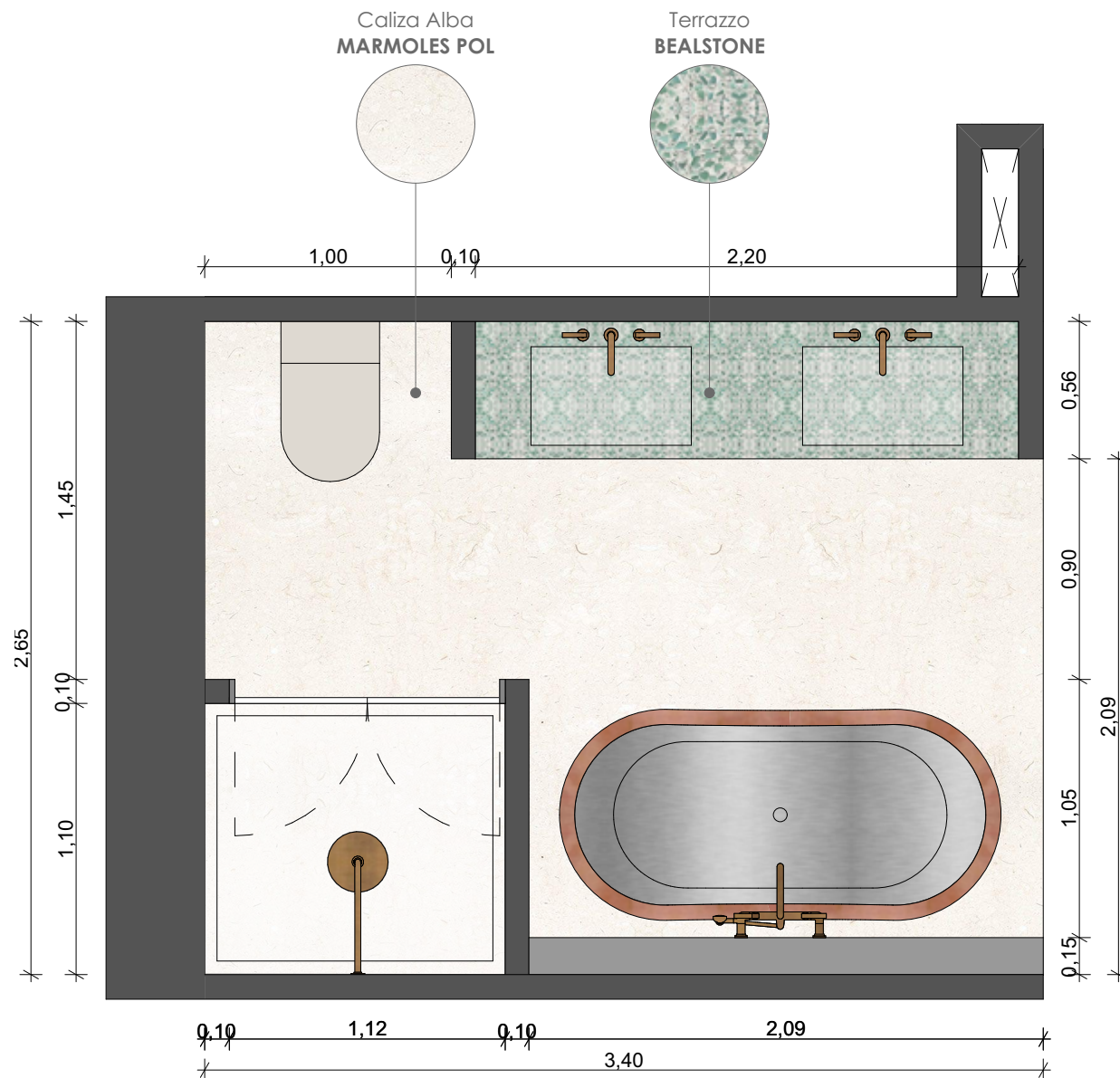
# Bathroom 4/ proposal

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# Bathroom 5/ proposal

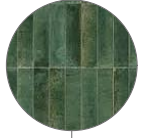
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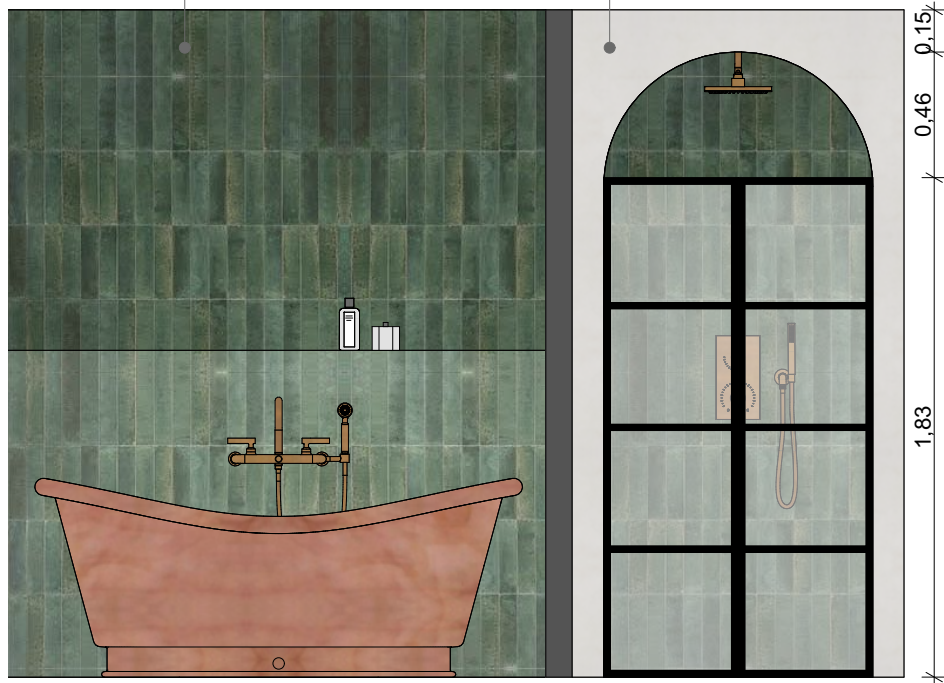
# Bathroom 5/ proposal

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Artisan Esmerald  
AUTÉNTICA CERÁMICA



Marmoline



Artisan Esmerald  
AUTÉNTICA CERÁMICA

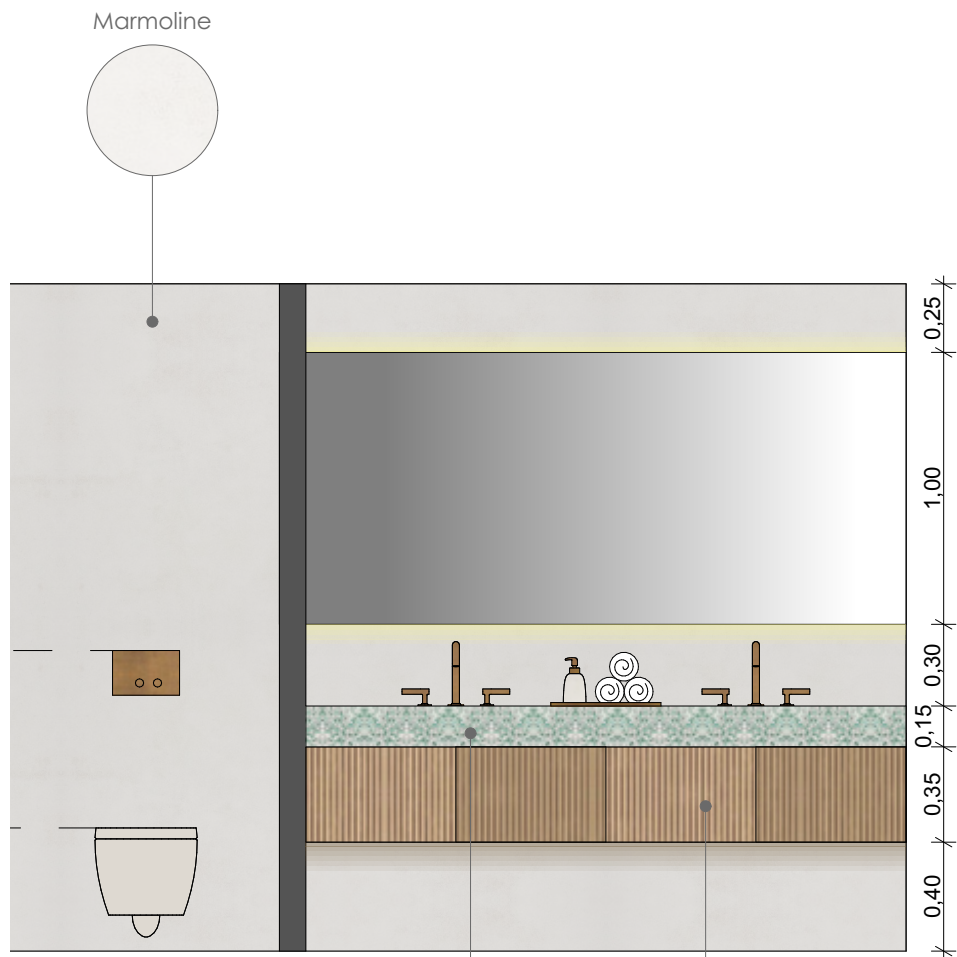


Marmoline



# Bathroom 5/ proposal

CAN MONTAÑA



Marmoline

Terrazzo  
**BEALSTONE**

Oak texturized



Marmoline

Terrazzo  
**BEALSTONE**

Oak texturized



# Bathroom 6/ proposal

CAN MONTAÑA

Caliza Alba  
MARMOLES POL



Trento S  
PORCELA



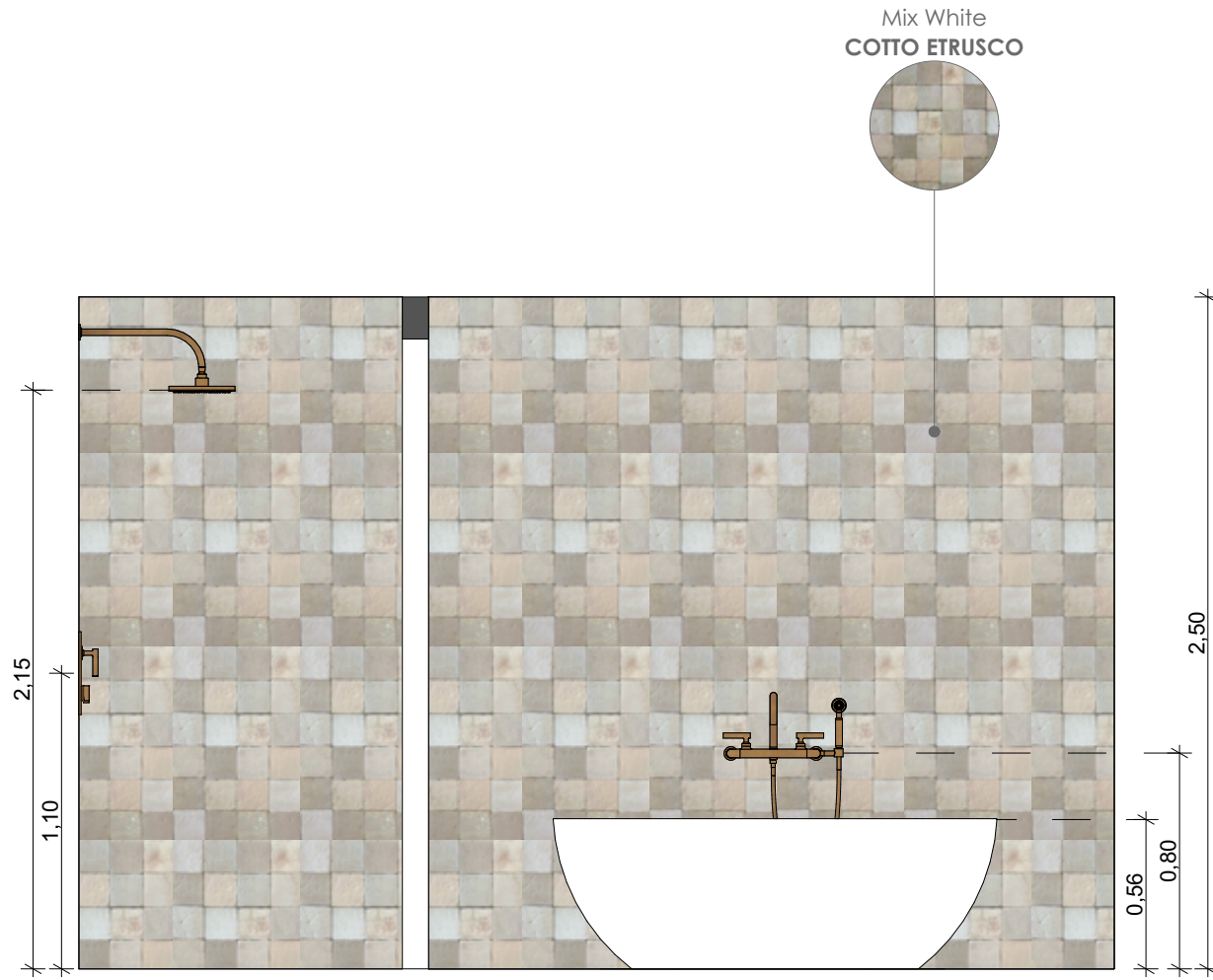
# Bathroom 6/ proposal

CAN MONTAÑA



# Bathroom 6/ proposal

CAN MONTAÑA



# Bathroom 6/ proposal

CAN MONTAÑA





# Sustainability



During the design and permit process, the municipality of Sant Joan de Labritja in Ibiza, the developer and the architect worked closely together to design the villas into their natural environment.

## 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

The villas are built with SISMO building technology, an innovative, locally leading construction system from Spain, producing customised and high-quality building panels for homes. It is a complete solution for buildings to obtain a high energy certificate through a thermal and sound insulation system.

SISMO walls and panels are among the lightest on the market, are durable and offer great strength and incredible insulation, specially in the basement. Installing SISMO facilitates and accelerates the building process in the construction phase. The exterior is suitable for any project and for all types of finishes. Therefore, thermal and acoustic insulation is easy with a short delivery time, improving the comfortness of each home.

Overall, the SISMO system reduces the consumption of concrete and steel, reducing the impact on the environment.

## 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.



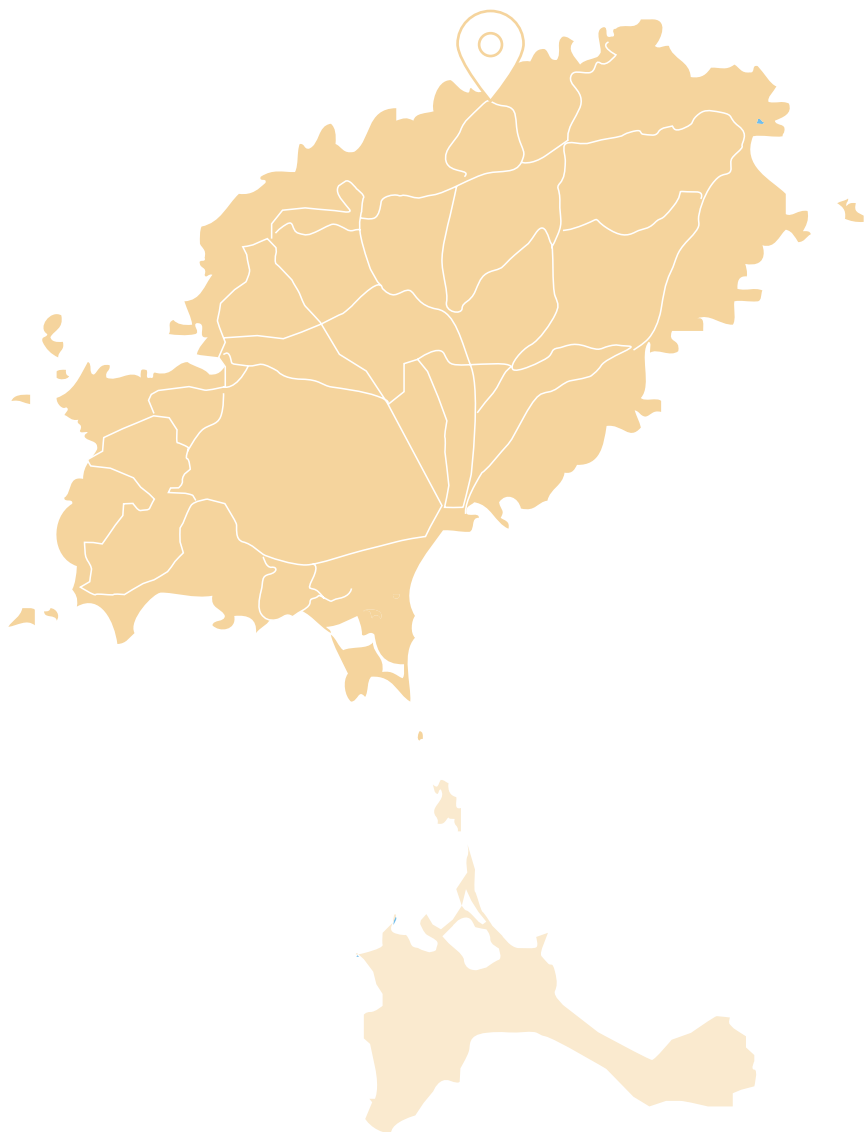
## Delivery

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 Montaña Project

## FACTSHEET



Location	San Miguel Port
View	Sea views
Plot	1.701 m <sup>2</sup>

### PROJECT DETAILS

Built area villa	734,99 m <sup>2</sup>
Built area pool	58,02 m <sup>2</sup>
Total Built area	793.01 m <sup>2</sup>

Useful interior house	420,35 m <sup>2</sup>
Useful interior basement	122,98 m <sup>2</sup>
Total useful interior	543,33 m <sup>2</sup>

Useful exterior area	416,72 m <sup>2</sup>
Useful pool area	48,18 m <sup>2</sup>
Total useful exterior	464,90 m <sup>2</sup>

Electricity	Main red/solar panels
Agua	Main red/ rain water cistern
Layout	Ground floor, 1st floor, lower floor/garage

Bedrooms total	6
Bathrooms total	6,5

Distribution	1 x Masterbedroom 5 x Double bedrooms Open plan kitchen Living room & dining area Utility room Lift
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Outdoor	Swimming pool Different terraces
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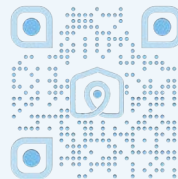




The Blue Pearl

CREATING LUXURY HOMES

PORTFOLIO ↗



### Showroom Sta. Eulalia

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Illes Balears

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**The Blue Pearl House**  
Flagship Store and Showroom

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