

# Can Xieu Sargent

4 Bedrooms · 4 Bathrooms · Santa Eulària





















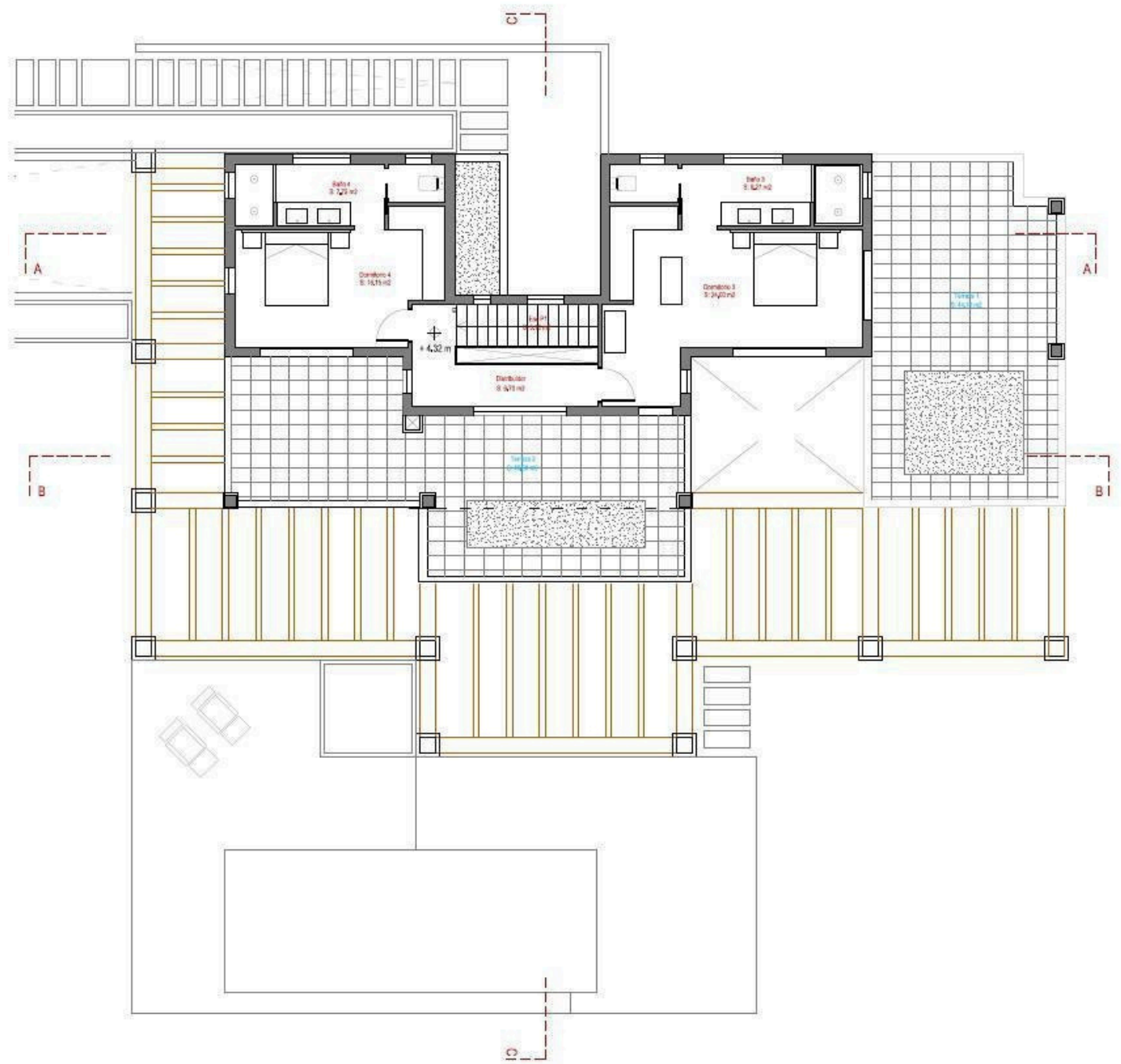




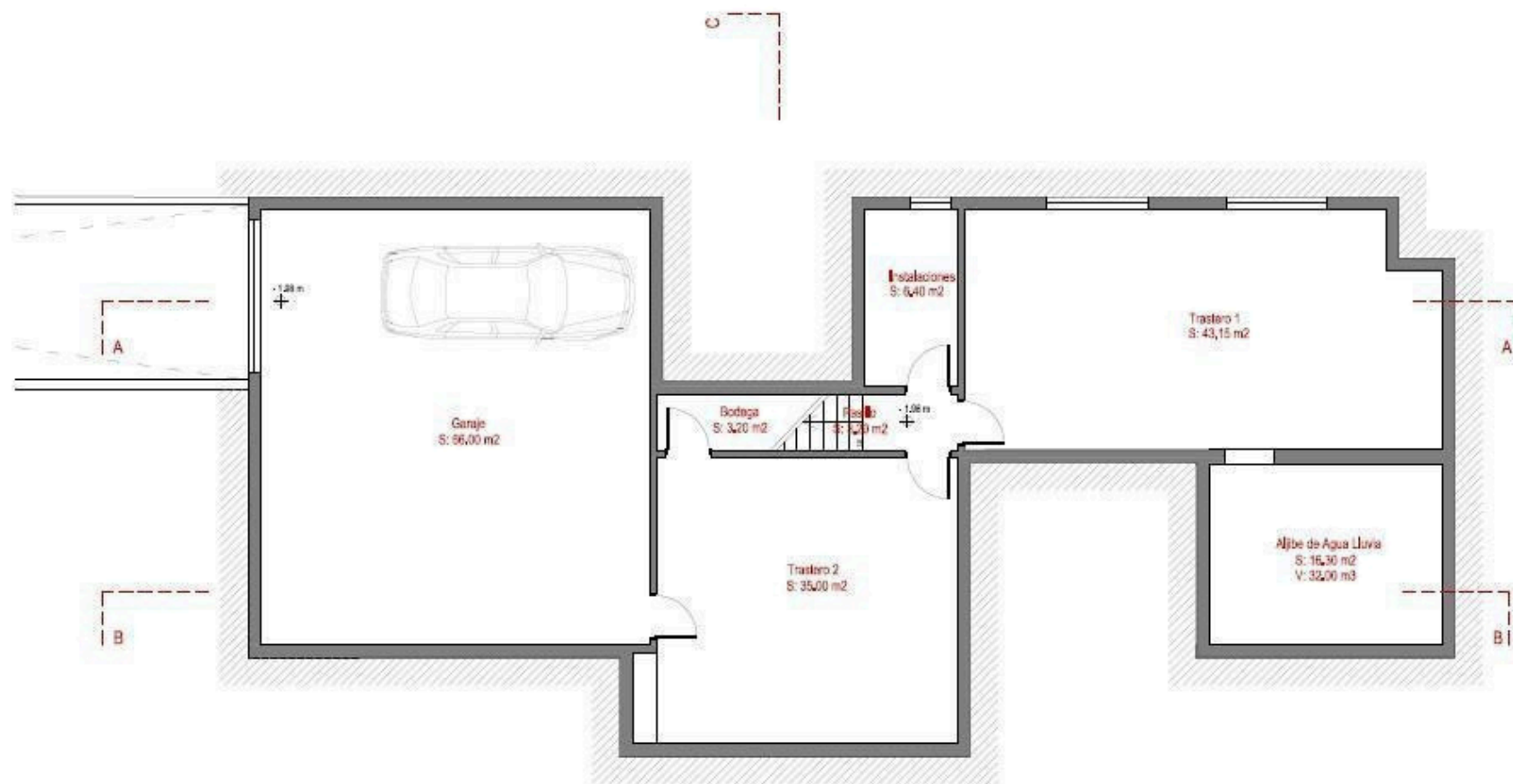














 <b>LICENCIA DE OBRAS</b> <b>00131/2025</b>	
<b>AJUNTAMENT DE</b> <b>SANTA EULÀRIA DES RIU</b>	
Titular: <b>NÉLIDA GONZALEZ CLAPÉS</b> <b>C/ SANT CRISTÓFOL, N° 20, TORRE 4, 4º-A</b> <b>07800 EIVISSA</b> <b>NIF/NIE/CIF: 41434523T</b>	Representante:     <b>NIF/NIE/CIF:</b>
Emplazamiento: <b>POLIGONO 15, PARCELAS 81 Y 340, FINCA "CAN XICU SARGENT", SANTA EULÀRIA DES RIU</b> <b>Coordenadas ETRS89, UTM huso 31, del centro del emplazamiento X:367252 Y:4315396</b>	
Director de Obra: <b>ALEJANDRA ZABALA LOPEZ</b>	Director de ejecución de obra: <b>JESUS NOVELLA RUEDA</b>
Coordinador de Seguridad y Salud: <b>JESUS NOVELLA RUEDA</b>	Constructor: <b>NOVELLA RUEDA CONSTRUCCIONES S.L.</b>
Plazo de ejecución de la obra: <b>36 MESES</b>	
Objeto de la licencia: <b>CONSTRUCCION DE VIVIENDA UNIFAMILIAR AISLADA Y PISCINA.</b> <b>LOS PARÁMETROS RESULTANTES DEL PRESENTE PROYECTO QUE SE APRUEBAN SON LOS SIGUIENTES:</b> <b>A)PARCELA: 19.080,00 M² B)SEPARACIÓN A LINDEROS: &gt;10M C)OCUPACIÓN: 1,93% (369M²&lt; 381,60M²)</b> <b>D)SUPERFICIE CONSTRUIDA: 0,0136M²/M² (260,80M² &lt; 267,12M²) E)NÚMERO DE PLANTAS: 2 (SÓT+PB+P1)</b> <b>F)ALTURA MÁXIMA: 6,00M G)ALTURA TOTAL: 7,00M H)VOLUMEN MÁXIMO: 842,95M³ I)VOLUMEN MÁXIMO</b> <b>PLANTA PISO: 253,30M³ &lt; 294,82M³ (50 % VOLUMEN PLANTA BAJA) J)TAMAÑO MÁXIMO LÁMINA DE AGUA:</b> <b>35,00M² K)VOLUMEN MÁXIMO PISCINA: 60,00M³.</b>	
Visados: 13/00162/25 Condiciones de la licencia: <b>SEGUN CONDICIONES QUE SE DETALLAN EN REVERSO DE LICENCIA.</b>	
Fecha de JUNTA DE GOBIERNO LOCAL: <b>08/03/2024</b>	
Liquidación de la licencia: <b>618116,92€ X 3,8% = 23488,44€</b>	
El que encabeza la presente solicitó LICENCIA DE OBRAS en su día, la que se le ha concedido, y en prueba de ello expido la presente orden de la señora Alcaldesa, en fecha: Santa Eulària des Riu Firmado Digitalmente vº Bº La Alcaldesa La Secretaria	



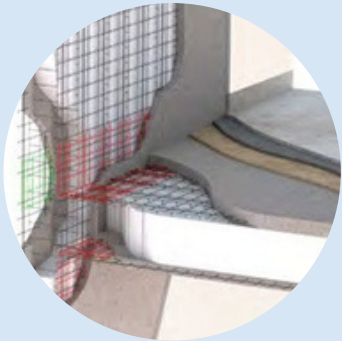


## Sustainability



### Reuse of excavated stone

In Mediterranean architecture, stone is often used for its durability, thermal insulation, and its ability to withstand the coastal climate. Beneath the white plaster finish, it's probable that the villa incorporates stone or concrete block walls, providing both strength and stability to the multi-level structure. This stone core gives the house its solid, grounded feel despite its open and airy appearance.



### Building Structure

This modern Mediterranean villa rises over three levels: a stone-lined basement, a bright ground floor, and an upper floor crowned with an open terrace. The clean white façade and natural textures blend beautifully with the surrounding palm trees. Above, a wooden pergola casts soft shadows over the terrace, creating a perfect spot for outdoor living. Large windows bring light into every corner, while the cubic design reflects the calm elegance of Ibiza's architectural style.



### Facilities

The property is equipped with its own well, ensuring a reliable water supply, and both houses have a septic tank. Two pellet heaters for the kitchen, and three chimneys in total, air conditioning (hot and cold), and Iroko wood finishes on the shutters and stairs. Windows from Climalit with temperature isolation.





## Sustainability



### Sustainability

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, maximising 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 Xicu Sargent

## FACTSHEET



Location	Santa Eulària
View	Countryside
Habitable surfaces total	543,05 m2
Main house	260,80 m2
Basement	162,25 m2
Terrace	120 m2
Swimming pool	35 m2
Plot	19.080 m2
Water	Connected to main line
Electricity	Connected to main line
Layout	Main house
Bedrooms total	4 4
Bathrooms total	
Main house	4 bedrooms with ensuite bathroom Open plan kitchen Dining room Living Room
Outdoor	Swimming pool Chill out & Dining areas
Extra	Approved building license



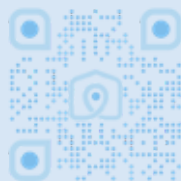




The Blue Pearl

CREATING LUXURY HOMES

PORTFOLIO ↗



### Showroom Sta. Eulalia

Carrer del Sol, 1  
07840 Santa Eulària des Riu,  
Illes Balears

thebluepearl.es

+34 600 54 86 02  
francisca@thebluepearl.es

### The Blue Pearl House Flagship Store and Showroom

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