

CASA GRACIO

- 16 EXCLUSIVE APARTMENTS -

At Ibiza Estates, we are proud to exclusively present 'CASA GRACIO', a luxury residential of 16 EXCLUSIVE APARTMENTS located in the privileged location in the first coastal area very close to Cala Gracio, **DEVELOPED BY LUIGI MAZZALI** these apartments are a blend of innovation and exclusivity, with top-quality finishes that prioritize both design and comfort in every space.

For more information about CASA GRACIO and to schedule a private visit, please do not hesitate to contact us:

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Sincerely,

Ibiza Estates

Ibiza
estates



THE LOCATION

DISCOVER YOUR NEW COASTAL HEAVEN

The Casa Gracio urbanization is located **very close to the beautiful Cala Gració and Cala Gracioneta.**

Casa Gracio is much more than just luxury homes; it is a community where you can experience and **enjoy an island lifestyle**, not only for its beauty but also for its **security and access to Ibiza's most exclusive services.**

The urbanization is surrounded by **lush landscapes, and residents can enjoy proximity to sports facilities, exclusive boutiques, and essential amenities.**

The area boasts two prestigious five-star hotels, enhancing the neighborhood's allure and offering access to **fine dining and luxurious experiences.**

Whether you're savoring Mediterranean flavors at local gems or indulging in haute cuisine at world-class restaurants, this location caters to every palate. For leisure, **the iconic San Antonio promenade is nearby**, offering stunning views and **vibrant nightlife.**

With excellent connectivity, Ibiza Town is just a 25-minute drive away, while the airport can be reached in under 30 minutes, making Casa Gracio **a perfect destination for both permanent residents and holidaymakers.**



THE BUILDING

DESIGNED WITH AN EYE FOR DETAIL

The exclusive residential community of Casa Gracio is **a unique construction** and consists of two apartment blocks, designed with an eye for detail. There are a **total of 16 luxury apartments**, designed with an **elegant, luxurious, and modern interior style**. The Type A and Type B apartments offer both 2 bedrooms and 2 bathrooms. The square meters of these types vary from 63m² to 74m².

Additionally, there is one penthouse available that offers an abundant 177m² of living space, 5 bedrooms, and 4 bathrooms for those who seek **more space and a high-class lifestyle**. All the interiors of the residential complex **blend innovation and exclusivity, with top-quality finishes that prioritize both luxury and comfort in every space**. The use of **natural elements** such as wood and natural stone gives the residences a **warm and homely feel**. Thanks to the floor-to-ceiling windows, there is an abundance of **natural light**. The complex offers a first-class coastal lifestyle and access to the most exclusive services of Ibiza. **A dream complex, tailor-made to your needs.**

The apartment blocks feature **modern architectural lines with warm wooden accents**, blending harmoniously with the natural surroundings.

Every detail has been carefully crafted to reflect the beauty of the island, offering residents a **serene yet sophisticated outdoor lifestyle**. The outdoor spaces at the Casa Gracio residence are **equally impressive, offering privacy, tranquility, and exceptional design**. Each home benefits from its own private outdoor area, including lush gardens, spacious balconies, or expansive rooftop terraces.

Each property also has a **luxurious private pool** that invites you to relax and take a refreshing dip under the Mediterranean sun. On top of that, the penthouse **elevates outdoor living**, offering a stunning 178m² garden, an 81m² rooftop terrace, and an 8m² balcony. The communal pool area of the complex is **surrounded by carefully landscaped greenery** and provides an **additional retreat for relaxation and leisure, both private and communal**. For added convenience, each apartment includes a private parking space, and the development is fully fenced to ensure privacy and security.

Live your dream at Casa Gracio and experience Ibiza's Mediterranean charm at its finest.



THE APARTMENTS

AN IBICENCAN DREAM

The project presents 16 exceptional new apartments, crafted with **cutting-edge interior design, expansive spaces filled with natural light, and premium materials and equipment.** These homes are **bright, inviting, and functional, featuring an intelligent layout** that clearly delineates living and resting areas.

CASA GRACIO comprises a total of 16 residences: 2 blocks with each 4 ground floor apartments **with terrace and private swimming pool** and 4 penthouses with **rooftop and private swimming pool.**

This blend of **innovative design and exclusive amenities** promises a **distinctive lifestyle for those seeking the finest accommodations near the coast.**

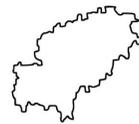
FEATURES

- Sea view
- Large outdoor spaces
- Spacious rooms
- After-sales service and warranty
- Private swimming pool
- Ensuite bedrooms

FINISHES

- Open kitchen integrated with living/dining room equipped with integrated appliances
- Wood floor YNOVA
- Custom-made wardrobes & walk-in closets in wood color
- Aluminium windows with thermal in black
- LED lightning in all rooms
- Wall hung basin sanitary

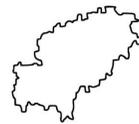




CASA GRACIO

- 16 EXCLUSIVE APARTMENTS -

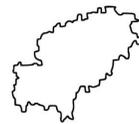




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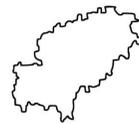


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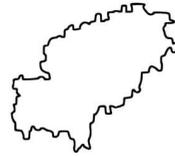
CASA GRACIO



CASA GRACIO

- 16 EXCLUSIVE APARTMENTS -





CASA GRACIO

- 16 EXCLUSIVE APARTMENTS -

DISCOVER YOUR NEW COASTAL HEAVEN

APARTMENT A-1

-  Util area 177,92 m2
- > Garden 178,93 m2
- > Roof terrace 81,66 m2
- > Balcony 8,07 m2

-  5 bedrooms
-  4 bathrooms
-  Parking
-  Swimming pool

APARTMENT A-5

-  Util area 63,34 m2
- > Roof terrace 39,38 m2
- > Balcony 7,83 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool

APARTMENT A-2

-  Util area 63,34 m2
- > Garden 60 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool

APARTMENT A-6

-  Util area 63,64 m2
- > Roof terrace 58 m2
- > Balcony 7,83 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool

APARTMENT A3

-  Util area 63,34 m2
- > Garden 61,4 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool

APARTMENT A-7

-  Util area 66,11 m2
- > Roof terrace 63,25 m2
- > Balcony 7,76 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool

APARTMENT A-4

- Util area 66,11 m2
- > Garden 34,38 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
- Swimming pool

APARTMENT B-1

-  Util area 65,35 m2
- > Garden 23,42 m2
- > Roof terrace 57 m2
- > Basement 45,71 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool

QUALITY IN EVERY DETAIL

APARTMENT B-2

-  Util area 67,42 m2
- > Garden 59,83 m2
- > Basement 48,69 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool

APARTMENT B-6

-  Util area 67,42 m2
- > Roof terrace 70,71 m2
- > Balcony 7,83 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool

APARTMENT B-3

-  Util area 67,98 m2
- > Garden 87,72 m2
- > Basement 48,26 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool

APARTMENT B-7

-  Util area 67,98 m2
- > Roof terrace 67,33 m2
- > Balcony 7,94 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool

APARTMENT B-4

-  Util area 67,68 m2
- > Garden 80,52 m2
- > Basement 46,82 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool

APARTMENT B-8

-  Util area 67,68 m2
- > Roof terrace 52,90 m2
- > Balcony 7,93 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool

APARTMENT B-5

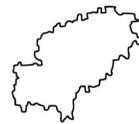
-  Util area 74,48 m2
- > Garden 81,43 m2
- > Basement 60 m2

-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool

APARTMENT B-9

-  Util area 74,23 m2
- > Roof terrace 53,71 m2

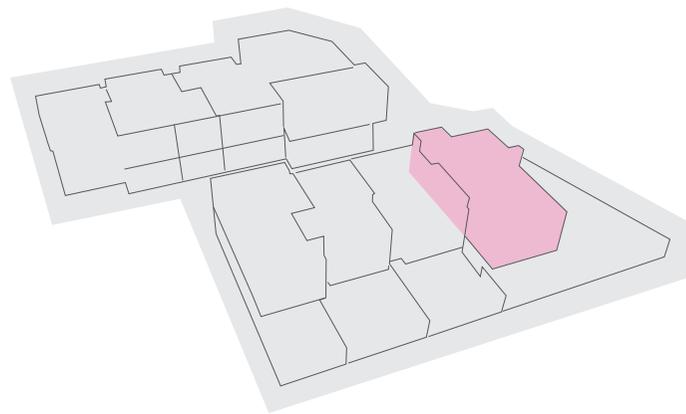
-  2 bedrooms
-  2 bathrooms
-  Parking
-  Swimming pool



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APARTMENT A-1



A-1

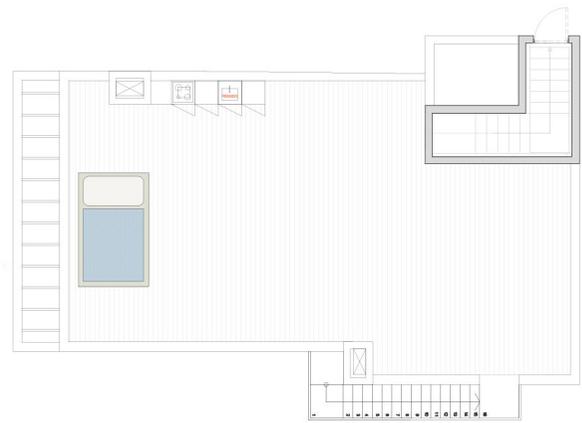
-  Util area 177,92 m²
- > Garden 178,93 m²
- > Roof terrace 81,66 m²
- > Balcony 8,07 m²

 5 bedrooms

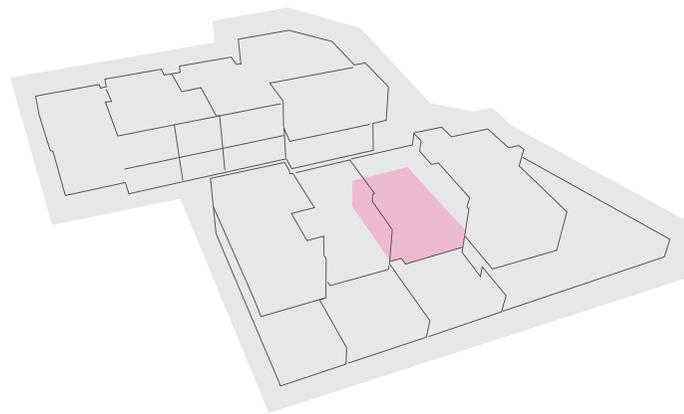
 4 bathrooms

 Parking

 Swimming pool



APARTMENT A-2



A-2

 **Util area 63,34 m2**

> Garden 60 m2

 **2 bedrooms**

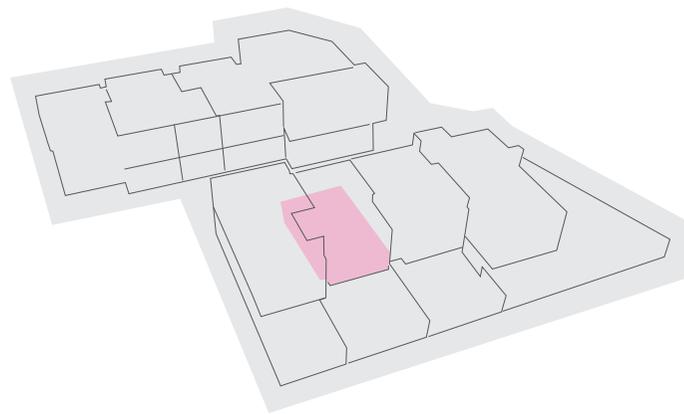
 **2 bathrooms**

 **Parking**

 **Swimming pool**



APARTMENT A-3



A-3

 **Util area 63,34 m²**

> Garden 61,04 m²

 **2 bedrooms**

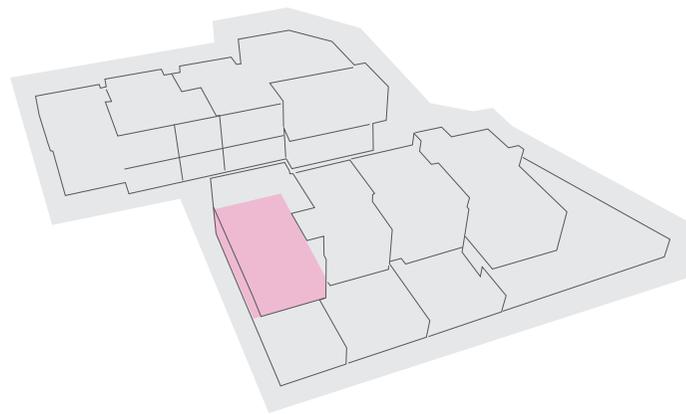
 **2 bathrooms**

 **Parking**

 **Swimming pool**



APARTMENT A-4



A-4

 Util area 66,11 m²

> Garden 34,38 m²

 2 bedrooms

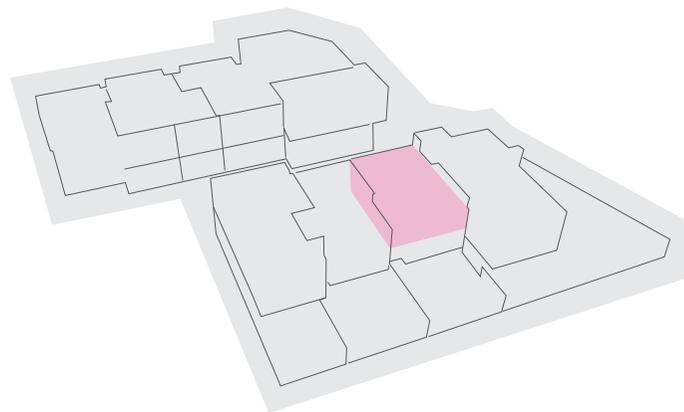
 2 bathrooms

 Parking

 Swimming pool



APARTMENT A-5



A-5

 **Util area 63,34 m2**

> Roof terrace 39,38 m2

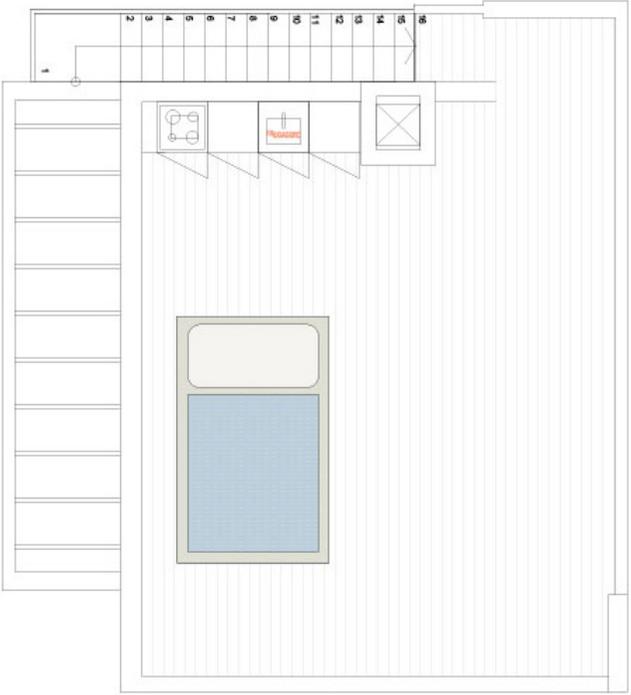
> Balcony 7,83 m2

 **2 bedrooms**

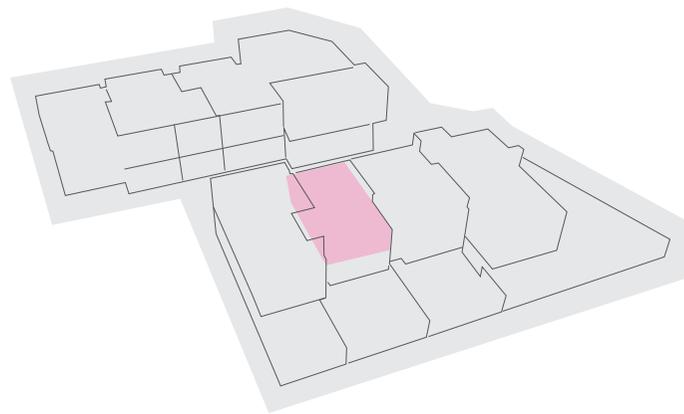
 **2 bathrooms**

 **Parking**

 **Swimming pool**



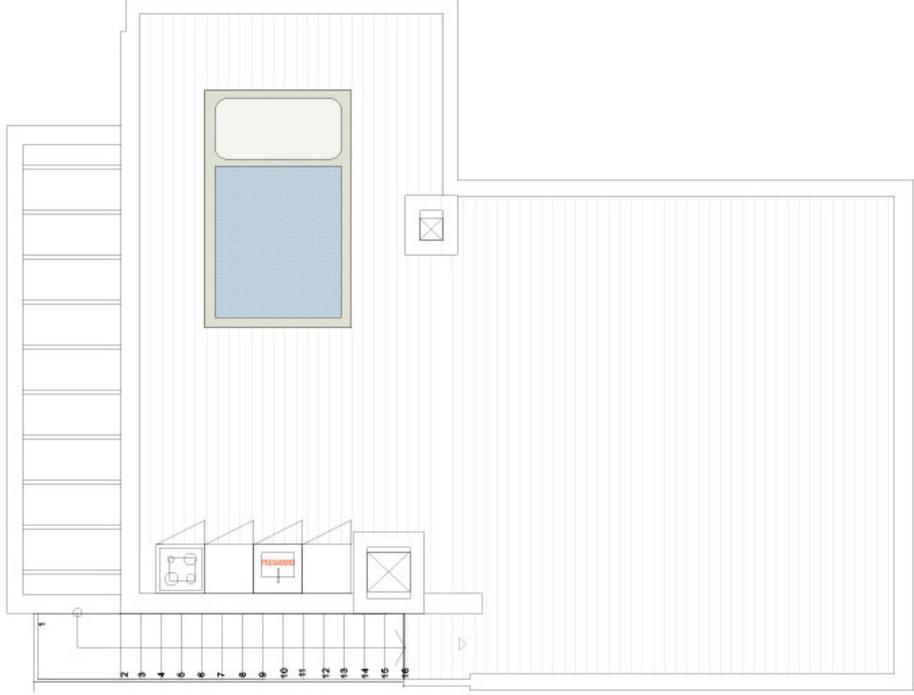
APARTMENT A-6



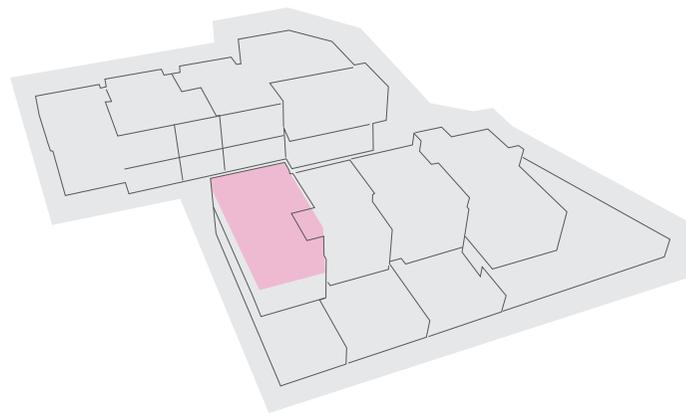
A-6

- Util area 63,64 m²
- > Roof terrace 58 m²
- > Balcony 7,83 m²

- 2 bedrooms
- 2 bathrooms
- Parking
- Swimming pool



APARTMENT A-7



A-7

 Util area 66,11 m²

> Roof terrace 63,25 m²

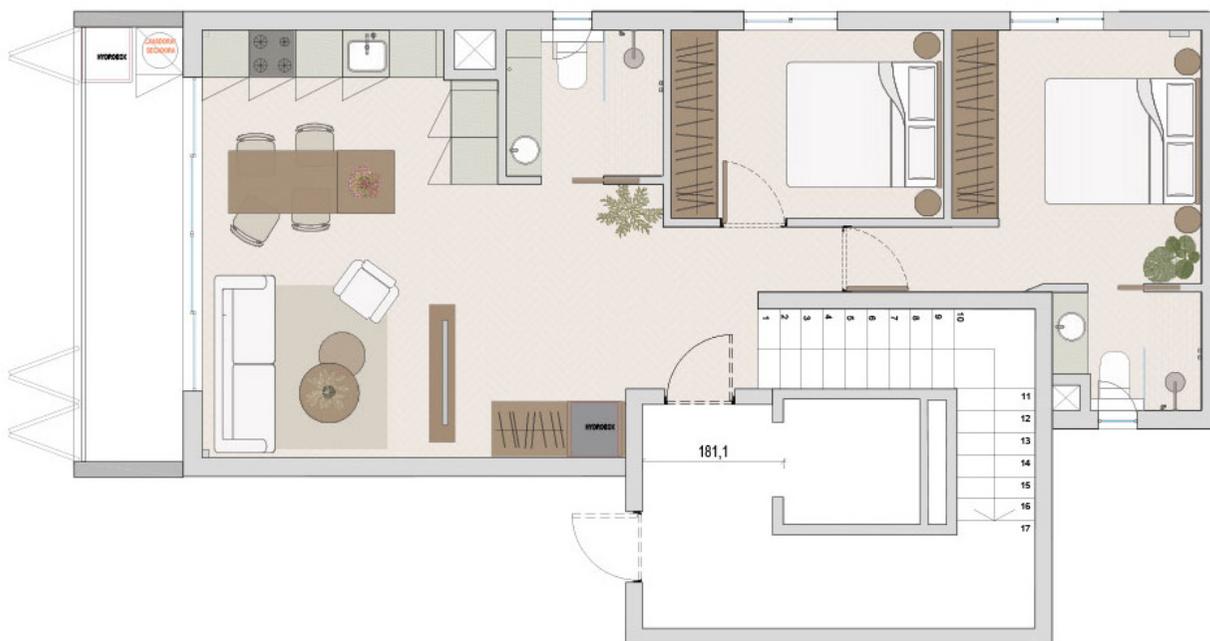
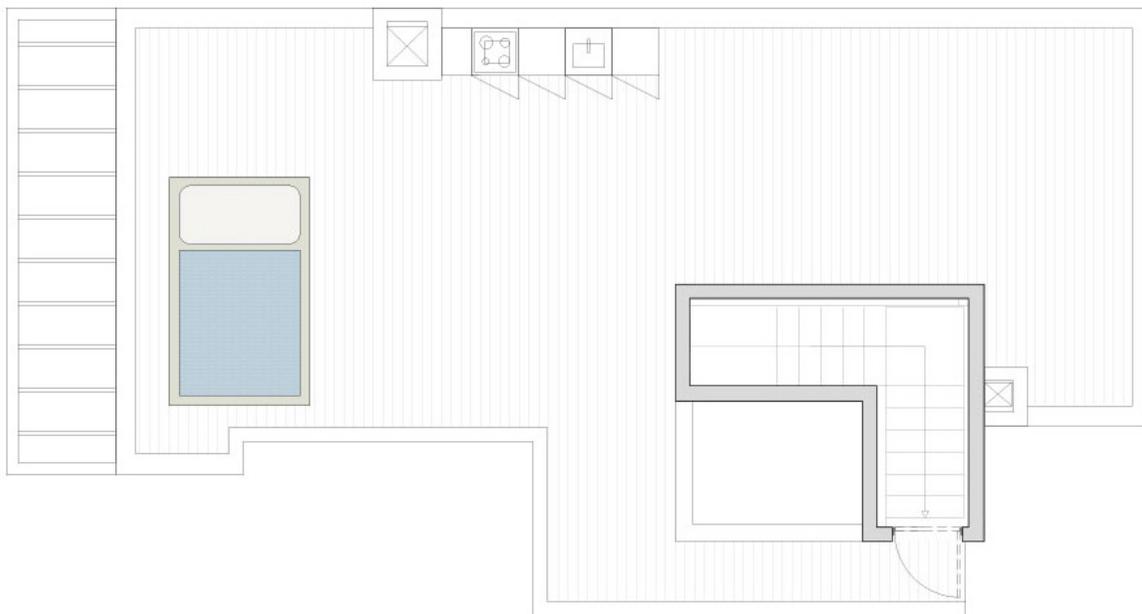
> Balcony 7,76 m²

 2 bedrooms

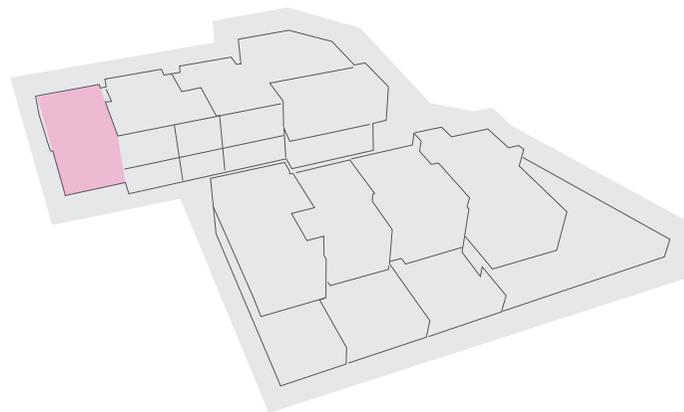
 2 bathrooms

 Parking

 Swimming pool



APARTMENT B-1



B-1

- Util area 65,35 m²
- > Roof terrace 57 m²
- > Basement 45,71 m²
- > Garden 23,42 m²

 2 bedrooms

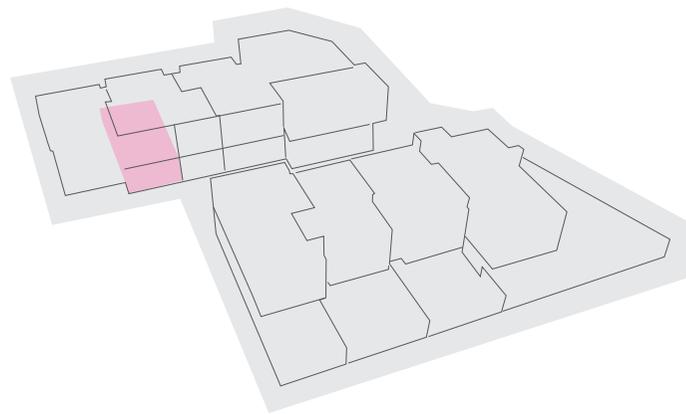
 2 bathrooms

 Parking

 Swimming pool



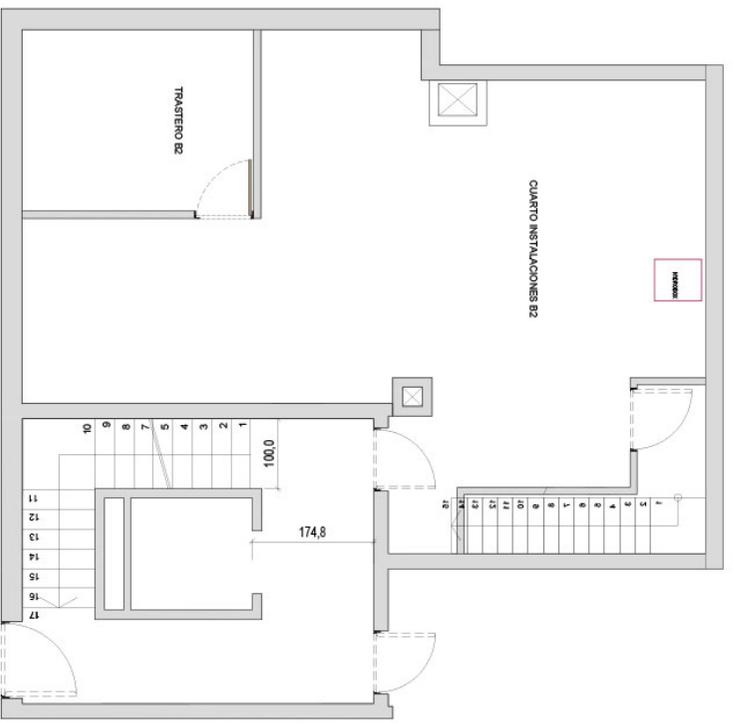
APARTMENT B-2



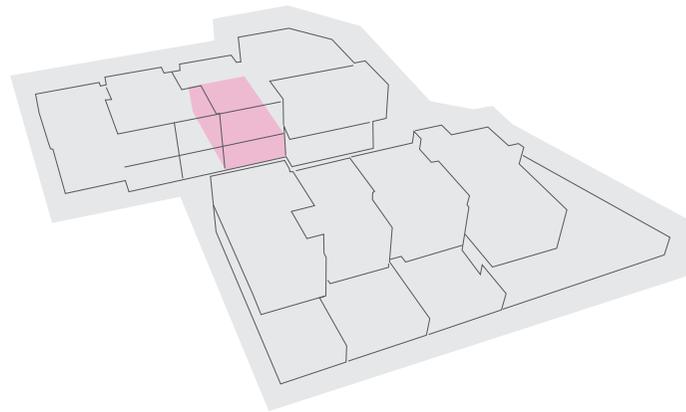
B-2

- Util area 67,42 m²
- > Garden 59,83 m²
- > Basement 48,69 m²

- 2 bedrooms
- 2 bathrooms
- Parking
- Swimming pool



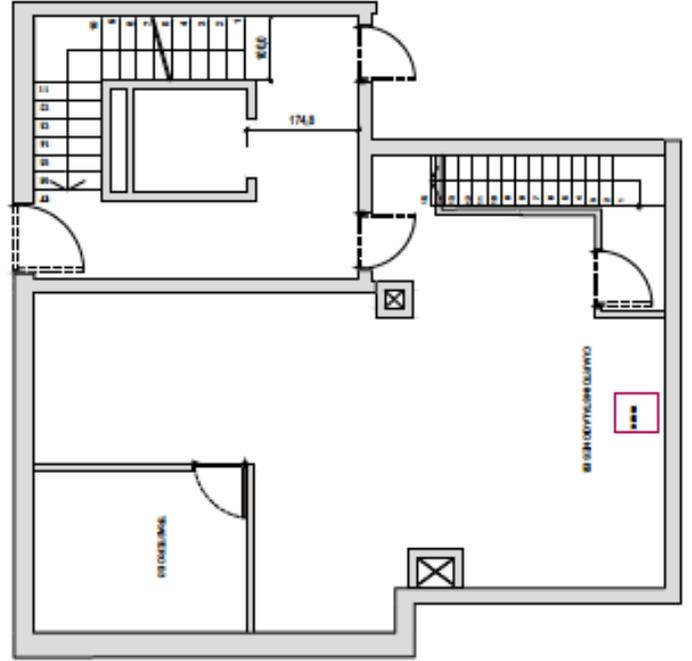
APARTMENT B-3



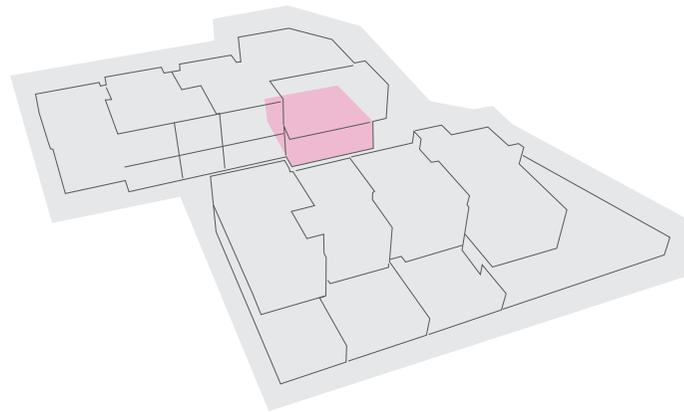
B-3

- Util area 67,98 m²
- > Garden 87,72 m²
- > Basement 48,26 m²

- 2 bedrooms
- 2 bathrooms
- Parking
- Swimming pool



APARTMENT B-4



B-4

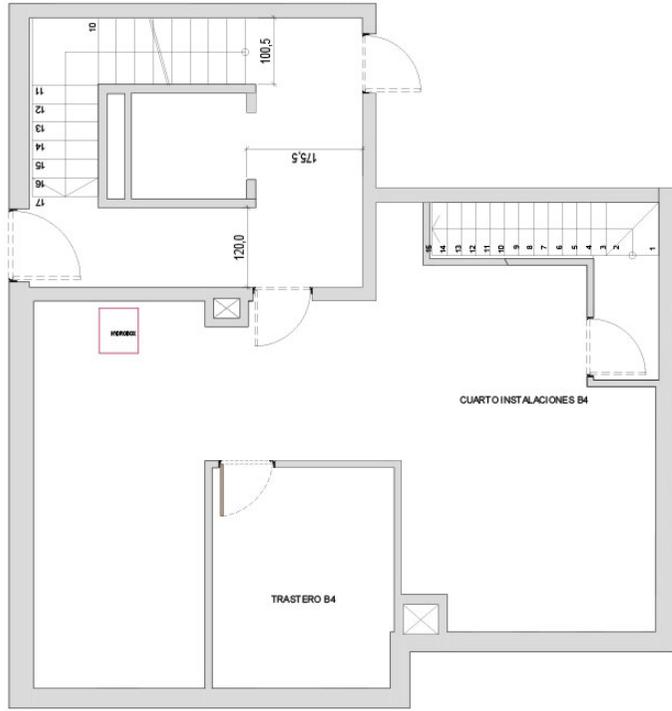
- Util area 67,68 m²
- > Garden 80,52 m²
- > Basement 46,82 m²

 **2 bedrooms**

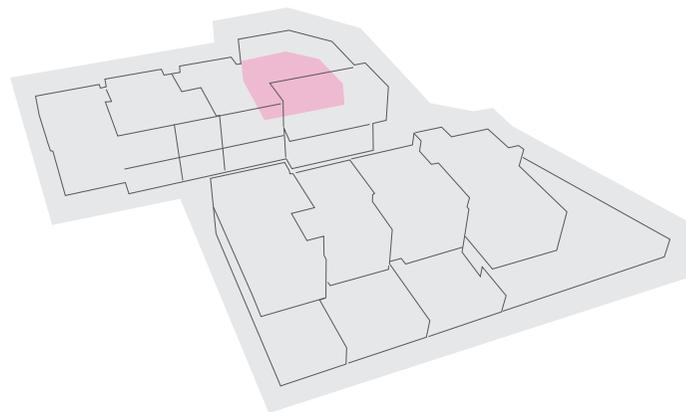
 **2 bathrooms**

 **Parking**

 **Swimming pool**



APARTMENT B-5



B-5

 Util area 74,48 m²

> Garden 81,43 m²

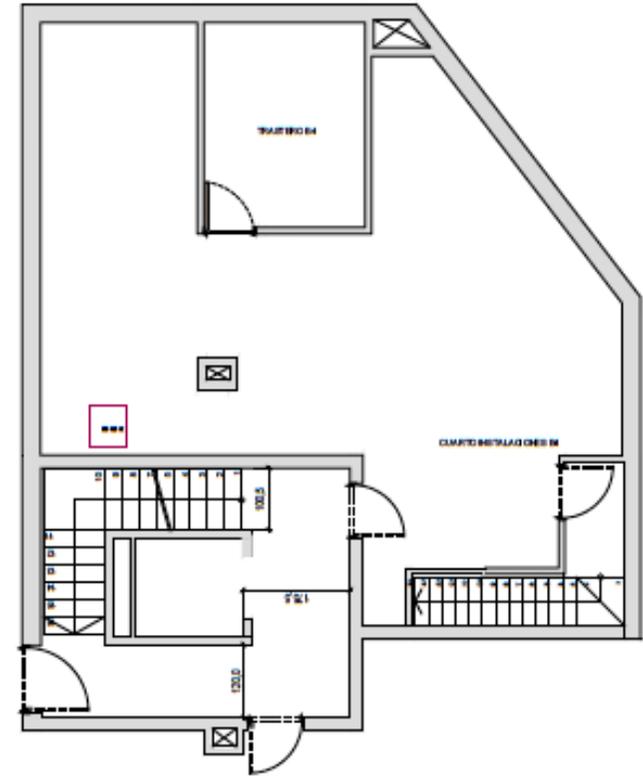
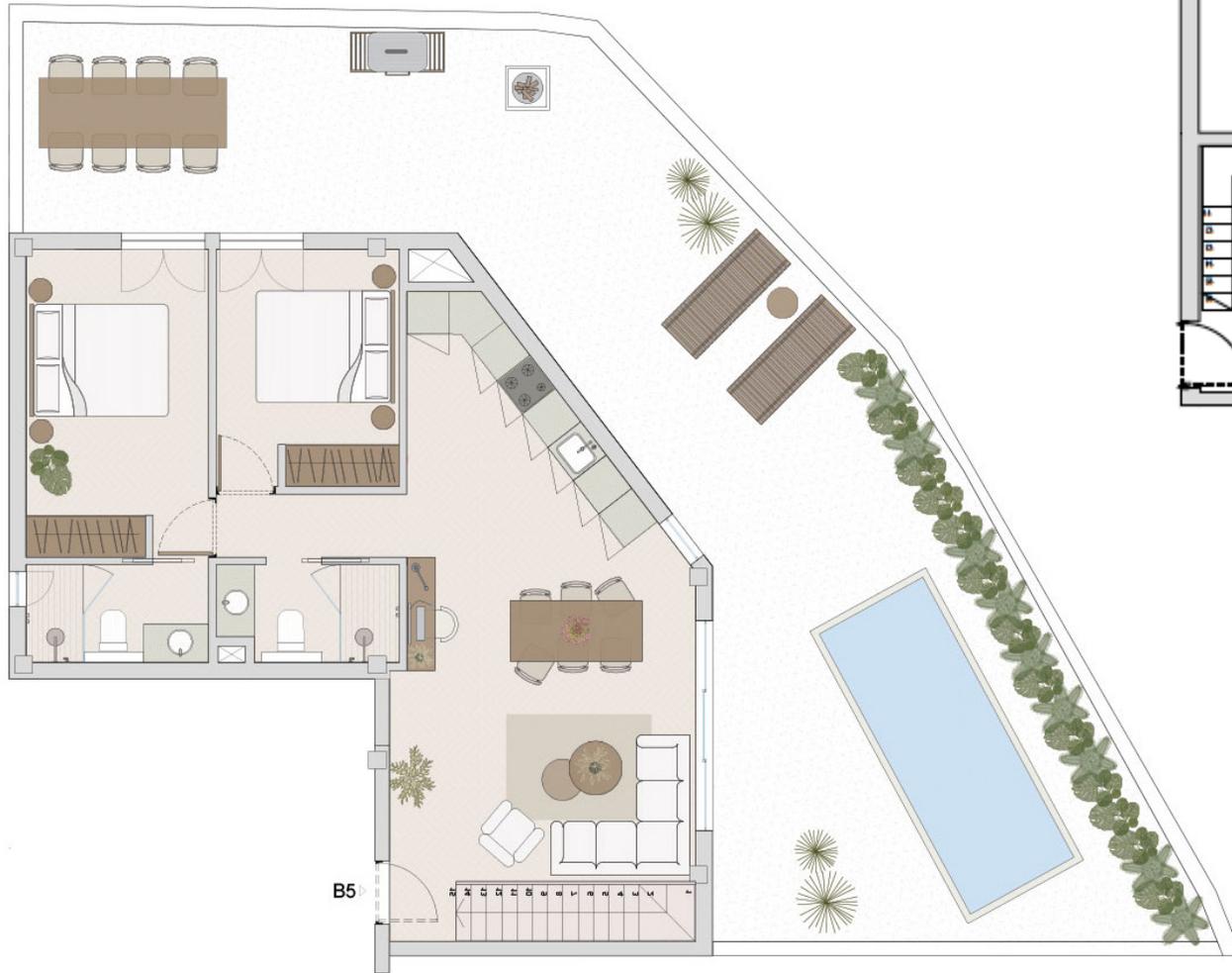
> Basement 60 m²

 2 bedrooms

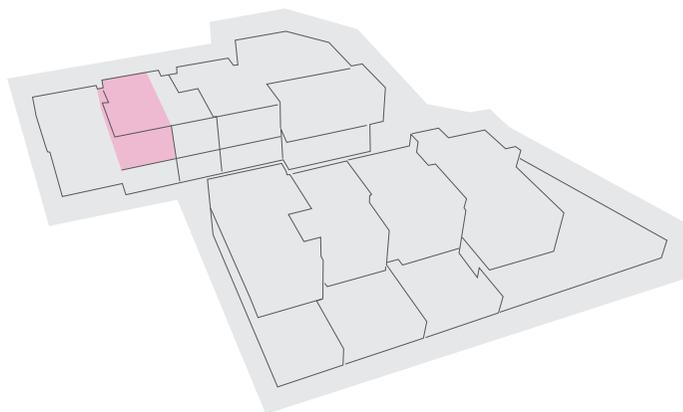
 2 bathrooms

 Parking

 Swimming pool



APARTMENT B-6



B-6

 **Util area 67,42 m²**

> Roof terrace 70,71 m²

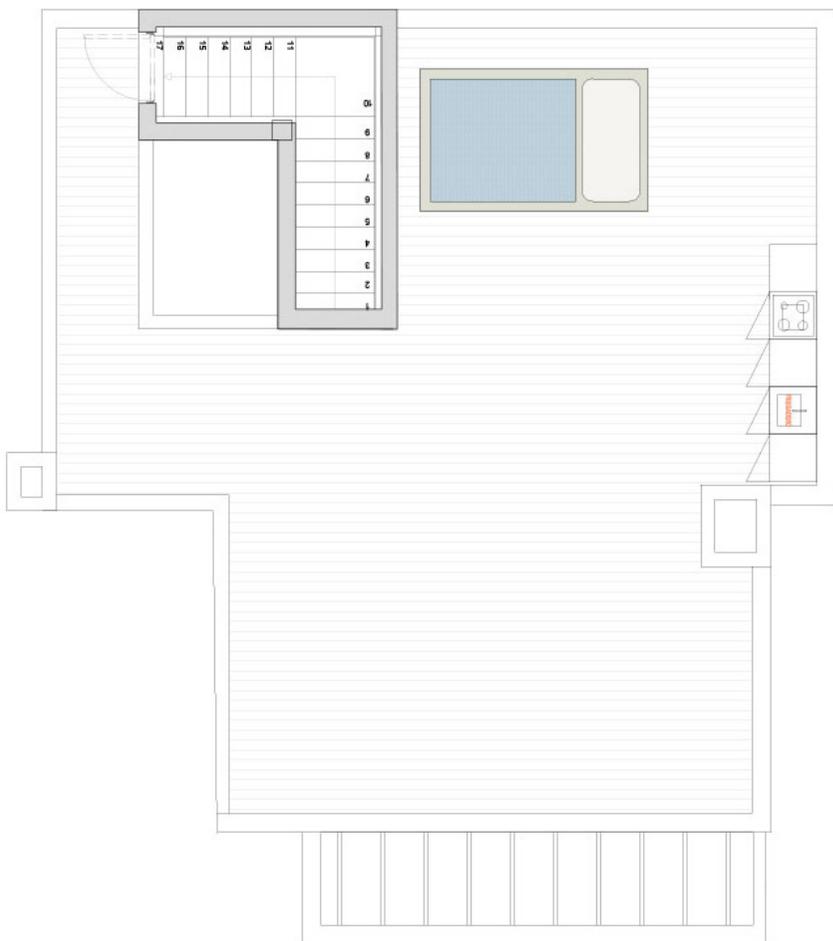
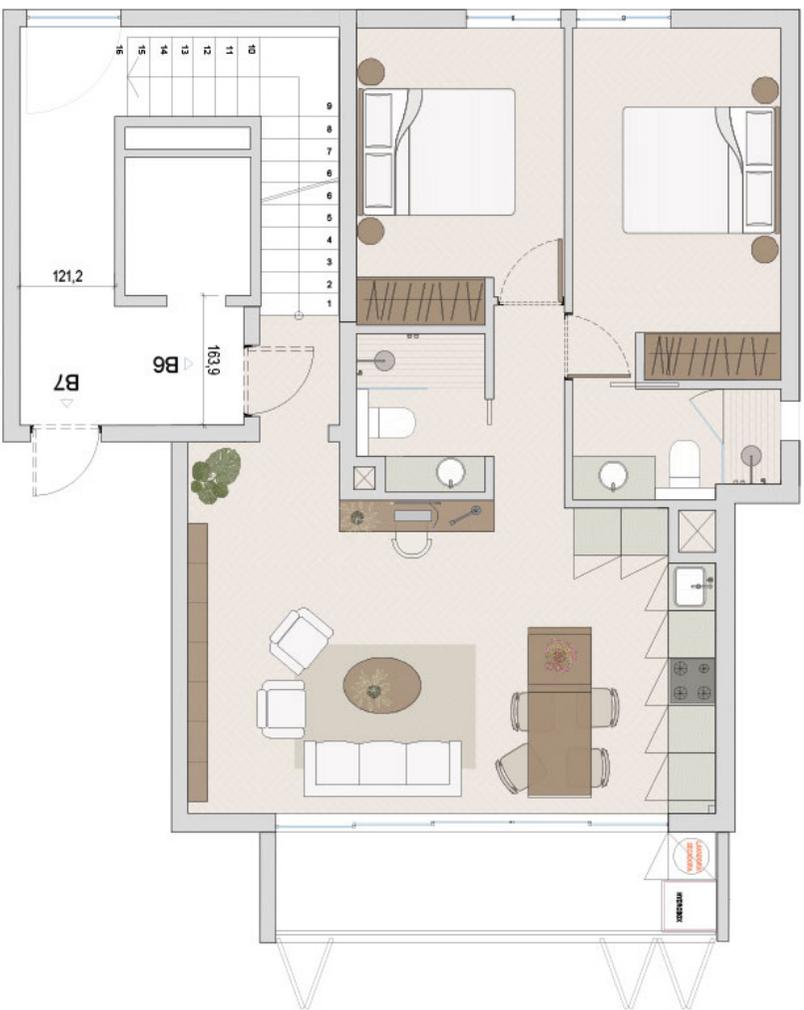
> Balcony 7,83 m²

 **2 bedrooms**

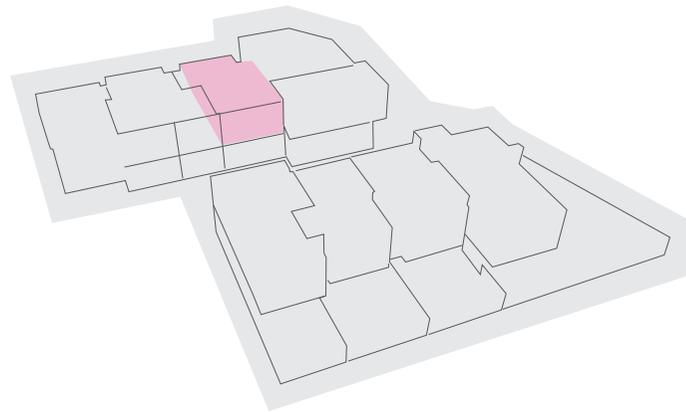
 **2 bathrooms**

 **Parking**

 **Swimming pool**



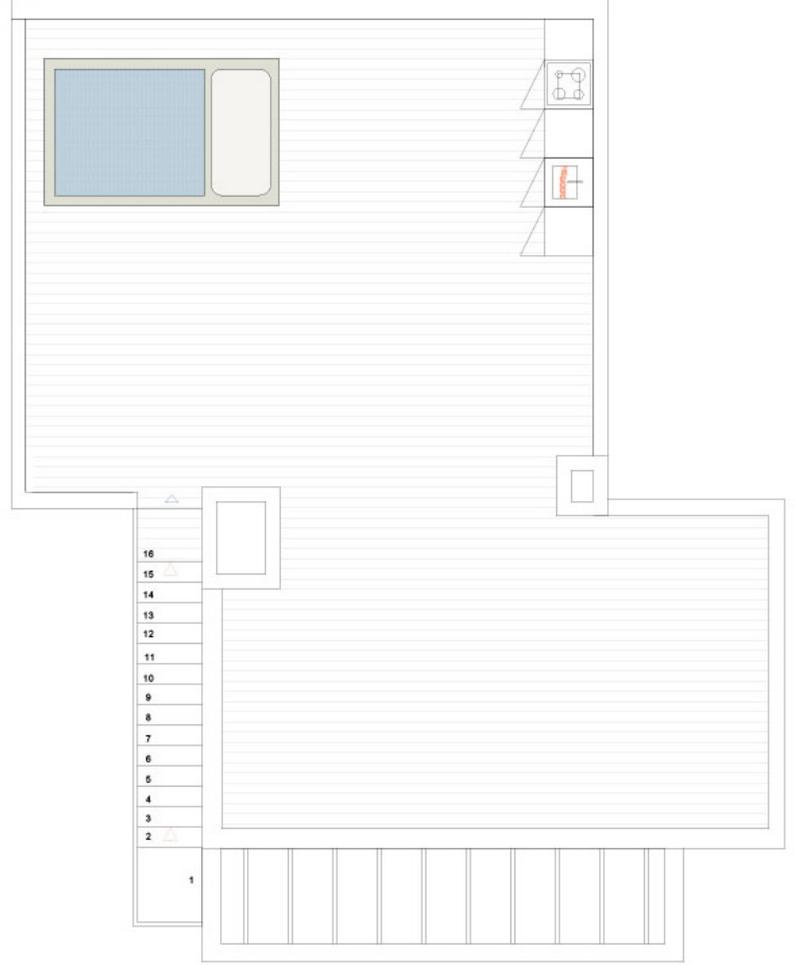
APARTMENT B-7



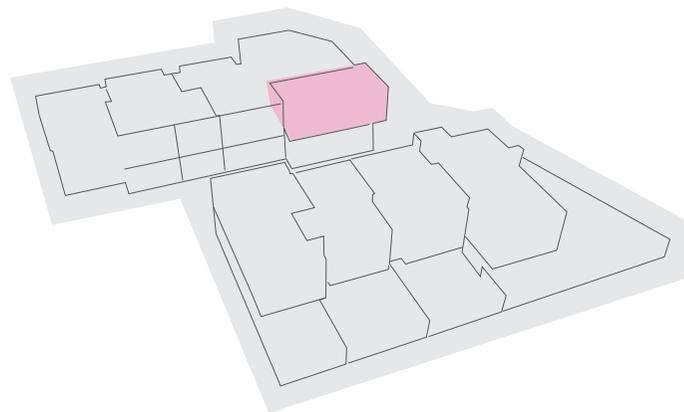
B-7

- Util area 67,98 m²
- > Roof terrace 67,33 m²
- > Balcony 7,94 m²

- 2 bedrooms
- 2 bathrooms
- Parking
- Swimming pool



APARTMENT B-8



B-8

 **Util area 67,68 m2**

> Roof terrace 52,90 m2

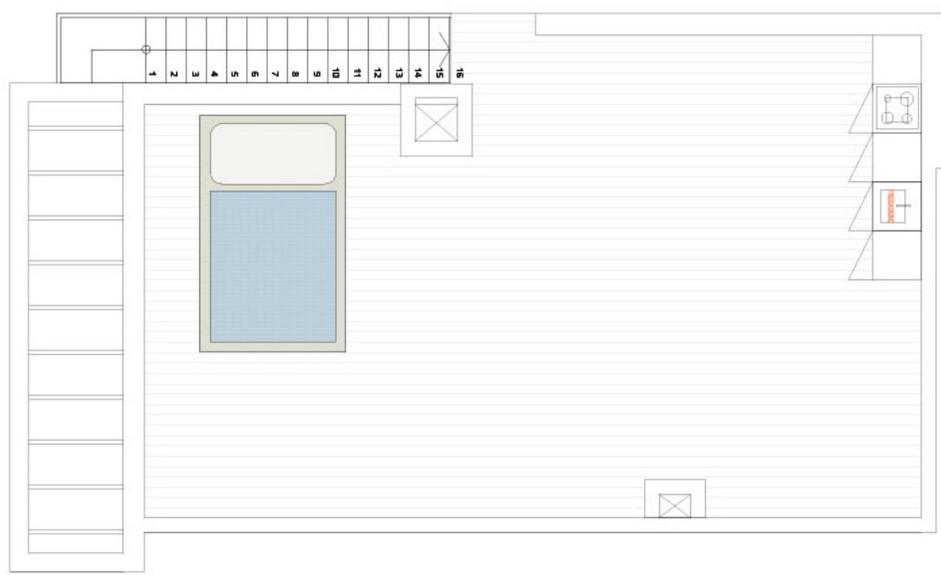
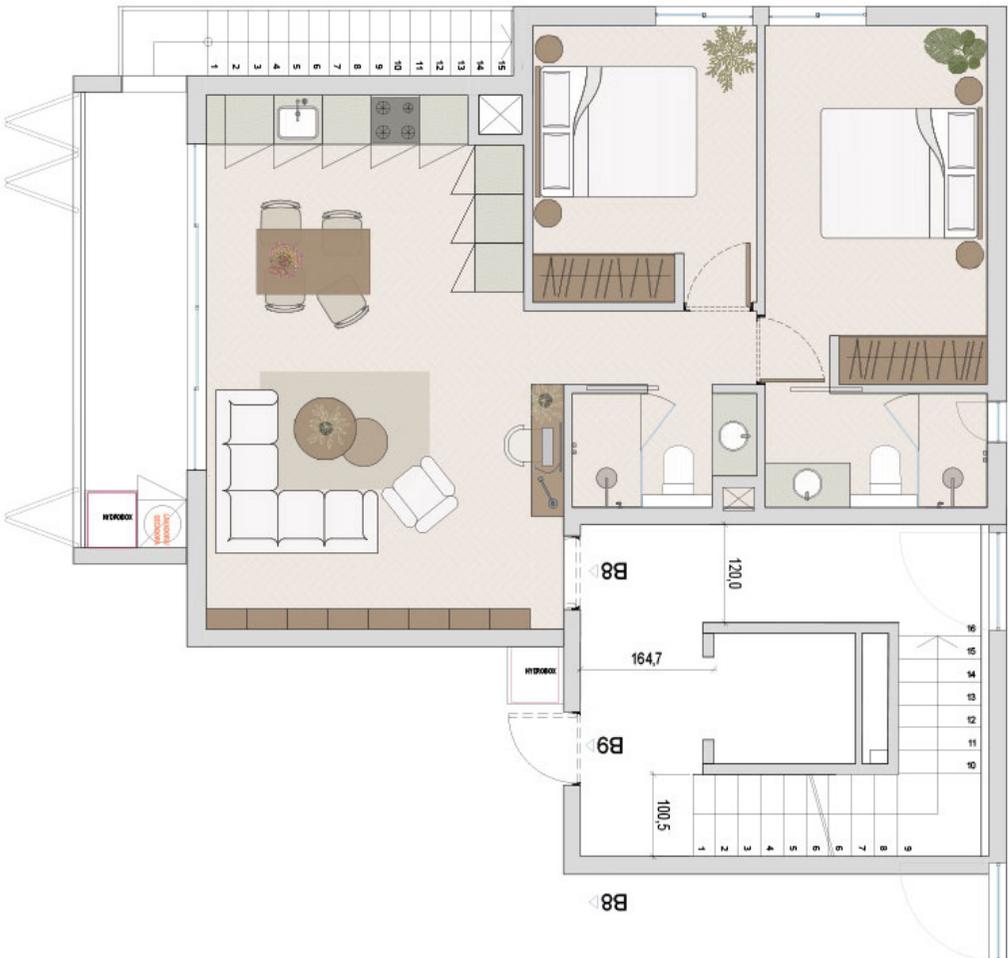
> Balcony 7,93 m2

 **2 bedrooms**

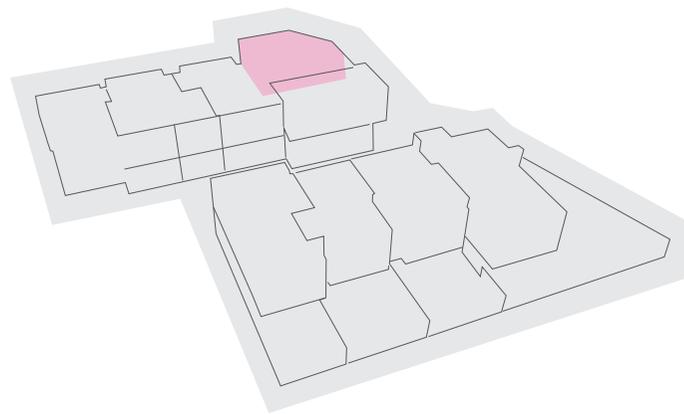
 **2 bathrooms**

 **Parking**

 **Swimming pool**



APARTMENT B-9



B-9

 Util area 74,23 m²

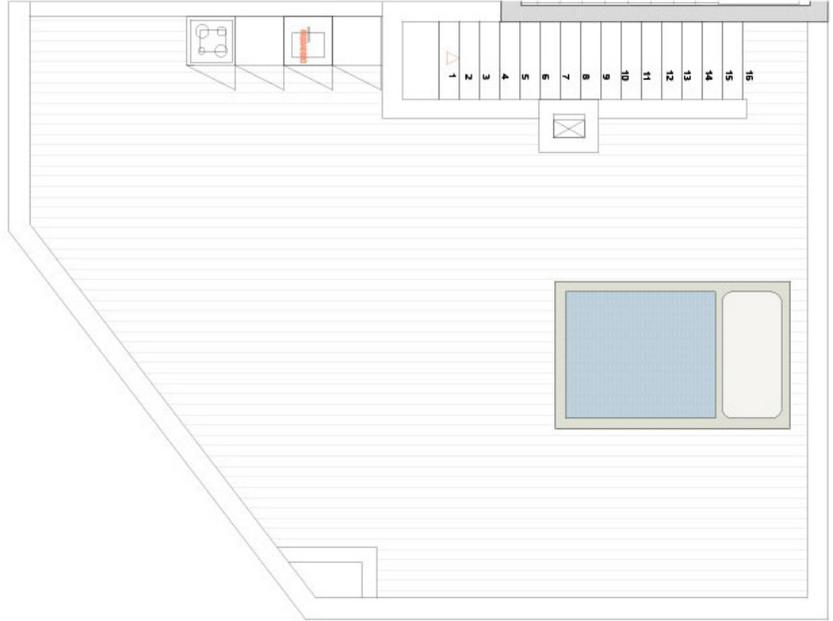
> Roof terrace 53,71 m²

 2 bedrooms

 2 bathrooms

 Parking

 Swimming pool



SPECIFICATIONS

QUALITY IN EVERY DETAIL

The building features a bold architectural design composed of multiple volumes that ensure each residence's independence. It plays with straight lines, stone, glass and landscaped areas to offer a cutting-edge residential complex.

FOUNDATION AND STRUCTURE

- The foundation will be executed using reinforced concrete (isolated footings, continuous footings, and retaining walls) in accordance with the geotechnical study.
- It will be a stable and durable structural system, designed based on detailed calculations and an in-depth understanding of the terrain, the structure, the installations and the specific characteristics of the construction.
- The structure will consist of reinforced concrete beams and pillars, combined with concrete walls.
- Solid reinforced concrete slabs and unidirectional slabs will be used for the flooring.

FINISHES AND ROOF

- The facades will be constructed with honeycomb brick and 8cm of thermal XPS insulation on the interior side, with a fine earth-colored concrete mortar finish on the exterior.
- Roof of pladur in color white on the first floor and basement.

PARTITION WALLS

- Laminated plasterboard
- With projected rock wool insulation to ensure optimal acoustic insulation
- False ceilings
- Double boards of pladur

WALL CONSTRUCTION

- Acoustic thermal brick (11cm brick) with projected rock wool insulation on the interior face.

SANITARYWARE AND FAUCETS

- Large designer bathtubs in the master bathroom, of high quality to be chosen by the client.
- Showers, sinks and vanities in special formats, with bases to be selected by the client, of medium-high quality.
- Faucets to be chosen by the client, of medium-high quality.
- Wall hung basin
- Ochre-colored faucets
- Wall-mounted toilets to be selected by the clients, of medium-high quality.
- Compact concealed cistern by Geberit
- Geberit Sigma 70 flush plate in white glass
- Wall-mounted toilet

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- Acoustic thermal brick (11cm brick) with projected rock wool insulation on the interior face.

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- Compact concealed cistern by Geberit
- Geberit Sigma 70 flush plate in white glass
- Wall-mounted toilet

POOL

- System of filtration
- 200x300 dimensions

BASEMENTS

- Same quality of floor
- Dressed walls
- Electrical pre-installation
- Bathroom pre-installation
- Thermal insulation

TELECOMMUNICATIONS

- Collective satellite and terrestrial radio and television broadcasting installations

WALL FINISHES

- Shower walls
- White porcelain or similar to the picture
- Waterproof sheeting

EXTERIOR FLOORING

- Light earth cement mortar

INTERIOR FLOORING

- Wooden floor of the brand YNOVA

EXTERIOR FLOORING

- Concrete finish
- Marble finish

CARPENTRY

- Windows and sliding doors of aluminum in color black

MAIN DOOR

- Security door
- White lacquered block door

INTERIOR CARPENTRY

- Block door wood color
- Custom-made wardrobes & walk-in closets in wood color

KITCHEN

- Fully equipped with artisanal high and low capacity cabinets
- Kitchen of a Spanish brand
- Wood and black matte
- Extra options provided by ROOTS
- Optional custom-made exterior kitchen
- Appliances
- Ceramic hob
- Integrated extractor fan
- Fridge
- Dishwasher

ELECTRICITY AND LIGHTNING

- White pushbuttons
- Spotlights

