Formentera – Unique property for renovation between the beach and salt flats with approved building project

constructed area:	229 m²	energy certificate:	in process
plot area:	109.852 m²		
bedrooms:	5		
bathrooms:	4		
sea view:	✓	**price:**	**€ 4,500,000.-**

PORTA IBIZA, MINIMAL HOUSE & ART S.L. • , D-80333 IBIZA, SPAIN
TEL.: +34 971 194 135 • INFO@PORTAIBIZA.COM • WWW.PORTAIBIZA.COM

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Details:

Ca Na Costa enjoys an exceptional location on the north coast of Formentera, between the Mediterranean Sea and the historic salt flats of Estany Pudent. The finca is a renovation property with a valid building permit and offers the rare opportunity to create a bespoke residence surrounded by a unique natural landscape.

The property can be purchased in its current condition or, subject to an adjustment of the purchase price, completed turnkey according to the planned renovation. The final design and specifications can be adapted to the future owner's wishes, subject to the required permits and approvals.

Surrounded by pine and juniper trees, Ca Na Costa offers a high degree of privacy and an exceptional connection with the surrounding landscape. A private road of approximately 1.4 km, running entirely within the property, leads directly to Ses Canyes beach.

The unique setting defines the special atmosphere of the finca. In the morning, the property enjoys views of the sunrise over the Mediterranean, while in the evening the salt flats glow in characteristic shades of rose and mauve.

The planned renovation project includes a generous dining terrace for up to twelve people beneath a bioclimatic pergola, as well as a courtyard with a shallow water feature. An optional rooftop terrace with an outdoor shower, wet bar and panoramic views can also be created.

The plans provide for a total built area of 282.19 sqm, comprising 228.70 sqm in the main house and 53.49 sqm in a multifunctional annex. The proposed layout includes five bedrooms and four bathrooms, a spacious double height living and dining area, an open plan kitchen, as well as a utility and laundry room. The layout can be adapted to the individual requirements of the buyer.

The architectural concept is inspired by a traditional late Payés finca dating from the 19th century. Characteristic features such as the approximately 60 cm thick Marés stone walls, the traditional Arabic tiled roof and the original Sabina beams are intended to be preserved. Balearic limestone, wood and quartzite complement the authentic material palette.

Modern comfort is ensured through contemporary building technology, including a heat pump, underfloor heating and cooling, a photovoltaic system and KNX pre installation.

Ca Na Costa combines the authentic architecture of a traditional finca with contemporary living comfort in an

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exceptional and highly private setting close to the sea and Ses Canyes beach.

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Location & surrounding area:

Es Pujols is one of the most sought-after and vibrant places on Formentera, combining Mediterranean charm with modern comforts and a unique seaside location. This popular coastal resort on the island's north-eastern coast captivates visitors with its turquoise waters, fine sandy beaches and a picturesque seafront promenade that invites you to stroll and linger.

The townscape is characterised by stylish restaurants, charming cafés, small boutiques and a relaxed, international atmosphere. During the day, the nearby beaches and the crystal-clear Mediterranean Sea beckon, whilst in the evening, life comes alive in the restaurants and bars along the promenade. Despite its lively atmosphere, Es Pujols retains Formentera's distinctive character and conveys that special sense of Mediterranean ease.

Es Pujols is also an attractive property location thanks to its appealing combination of proximity to the beach, good infrastructure and a high quality of life. Whether it's a stylish flat with a sea view, a modern holiday home or a charming residence for longer stays – the location offers a wide range of opportunities to enjoy island life to the full. The easy access to shops, restaurants and leisure facilities makes the town particularly appealing both to owner-occupiers and to prospective buyers looking for a holiday home.

Es Pujols epitomises Mediterranean elegance, laid-back days on the beach and a way of life that allows you to experience the special magic of Formentera anew every day.

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Rooftop terrace

Kitchen with island

Kitchen with island

Open-plan living and dining area

Dining area

Bedroom

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Bathroom

Entrance area

Terrace area

Terrace area

Newly built finca in Formentera

Exterior view

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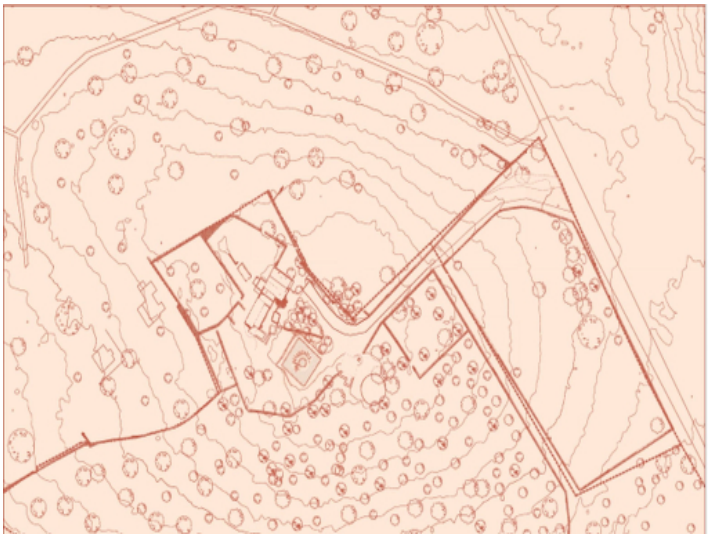
Floor plan

Location

Location



Location

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