



THE ORIGIN

PORT DE SANT MIQUEL • IBIZA

01

In harmony with nature
The Origin



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YIELDS TO YOU
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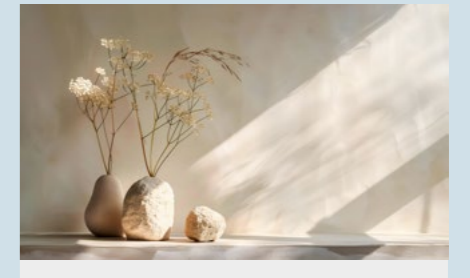
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*Return to your origins, to calm, to beauty, to a life sculpted slowly.
Embrace a sustainable lifestyle in harmony with nature, in a place where luxury
and authenticity go hand in hand.*

IN HARMONY
WITH NATURE

THE ORIGIN

01

Let your dreams come to life in Port de Sant Miquel. Welcome to your piece of paradise on the White Island. Enjoy a **magical and incomparable place** as you begin a **new life at The Origin**.

Discover everything these **16 extraordinary single-family homes** have to offer: endless experiences in a home designed to enchant, created to fulfil your every desire, and transport you to a new world bathed in the warm light of the Mediterranean.

The Origin presents an exceptional project: **three-bedroom homes where quality and good taste take centre stage, each featuring a garage, private pool, and garden with vegetable patch.**





WHEN THE MEDITERRANEAN YIELDS TO YOU

LOCATION

This exclusive development of 16 single-family homes rises in the idyllic Port de Sant Miquel, in **the north of Ibiza**, the perfect place for those seeking a peaceful life in the heart of nature without giving up comfort.

The Origin is just a **few minutes' walk from the beach**, an enclave known for its crystal-clear waters, seaside restaurants, and relaxed atmosphere that attracts both residents and visitors alike.

Despite its tranquillity, **the area is well connected to the rest of Ibiza**, allowing you to enjoy all the island's services and activities while maintaining the privacy and peace that this natural setting provides.



 THE ORIGIN



POINTS OF INTEREST

- | | | |
|---------------------------------|--------------------------------------|-----------------------------------|
| 1. Centro Médico de Sant Miquel | 13. Torre des Savinar | 25. Cala Espart |
| 2. Cueva de Can Marçà | 14. Poblado Fenicio de Sa Caleta | 26. Cala Sol d'En Serra |
| 3. Cala de Sa Ferradura | 15. Bibo Park Ibiza | 27. Cala Llonga |
| 4. Es Portitxol | 16. Aeropuerto de Ibiza | 28. Cala Blanca |
| 5. Torres de Lluc | 17. Parque Natural de Ses Salines | 29. Museo Etnográfico de Ibiza |
| 6. Cala Salada | 18. Torre de Ses Portes | 30. Marina Santa Eulalia |
| 7. Sa Punta Galera | 19. Centro Comercial La Sirena | 31. Mercadillo Hippy Las Dalias |
| 8. Aquarium Cap Blanc | 20. Museo Monografic Puig des Molins | 32. Torre de Valls |
| 9. Playa Es Pouet | 21. Castillo de Ibiza | 33. Faro de La Punta de Moscarter |
| 10. Sirenis Aquagames Ibiza | 22. Puerto de Ibiza | 34. Cala Portinatx |
| 11. Punta de Sa Pedrera | 23. Golf Ibiza By Azulinehotels | |
| 12. Cala d'Hort | 24. Campo de Golf Ibiza - Roca Lisa | |

NATIONAL AND INTERNATIONAL CONNECTIONS



✈️

Paris – 2 h.
 Berlin – 2h. 50 min.
 Amsterdam – 2h 35 min.
 Munich – 2h 5 min.
 London – 2h 25 min.
 Zurich – 1h 55 min.
 Milan – 1h 50 min.
 Rome – 1h 45 min.

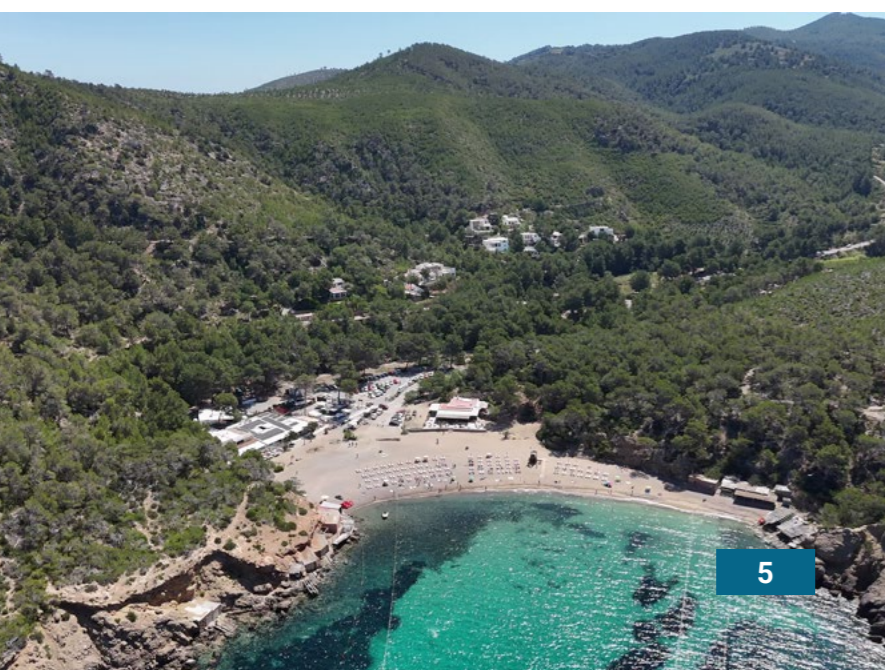
🚢

Formentera – 30 min.
 Palma de Mallorca – 2 h 30 min.
 Menorca (with a layover) – 5 h.

 Denia – 2 h.
 Valencia – 5 h.
 Barcelona – 8 h.

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Natural Parks
 Monuments
 Hospital
 Golf
 Shopping
 Leisure
 Beaches



1. Platja des Port de Sant Miquel

2. Sa Ferradura

3. Cova de Can Marçà

4. Hacienda Na Xamena (Hotel 5*)

5. Cala Benirrás

6. Torre des Molar

THE ORIGIN

Airport
29 min

EI-400



FALL IN LOVE WITH A UNIQUE ISLAND

LIFESTYLE

Port de Sant Miquel, located on the northern coast of Ibiza, offers a lifestyle that **combines the serenity of its natural surroundings with the charm of the island's authentic spirit**. This small and welcoming natural harbour is the perfect retreat for those who wish to escape the bustle and enjoy a slower pace of life in direct contact with the sea.

The beach of Port de Sant Miquel is one of the area's main gathering spots. With its calm, crystal-clear waters, it is ideal for **water sports such as paddleboarding, snorkelling, or kayaking**. Along the shore, you'll find a wide range of seaside restaurants where you can savour typical local dishes—like bullit de peix—in a relaxed atmosphere with spectacular views.





Beyond the beach, the area offers **numerous hiking and cycling routes that wind through unspoiled landscapes, hidden coves, and natural viewpoints**. Nearby attractions such as the Can Marçà Cave or the charming village of Sant Miquel add cultural richness and leisure options.

Despite its laid-back atmosphere, Port de Sant Miquel is **well connected to the rest of the island**, allowing easy access to Ibiza's vibrant cultural, artistic and nightlife scene.



A COMMITMENT
TO SUSTAINABLE ARCHITECTURE

THE PROJECT

02

The Origin is the perfect choice for those seeking either a permanent residence or a second home, or for investors looking for a high-potential opportunity in **one of the Mediterranean's most sought-after destinations.**

In total, 16 single-family homes offer a unique space where **architecture blends seamlessly with the natural surroundings**, granting you the finest views of this emblematic area in northern Ibiza.

The homes are divided into two blocks of eight, sharing an underground level dedicated to parking, with access via a single entrance ramp.

These are **modern-design residences with rustic touches, featuring large windows, sun-drenched terraces, and private pools, as well as a garage for two vehicles.** The use of local materials connected to nature ensures harmonious integration with the Ibizan landscape while offering high energy efficiency.





A FUTURE
WITH VIEWS OF PARADISE

HOMES

03

Discover an innovative and sustainable project comprising **16 exclusive three-bedroom semi-detached homes distributed over several floors:** basement, ground floor, first floor and rooftop.

One of the main highlights of The Origin is its **vegetable gardens**, an eco-friendly feature that allows residents to grow their own fresh produce, promoting a healthier, more sustainable lifestyle.

At The Origin, **sustainable architecture and avant-garde design** take centre stage, with an emphasis on colours and materials inspired by nature.

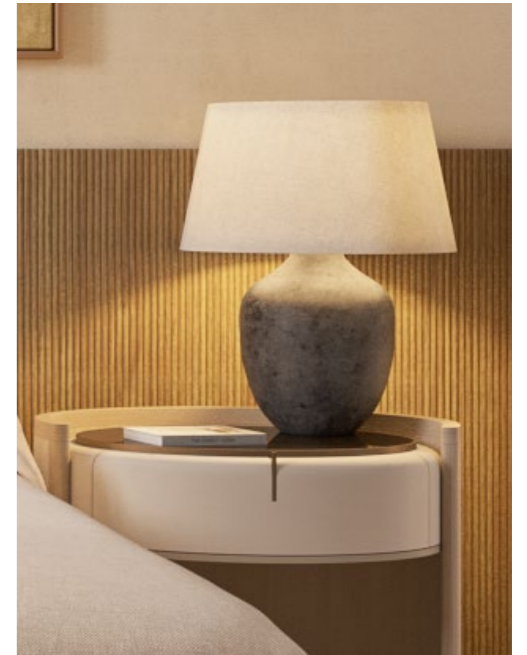
Each home includes a **private pool and garden**, spaces designed for the enjoyment of the entire family. Or, if you prefer, **unwind on your solarium, the perfect spot to contemplate an infinite sky.**

















Check availability, not included in the project.

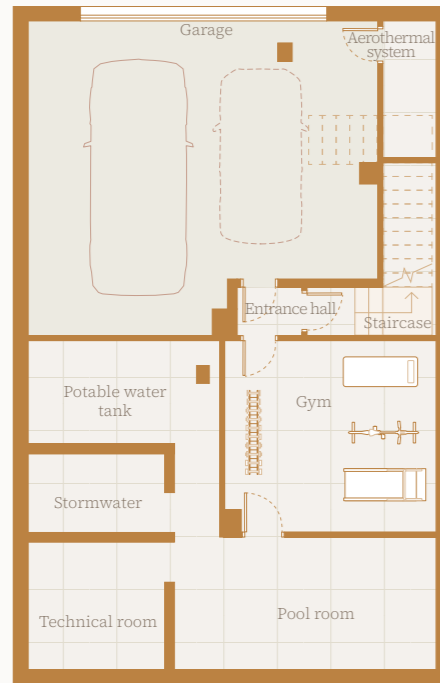
DISCOVERING
YOUR HOME

FLOOR PLANS

04



These plans are not contractually binding and may be subject to change due to technical, legal, or administrative requirements, or at the initiative of the architects directing the works, without this implying any reduction in the level of quality. All furniture is purely decorative and does not form part of either the project or the building specifications.



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BASEMENT FLOOR

Garage:	42,32 m ²
Staircase:	5,12 m ²
Entrance hall:	1,37 m ²
Gym:	16,39 m ²
Technical room:	7,34 m ²
Aerothermal system:	2,85 m ²
Pool room:	15,88 m ²
Stormwater:	4,99 m ²
Potable water tank:	8,32 m ²

GROUND FLOOR

Guest toilet:	2,50 m ²
Kitchen:	17,77 m ²
Dining room:	17,98 m ²
Hallway:	5,51 m ²
Staircase:	5,70 m ²
Living room:	22,22 m ²

FIRST FLOOR

Bedroom 1:	13,90 m ²
Bathroom 1:	7,71 m ²
Bedroom 2:	12,81 m ²
Bathroom 2:	4,04 m ²
Bedroom 3:	12,49 m ²
Bathroom 3:	3,42 m ²
Staircase:	2,80 m ²
Hallway:	9,49 m ²

SECOND FLOOR

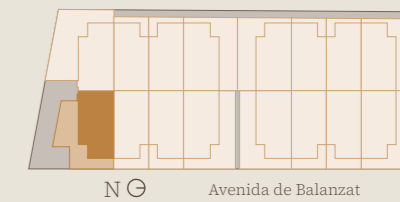
Solarium:	51,37 m ²
Installations:	13,03 m ²

OUTDOOR AREAS

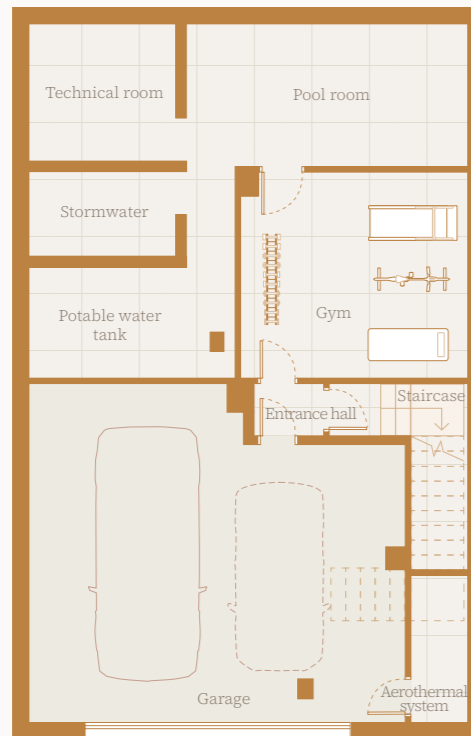
Terrace:	13,85 m ²
Garden:	86,45 m ²
Patio:	12,15 m ²
Swimming pool:	32,82 m ²

HOME 1

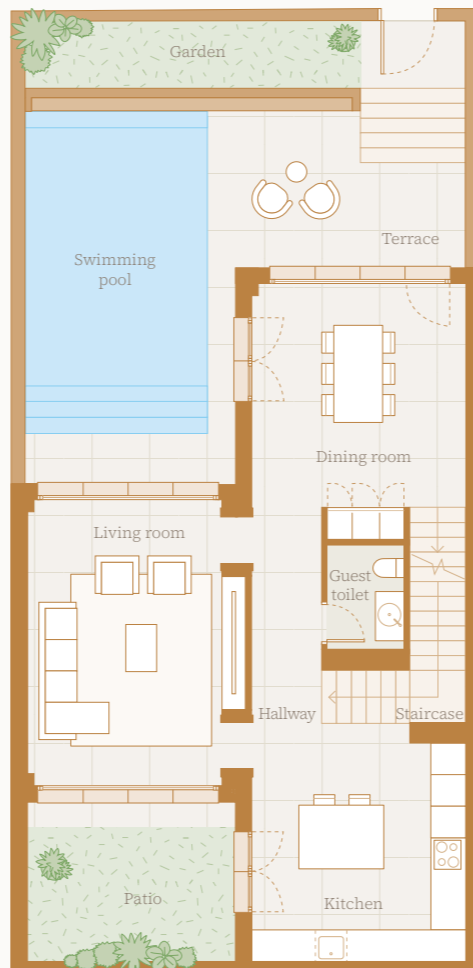
INTERIOR BUILT AREA: ... 291,45 m²
 EXTERIOR BUILT AREA: .. 237,56 m²
 RURAL AREA SURFACE: .. 212,43 m²



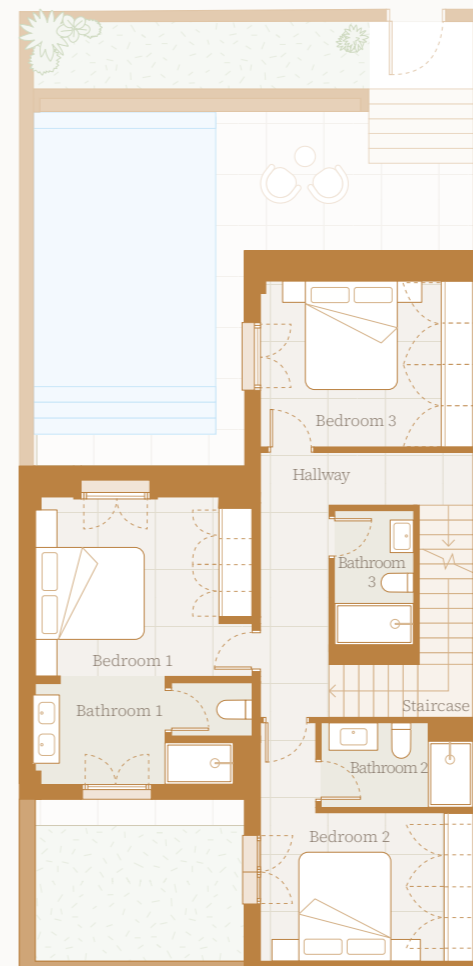
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BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BASEMENT FLOOR

Garage:	42,09 m ²
Staircase:	5,14 m ²
Entrance hall:	1,36 m ²
Gym:	16,32 m ²
Technical room:	7,41 m ²
Aerothermal system:	2,84 m ²
Pool room:	15,55 m ²
Stormwater:	5,04 m ²
Potable water tank:	8,36 m ²

GROUND FLOOR

Guest toilet:	2,50 m ²
Kitchen:	17,76 m ²
Dining room:	17,98 m ²
Hallway:	5,51 m ²
Staircase:	5,76 m ²
Living room:	21,88 m ²

FIRST FLOOR

Bedroom 1:	13,67 m ²
Bathroom 1:	7,59 m ²
Bedroom 2:	12,83 m ²
Bathroom 2:	4,01 m ²
Bedroom 3:	12,49 m ²
Bathroom 3:	3,42 m ²
Staircase:	2,80 m ²
Hallway:	9,47 m ²

SECOND FLOOR

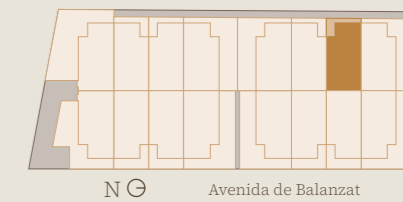
Solarium:	51,37 m ²
Installations:	13,04 m ²

OUTDOOR AREAS

Terrace:	14,04 m ²
Garden:	8,08 m ²
Patio:	12,12 m ²
Swimming pool:	31,13 m ²

HOME 10

INTERIOR BUILT AREA:	287,58 m ²
EXTERIOR BUILT AREA: ..	153,28 m ²
RURAL AREA SURFACE: ..	231,12 m ²



DETAILS THAT
MAKE A DIFFERENCE

—

QUALITY SPECIFICATIONS

—

05




PRIVATE PLOTS.

- You will be able to access your home through an elegant pedestrian entrance, passing through a carefully designed entryway where you will see the infinity pool and the access staircase.
- On your plot, you will appreciate the careful selection of materials and finishes used in the different spaces we have incorporated into the project.
- This open space of your home has been designed to maximise the use of multiple orientations and visually connect the interior spaces with the exterior garden and interior patio, all based on cross-ventilation of all rooms.
- Your home will feature a private pool where you can enjoy an incredible, relaxing swim on summer nights, just a few metres from Cala San Miguel beach.


STRUCTURE AND FOUNDATION.

- Structure and foundation with reinforced concrete, according to project specifications and drawings.


ROOF.

- The only accessible roof is the private solarium of each home. On this flat inverted roof, there will be high-density extruded polystyrene insulation or similar, double-layer waterproofing and a porcelain tile finish, Porcelanosa model BREMEN wood-effect or a similar brand, in a light colour as selected by the Project Management (D.F.).


FACADE.

- Brickwork facade finished with lime mortar in a rustic finish and earthy tones, according to project drawings and details.
- The house's exterior enclosure consists of rough brickwork + high-resistance thermal and acoustic mineral wool insulation, and a plasterboard lining over metal framing with additional insulation.



- Smooth interior paint finish in a colour to be chosen by the Project Management.


EXTERIOR CARPENTRY.

- The access window will feature sliding aluminium panels with a thermal break system and low-profile design, with entry lock and safety glass according to the Building Code (CTE). Windows will be dark-coloured on the exterior (to be defined by the Project Management) and white on the interior.
- The living room windows facing the pool porch and the interior patio will be made of aluminium carpentry, dark on the exterior and white on the interior, with thermal break and safety glass in accordance with CTE regulations.
- The rest of the windows in the home will have the same features: thermal break, safety glass where required by regulations, dark exterior colour, and white lacquered interior, as per project designs.
- All windows will have Climalit-type double glazing, with a hermetically sealed air chamber, with thicknesses and technical characteristics depending on their location, complying with the regulations, and will be low-emissivity.
- None of the windows in the home will have aluminium shutter systems, nor will they have electric opening mechanisms.


INTERIOR LAYOUT.

- Interior partitions will be made of plasterboard or similar with internal thermal and acoustic insulation, followed by painting.


INTERIOR CARPENTRY.

- Flush doors throughout the home, lacquered in a colour to be defined by the Project Management, full height (floor to ceiling) in all rooms.

- Built-in modular wardrobes, on a baseboard and full height as per project plans. They will be made of lacquered MDF in a colour to be defined by the Project Management, matching the doors, and will include a top shelf and hanging bar. The interior will be lined with textile-effect melamine and will include handles.

- Baseboards lacquered in the same colour as the doors and wardrobes throughout the home, 15 cm high.
- All door handles will be in matte steel, minimalist design, with straight lines and no mouldings.


FLOORING.

- Living-dining-kitchen areas, bedrooms, hallway, and corridors will have high-quality rectified porcelain flooring, Porcelanosa Coral Caliza 60x60 model or a similar brand, in a light colour as selected by the Project Management (D.F.).
- Bathroom floors will use the same Porcelanosa Coral Caliza porcelain or a similar product.
- Porches and outdoor circulation areas and access to the house will have large-format Coral Caliza porcelain, with non-slip characteristics suitable for outdoor use.
- Concrete staircase with porcelain or stone steps. Design and dimensions according to plans.


VERTICAL SURFACES.

- Living room, bedroom, hall and corridor walls finished with lime mortar in light tones to be defined by the Project Management (D.F.).
- Kitchen walls finished in the same material as the countertop in the work areas.
- Remaining walls finished with lime mortar in the same colour as the rest of the home.
- Bathrooms clad with Porcelanosa porcelain tiles in a colour and format similar to Coral Caliza or Coral Acero.

- Wet walls will be tiled, and the remaining walls will have a smooth paint finish so that the owner may wallpaper or keep the plastic paint finish.

- Supply and installation of safety glass shower screens with black-coloured profiles in all showers.

HORIZONTAL SURFACES.

- False ceiling in plasterboard or plaster throughout the entire home.
- Smooth matte plastic paint in white on all ceilings in the home.

PLUMBING AND SANITARY FIXTURES.

- Sanitary fixtures made of vitrified porcelain in all bathrooms and toilets by Duravit, D-Neo model or a similar brand.
- Silestone countertop or similar in white or a similar shade, with integrated sink and wood-effect cabinet, Porcelanosa NER model or similar, to be defined by the Project Management.
- Washbasin taps: Tres brand, Loft model in black or similar, to be defined by the Project Management, wall-mounted in all bathrooms.
- Shower taps: Tres brand, Loft model in black or similar, to be defined by the Project Management, wall-mounted with overhead showerhead in all bathrooms.

AIR CONDITIONING AND HEATING.

- The homes will be cooled and heated by an aerothermal heat pump air conditioning system.
- Individual room thermostats and centralised control for maintenance.

ELECTRICITY.

- High-quality JUNG LS-type or similar geometric-shaped white switches and mechanisms, as selected by the Project Management.
- TV and FM antenna installation in living room, bedrooms, kitchen, and porch or terrace.
- Installation of cable telecommunications conduits in bedrooms, living room, and kitchen.
- Electronic video intercom at the main access to the home.
- Installation of lighting fixtures throughout the home, except in the living and dining room, using Optolight brand low-consumption LED recessed lights, Cardan model, in white, with a 3,000K colour temperature.

KITCHEN.

- Fitted kitchen with high-pressure laminated wood according to project plans and documentation. The colour will be chosen by the client. The project will feature a wood effect.
- Countertops in Silestone or similar in a colour to be chosen by the client, including the work areas between upper and lower cabinets.
- The selection period for cabinets and countertops will remain open until 6 months before construction completion, coordinated with the Project Management.
- Installation of top-brand appliances (oven and microwave, induction hob, extractor hood, sink and faucet, dishwasher, and refrigerator) such as Siemens, Bosch or similar.

GARDEN AND TERRACES.

- Supply and installation of outdoor electrical points.



- Supply and installation of LED-type lighting in outdoor areas.

SWIMMING POOL.

- Infinity pool with dimensions according to project, with a saline purification system.
- Green mosaic tile, though the client may choose from various shades.

** IMPORTANT: This quality specifications document is limited to providing a general, indicative description of the development at the time it is issued. Therefore, the elements, features, and images contained herein are subject to change, substitution or modification due to legal, administrative, technical, functional or supply constraints. In any case, the contents and specifications included in the private purchase contract that is signed shall prevail.*



Enjoy your hidden paradise

theorigin-villasibiza.com