

Lifestyle villa in first line to the sea on the southwest coast of Ibiza



Price: 12.000.000 €

GENERAL INFORMATION

Property Ref:	CW-D-Y-11	Category:	Luxury Houses
Location:	San Jose	Area:	Calo den Real
N. Bedroom:	7	N. Bathroom:	7
M ² Property:	3000	M ² Inside:	393



This property is not for sale until the energy certificate has not been submitted.

DESCRIPTION

Villa in first sea line with possibility to expand it 350 m2 more.

Introducing the Lifestyle villa, situated in a prime first-line seafront location on the enchanting southwest coast of Ibiza. Enjoy magnificent sea views, including breathtaking sunsets, from this exclusive property nestled within the prestigious urbanization of Calo d'en Real.

Conveniently located just a short drive from the nearest shopping point, popular beaches such as

Cala Molí and Cala Vadella, as well as the charming village of San Jose, this villa offers the perfect balance of tranquility and accessibility. The construction and decoration of the villa showcase the finest and most modern materials, while incorporating top-of-the-line installations for your comfort.

Step into the spacious living area, which features a cozy fireplace and an open distribution seamlessly connecting the dining area and an Italian designer kitchen. The entire living area offers access to the intriguingly designed patio, adding a touch of uniqueness to the space.

The pool area is a true oasis, enhanced by a large terrace surrounded by beautiful natural stone walls that ensure maximum privacy. The villa comprises five bedroom suites, each with its own private entrance, providing privacy and comfort to all occupants. Additionally, there are two annexes with additional bedrooms and bathrooms.

The majority of the rooms boast stunning sea views, while the two master bedrooms offer direct access to the pool terrace, allowing you to indulge in the captivating surroundings. The villa also features a double garage, utility room, and storage room. To ensure year-round comfort, the property is equipped with air conditioning (hot and cold) and an alarm system.

Please note that the property is in need of a reform; however, a project has already been approved by the town hall. The process for obtaining the necessary licenses will take approximately 14 months, followed by a 9-month period for the reform. This presents an incredible investment opportunity, as the property holds a rental license. Upon completion of the reform, the property's value is estimated to reach around 18 million euros, boasting a total of 9 bedrooms. The new project will offer a living area of approximately 680 m².

With its expansive land size of 3000 m², built area of 440 m², and an additional 200 m² of terrace space, this Lifestyle villa promises an extraordinary living experience in one of Ibiza's most coveted locations.





















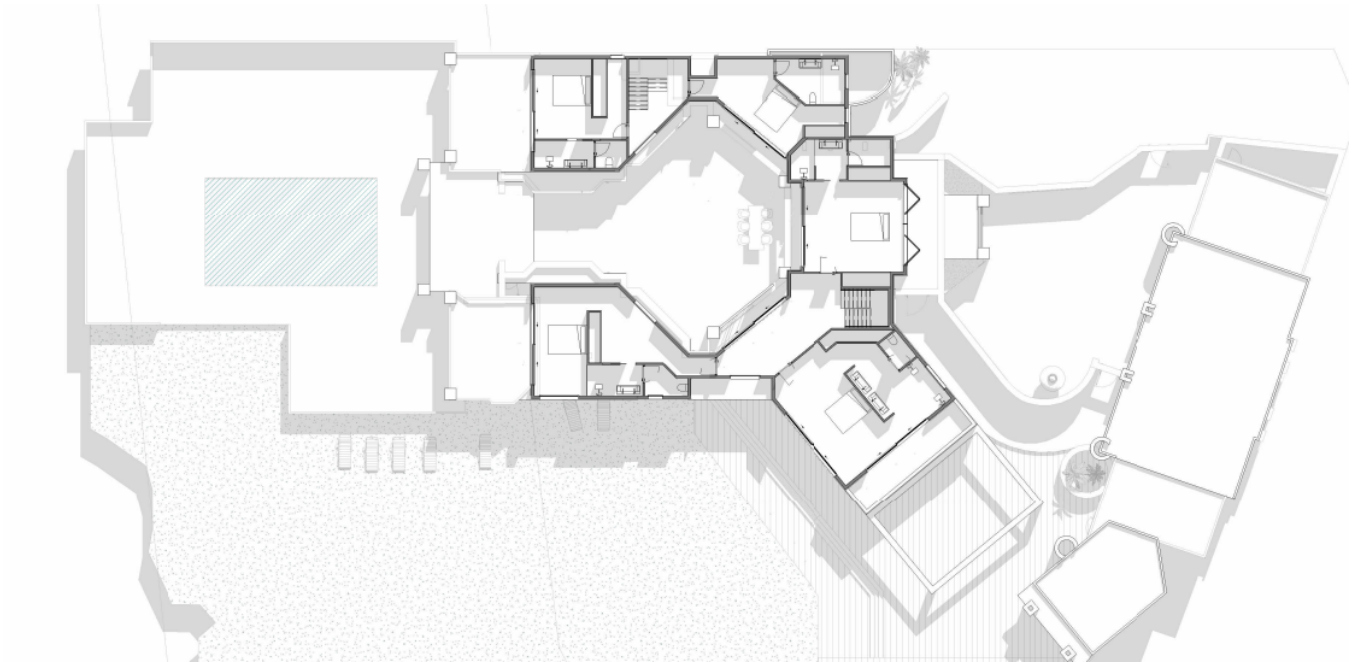
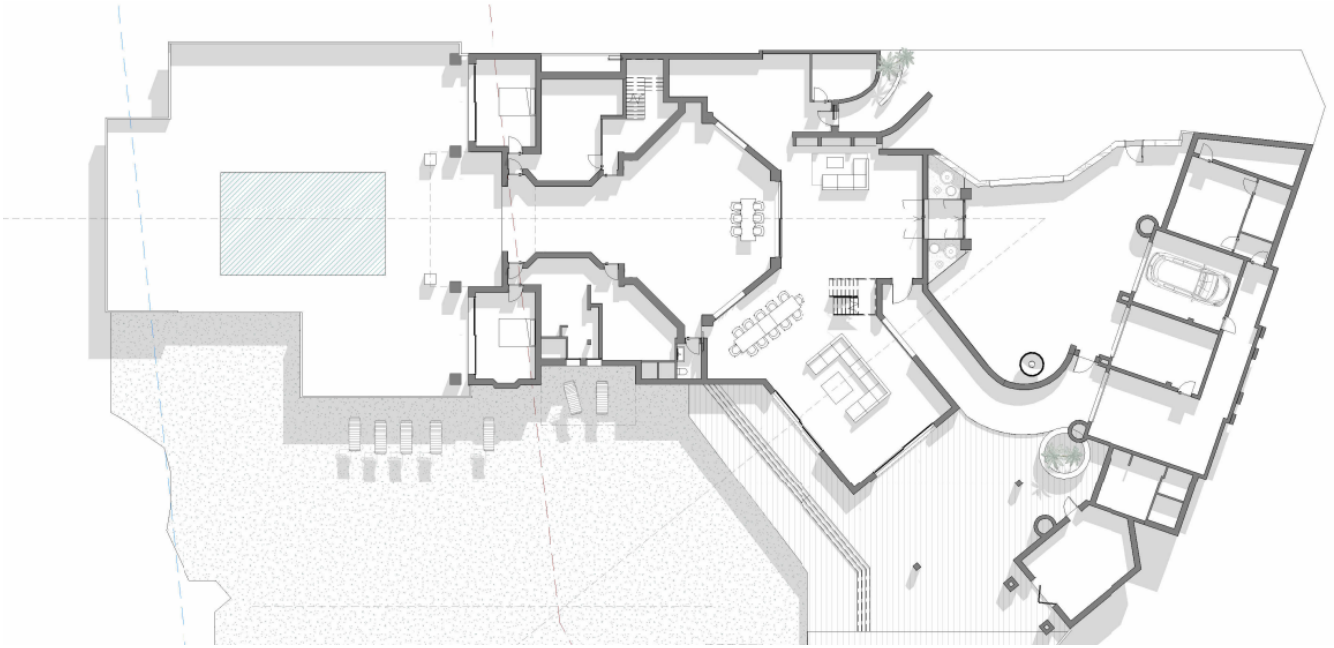


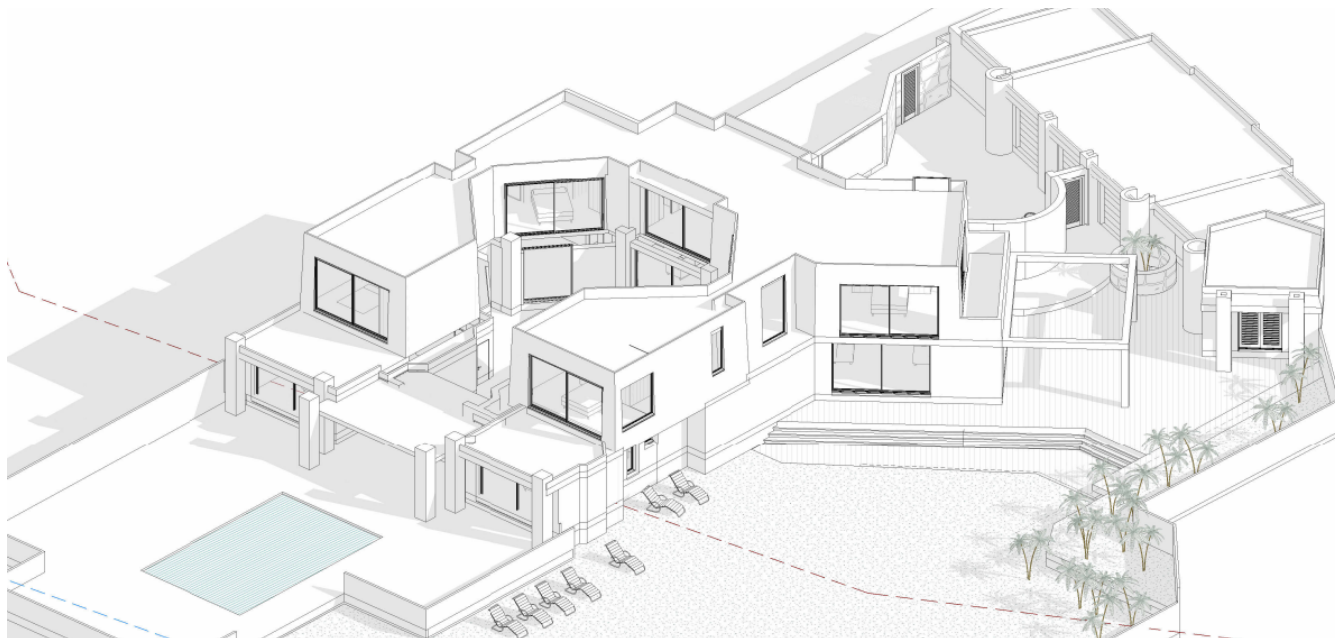












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