

## Breath taking sea views villa in Cap Pepsimo for sale



**Price: 4.400.000 €**

### GENERAL INFORMATION

Property Ref:	CW-N-R-44	Category:	Villas
Location:	Santa Eulària des Riu	Area:	Can Pep Simo
N. Bedroom:	9	N. Bathroom:	8
M <sup>2</sup> Property:	1900	M <sup>2</sup> Inside:	



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

### DESCRIPTION

The property you described is located in the Can Pep Simó Urbanization on the island of Ibiza, which is known for its privileged location with panoramic views of Talamanca, Dalt Vilà, and Formentera. The urbanization was designed by the renowned architect Josep Lluís Sert in 1964, and it maintains a traditional Ibizan architectural style that blends with the natural surroundings.

This property presents an excellent investment opportunity due to its potential for renovation and expansion. It consists of two existing houses on a 1,900 square meter plot of land. There are several options for the property:

1. **Renovation and Sale:** You can renovate each of the two houses individually and sell them as separate units. This could be a profitable venture given the property's desirable location and views.
2. **Expansion:** There is the exciting possibility of expanding the size of each property by adding extra square meters. This could enhance the property's value and attractiveness.
3. **Transformation into a Single Unit:** Alternatively, you can combine the two houses into a single unit by including a charming guesthouse. This offers flexibility and customization options, making the property a remarkable investment.

The property features a total of 9 bedrooms and 8 bathrooms within its 448 square meters of built space. It's situated approximately 3 kilometers from the city of Ibiza, allowing for easy access to the city's amenities, yet it's also conveniently located within a 10-minute walk to the beautiful Talamanca beach.

Overall, the property's location, size, and potential for renovation and customization make it an attractive investment opportunity on the island of Ibiza.



































































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