

Luxurious frontline Ibiza villa with direct sea access for sale



Price: 3.490.000 €

GENERAL INFORMATION

Property Ref:	CW-N-349	Category:	Villas, Luxury Houses
Location:	Ibiza	Area:	Cala Gracio
N. Bedroom:	4	N. Bathroom:	4
M ² Property:	2000	M ² Inside:	240



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

DESCRIPTION

Located in one of the most coveted areas of Ibiza, this stunning frontline property offers an unparalleled lifestyle with direct access to the sea and year-round sunset views. Nestled just a 5-minute walk from the pristine Cala Gracioneta beach, this residence perfectly blends Mediterranean charm with modern comfort, creating a private sanctuary in a prime location.

Set on a sprawling **2,000m²** plot of land, the property boasts a house of approximately **240m²**, offering generous living spaces throughout. The home includes **four spacious bedrooms**, each featuring its own ensuite bathroom, ensuring maximum privacy and comfort. The living area is

thoughtfully designed, combining a contemporary kitchen and salon that seamlessly flows out onto covered terraces, ideal for al fresco dining and relaxing in the island's balmy climate.

The outdoor areas are a true Mediterranean dream, with a beautifully maintained garden filled with local flora, providing an inviting atmosphere of tranquility. For those who love to entertain or simply soak in the breathtaking surroundings, the large, usable **rooftop terrace** offers the perfect space to enjoy panoramic views of the azure waters and vibrant sunsets.

This property is fully equipped with modern utilities, including electricity from Endesa, water supply, and heating powered by gas, ensuring year-round comfort. The estate's design and amenities allow for a perfect balance of indoor and outdoor living, making it a unique opportunity to own a slice of Ibiza's most sought-after real estate.

Ideal for those seeking luxury, privacy, and convenience, this home encapsulates the essence of Mediterranean living with its unbeatable location, stunning views, and exceptional features.













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