

## Luxury Modern Villa in Cap Martinet - Sea Views & Private Pool



**Price: 2.100.000 €**

### GENERAL INFORMATION

Property Ref:	CW-D-K-210	Category:	Villas
Location:	Santa Eulalia	Area:	Cap Martinet
N. Bedroom:	3	N. Bathroom:	3
M <sup>2</sup> Property:	300	M <sup>2</sup> Inside:	143



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

### DESCRIPTION

Nestled in the prestigious Cap Martinet area, this stunning modern villa has been recently renovated to offer an unparalleled living experience. Set in a peaceful location close to Talamanca Beach, the home seamlessly blends contemporary elegance with functional design, making it an ideal retreat for those seeking comfort and exclusivity. The 181 m<sup>2</sup> villa, set on a 300 m<sup>2</sup> plot, boasts high-end finishes and smart home features, ensuring both luxury and convenience.

The property is spread over two floors. The main floor hosts a bright and spacious open-plan living area, including a fully equipped kitchen, dining area, and lounge. A double bedroom with fitted

wardrobes and a modern bathroom with a shower complete this level. Upstairs, the second floor features two en-suite bedrooms, both with direct access to a large terrace that offers breathtaking sea and pool views. The master bedroom further enhances the luxury with a walk-in closet, while the second bedroom includes built-in wardrobes for added storage.

This villa is designed to provide maximum comfort and security, featuring home automation, an integrated lighting system, air conditioning (hot/cold), a video intercom, and an automatic irrigation system. The property is enclosed within a fenced plot with an electric entrance gate, ensuring privacy and safety. The outdoor area is highlighted by a private swimming pool and a spacious terrace, perfect for entertaining or relaxing under the Mediterranean sun.

Beyond its stunning aesthetics, this home is energy-efficient and equipped with modern infrastructure, including a water treatment system, double-glazed windows, and a state-of-the-art security system with closed-circuit surveillance. Whether as a permanent residence or a holiday home, this remodeled villa in Cap Martinet offers a unique opportunity to experience Ibiza's exclusive lifestyle in a prime location.

























































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