

## 4 Bedroom Contemporary Light-Filled Villa Near Jesús and Talamanca



**Price: 2.250.000 €**

### GENERAL INFORMATION

Property Ref:	CW-N-DO-2250	Category:	Villas
Location:		Area:	Jesus
N. Bedroom:	4	N. Bathroom:	4
M <sup>2</sup> Property:	526	M <sup>2</sup> Inside:	254



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

### DESCRIPTION

This modern villa occupies a strategic yet secluded position in one of Ibiza's most practical residential enclaves. Tucked away between Jesús and Talamanca, it offers a rare balance of discretion, quiet surroundings, and immediate access to the island's main hubs. The design is intentionally understated, defined by sharp geometry, luminous white surfaces, and carefully calibrated volumes that allow daylight to shape the interiors. Distributed across three levels, the home has been conceived to encourage continuity between indoor and outdoor spaces, resulting in a comfortable and well-resolved property suited to permanent living.

The residence provides approximately 254 m<sup>2</sup> of internal accommodation arranged over three floors. On the main level, open-plan living and seating areas are complemented by a fully fitted contemporary kitchen, all enhanced by high ceilings, expansive glazing, and an open staircase that reinforces the home's airy character. An en-suite bedroom on this floor enjoys direct access to the terrace and swimming pool. The lower level, designed with independent access, functions as a highly adaptable space, incorporating a bedroom, bathroom, utility facilities, and an additional area suitable for recreation, work, or guest use. The upper floor is reserved for the primary suite, which includes a dressing area and a generous bathroom, alongside a further bedroom; both benefit from private terraces and unobstructed views.

External living areas have been carefully distributed throughout the property, offering around 90 m<sup>2</sup> of terraces across all levels. These outdoor spaces are centred around an L-shaped swimming pool with a shallow zone ideal for children, complemented by landscaped sections and artificial grass designed for ease of maintenance and leisure. A partially covered dining terrace, directly linked to the kitchen, provides an elegant and functional setting for outdoor dining and social gatherings.

Set within a quiet residential area yet conveniently connected to Jesús, Ibiza town, and nearby beaches, the villa enjoys a well-considered orientation that ensures abundant natural light from morning through to evening.

Beach: 5 min  
Town: 5 min  
Airport: 10 min



























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