

## Brand new villa in Jesus with modern Ibicencan style



**Price: 3.200.000 €**

### GENERAL INFORMATION

Category:	Villas, Luxury Houses	Area:	Jesus
Location:	Jesus	N. Bathroom:	5
N. Bedroom:	4+1	M <sup>2</sup> Inside:	m <sup>2</sup>
M <sup>2</sup> Property:	2000		

### DESCRIPTION

Discover an exceptional villa nestled in the serene neighborhood of Cana Ventura, Jesus, Santa Eulalia. This captivating property is situated on a generously sized plot of almost 2,000 square meters, thoughtfully utilized with an orchard area, various garden spaces, and recreational zones, including a delightful petanque court. The villa also boasts several inviting terraces, both covered and uncovered, featuring barbecue and relaxation areas, making it an ideal retreat for outdoor gatherings and leisure.

The present layout of the house offers 4 bedrooms and 5 bathrooms, ensuring ample space for residents and guests alike. In addition to the main house, an annex of 32 square meters further enhances the property's versatility and appeal.

Beyond its enchanting setting, this villa stands out for its impeccable finishing and attention to detail, elevating it above others in its price segment. A host of luxurious features distinguishes this home, with the following 11 points being the most noteworthy:

1. Underfloor heating with individual control in each room ensures optimal comfort and climate control throughout the villa.
2. The entire facade is covered with thermal insulation SATE (80mm thick), significantly reducing air conditioning consumption in summer and heating in winter, thereby positively impacting the environment.

3. Ducted air conditioning with individual control in each room allows personalized cooling and heating preferences for every occupant.
4. Each bedroom boasts full en-suite bathrooms, providing privacy and convenience for residents and guests.
5. The interior lighting of the house, facades, and urbanization is thoughtfully designed by a specialized lighting consultant from Bilbao, enhancing the ambiance and aesthetics.
6. The kitchen is meticulously designed and installed by the renowned firm Peña & Noriega, ensuring both functionality and elegance.
7. Electrical switches from the "5.1.aluminium series" by Font de Barcelona add a touch of sophistication to the interior.
8. Luxurious bathroom fittings and taps from the esteemed firm Porcelanosa accentuate the bathrooms with opulence.
9. Solid wood doors with concealed frames create a seamless and elegant look, while the absence of skirting boards, frames, or door linings adds to the contemporary appeal.
10. The living room furniture is sourced from a 19th-century Chinese antique dealer, exuding timeless charm, while the outdoor furniture is supplied by the prestigious international firm Gandía Blasco, creating inviting spaces for relaxation and entertainment.
11. The house features remarkable works of art, including a stunning sculpture of Velázquez's Menina by the renowned international artist Felipao, as well as captivating paintings of the house by Madrid artist Victoria Arenal, a Doctor of Fine Arts.

Please note that, being a new property, a 10% VAT will be added to the purchase price. With its impeccable finishings, luxurious amenities, and artistic touches, this villa offers an extraordinary opportunity to embrace a refined and sophisticated lifestyle in the heart of the serene and captivating landscape of Ibiza.



































































