

## Serene multi-unit country estate with farmhouse



**Price: 3.900.000 €**

### GENERAL INFORMATION

Category:	Villas, Luxury Houses	Area:	San Jose / Sant Josep
Location:	San Josep	N. Bathroom:	7
N. Bedroom:	15	M <sup>2</sup> Inside:	m <sup>2</sup>
M <sup>2</sup> Property:	16600		

### DESCRIPTION

This expansive estate offers a unique opportunity for investors and private buyers seeking space, flexibility, and long-term value in San Josep. Set on a generous 16,600 m<sup>2</sup> plot, the property provides a total built area of 809 m<sup>2</sup> and includes several residences with 15 bedrooms and 7 bathrooms, offering exceptional capacity for large families, guest accommodation, or rental use. The estate enjoys a convenient location with Ibiza Town and the beach just 12 minutes away, while the airport can be reached in approximately 15 minutes. There is also the possibility to acquire an additional 7,500 m<sup>2</sup> of adjoining land, further enhancing the potential of the property.

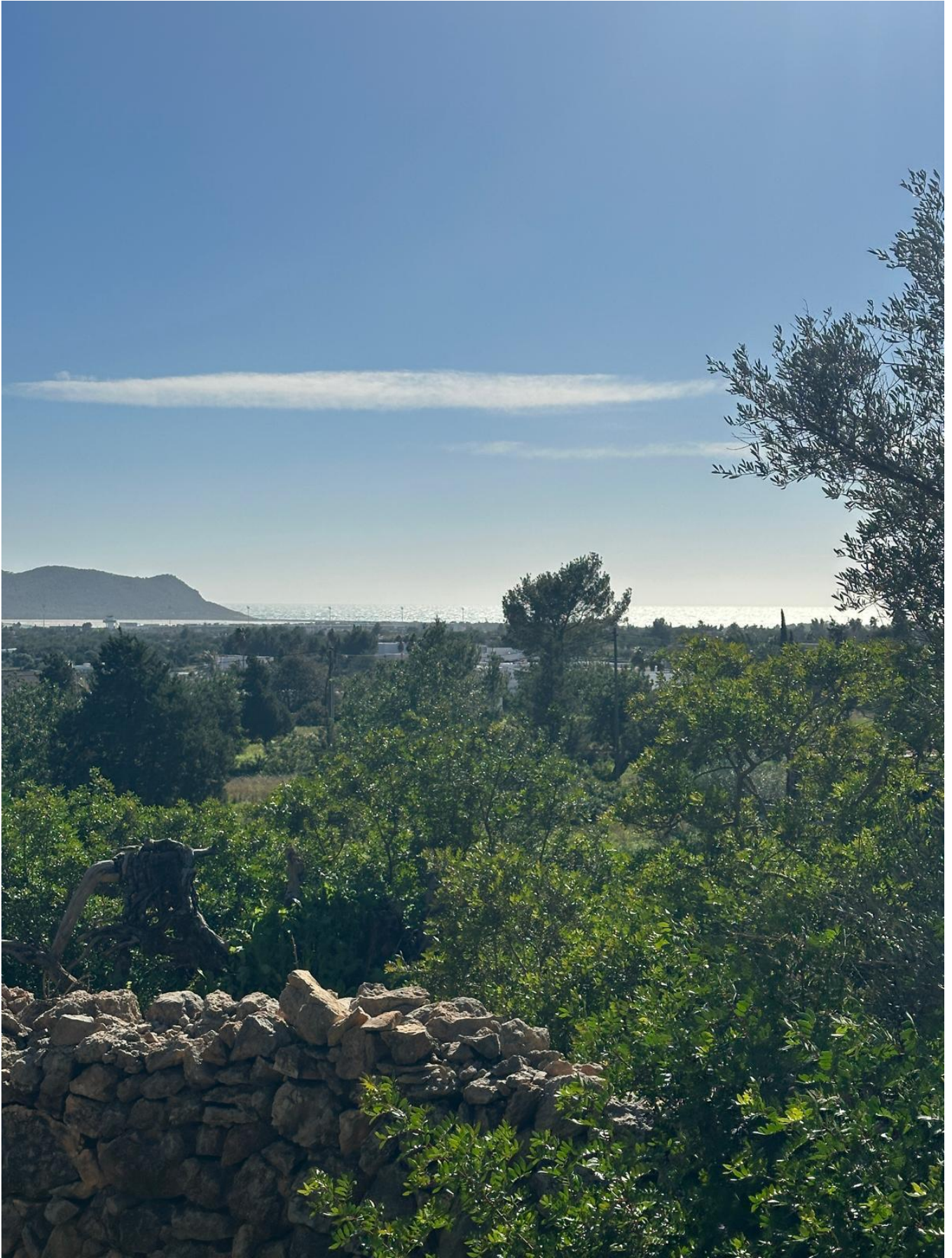
Two independent apartments form part of the estate. The first-floor apartment, measuring 120 m<sup>2</sup>, features four bedrooms, one bathroom, a fully equipped kitchen, and a comfortable living room, creating a practical and welcoming living space. The ground-floor apartment, also 120 m<sup>2</sup>, offers three bedrooms, one bathroom, and a spacious open-plan kitchen and living area, ideal for family living or guest accommodation.

At the center of the property stands a traditional farmhouse of 260 m<sup>2</sup>, which includes five bedrooms, two bathrooms, a kitchen, and a large living room. The farmhouse also contains a separate independent apartment with one bedroom and one bathroom, providing additional flexibility for guests, staff, or rental purposes. Another residence, known as the Yellow House, extends over 305 m<sup>2</sup> and includes one main bedroom, one bathroom, and a kitchen, along with two exterior guest bedrooms and a small private pool, creating an attractive and versatile living environment.

In terms of legal status, the farmhouse is fully legal, as it was built prior to 1956. The remaining buildings have a prepared and approved legalization project, although the final legalization process has not yet been completed. The current owners have already covered the cost of the legalization project itself, while the remaining legalization fees—estimated at €100,000 to €150,000—will be the responsibility of the buyer. A deposit arrangement may be used to ensure security until the legalization process is finalized. Once fully legalized, the value of the estate is expected to increase accordingly. Some of the images used are AI-generated to help illustrate the development possibilities on the plot.





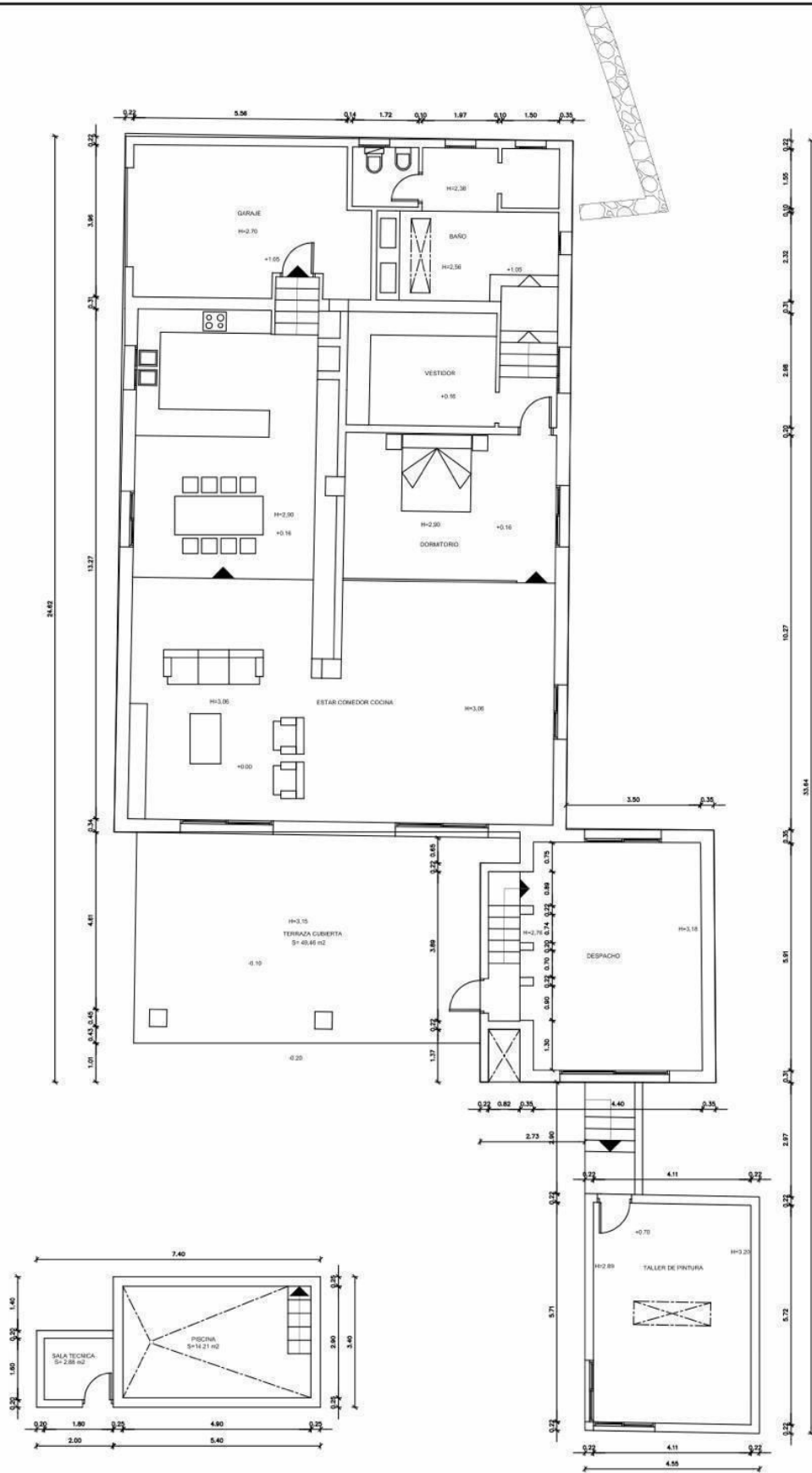




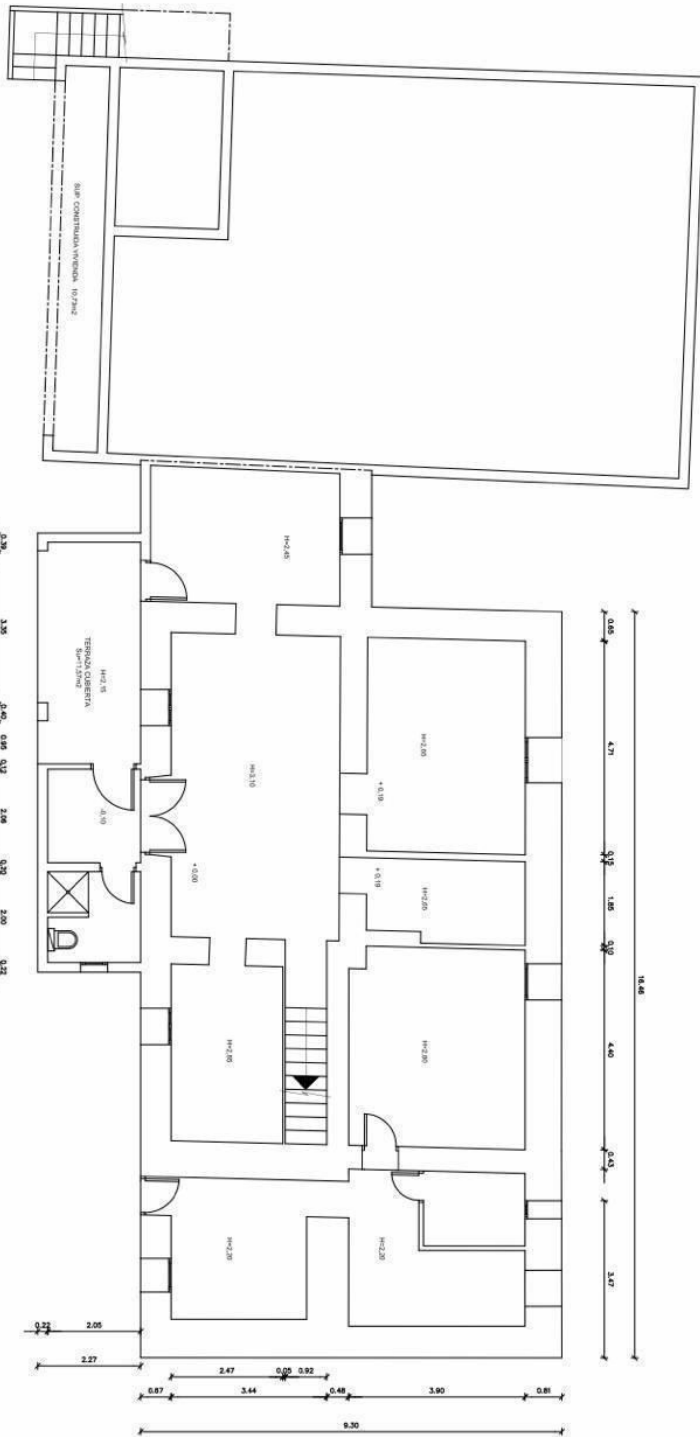








CUADRO DE SUPERFICIES CONSTRUIDAS	
PLANTA BAJA	
SUP. CONSTRUIDA VIVIENDA	222.89m <sup>2</sup>
SUP. SEMI-TERRAZA	24.73m <sup>2</sup>
SUP. TOTAL VIVIENDA	248.53m <sup>2</sup>
SUP. GARAJE	26.21m <sup>2</sup>
SUP. TALLER DE PINTURA	28.08m <sup>2</sup>
SUP. PISCINA Y SALA TÉCNICA	22.36m <sup>2</sup>



PLANTA BAJA  
 SUP. CONSTRUIDA 128,91M2

SUP. CONSTRUIDA 189,35 M2 ANTES DE 1956  
 SUP. CONSTRUIDA 22,02 M2 POSTERIOR AL 1956

