



## Villa Can Romani in San Josep for sale

**Location:** San Jose

**Property Type:** House

**Property ID:** CW-N-IE-630

**Price:** 6300000

**Built Size:** 405m<sup>2</sup>

**Inside / Carpet Area:** 405m<sup>2</sup>

**Plot Size:** 2757m<sup>2</sup>

**Bedrooms:** 6

**Bathrooms:** 6

**Features:**

- Swimming Pool
- Garden
- Parking
- Terrace
- Air Conditioning
- Fully Furnished

### Post Description

Villa Can Romani, nestled in the picturesque surroundings of San Josep, is an exceptional luxury property that combines contemporary design with unrivaled comfort. Set on a generous plot of 2,757 sqm, the villa offers a built size of 405 sqm, providing ample space for relaxation and entertainment. With six bedrooms and six bathrooms, this stunning home is perfectly suited for families or those seeking a luxurious retreat in the heart of Ibiza. This property presents an incredible investment opportunity, thanks to its highly sought-after rental license. Generating a



substantial annual rental income exceeding €400,000, Villa Can Romani offers a steady and reliable source of revenue. Its enduring appeal is further enhanced by a strong market presence, with an average annual value appreciation of approximately 8%, making it a wise choice for investors.

The villa also provides a unique financial advantage through the potential for a Sociedad Limitada (SL) takeover. This option allows buyers to avoid paying the Impuesto sobre Transmisiones Patrimoniales (ITP), streamlining the purchase process and maximizing returns. With a net return of 4-5% achievable, this property not only fulfills lifestyle aspirations but also delivers exceptional profitability.

Beyond its investment potential, Villa Can Romani promises an unparalleled living experience. Its prime location in San Josep, modern architecture, and exquisite interiors make it an ideal haven for those seeking both luxury and convenience. Whether as a private residence or an income-generating property, this villa embodies the perfect blend of indulgence and opportunity.



















