

## Modern villa with stunning sea views close to Es Cubells



**Price: 5.450.000 €**

### GENERAL INFORMATION

Property Ref:	CW-NO-NL-545	Category:	Villas, Luxury Houses
Location:	Es Cubells	Area:	Es Cubells
N. Bedroom:	6	N. Bathroom:	6
M <sup>2</sup> Property:	2700	M <sup>2</sup> Inside:	455



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

### DESCRIPTION

The [villa](#) on offer is a newly renovated, contemporary property with stunning, south-facing views over the country side and the sea. The property is located on the south coast of the island, in between the villages of San Josep and Es Cubells; this is one of the most sought-after areas in Ibiza. The property consists of a main house and a guest house, and has a total liveable area of around 450 m2 (excluding pool and pool terrace).

### Plot

The plot has a total area of 2.760 m<sup>2</sup>. It is completely fenced and accessed by a private driveway with an electric gate. The garden is beautifully landscaped with Mediterranean plants and old olive trees and offers various terraces. There is a large pool (14,6m x 4,2m) with four-sided overflow and a large sun terrace (238 m<sup>2</sup>). There is ample parking space. Although there are several other houses in the direct vicinity, the plot offers full privacy from neighbours. The villages of San Josep and Es Cubells can be reached within minutes, the airport within 15 minutes and Ibiza Town or the port in 20 minutes.

### **Main house**

On the upper ground floor the villa offers a light-flooded, spacious open plan living area, with entrance hall with wardrobe and guest toilet. The living area has high ceilings (3,30m!) and a large panoramic glass facade, consisting of sliding windows. These enable the entire living and dining area to enjoy beautiful views over the landscape and the bays of Cala Jondal, Porroig, Es Cubells and all the way to Formentera. The combination of the high ceilings and the glass facade gives a fantastic feeling of space. The dining area opens into a fully equipped, custom-made modern kitchen. From the living and dining area a spacious terrace can be accessed. This terrace can be covered according to the buyer's taste, for example with a wooden pergola or with sun-sails. The wide and daylight-fed staircase leads to the lower ground floor. On the left side of the corridor is a large master bedroom, with a large bathroom. Sliding windows give access to a private patio. On the right side of the corridor there are 3 more bedrooms, each with a separate bathroom. These 3 rooms all have access to another patio on the side of the house.

### **Guest house**

A separate guest house offers a large master bedroom with a large bathroom, plus another bedroom with a separate bathroom. In addition there is a staff studio, including bathroom and fully equipped kitchen. This can be used for a maid, au-pair, security guard or whatever the owner wishes. All 3 rooms have a separate entrance.

#### **Materials and facilities**

All materials used in both houses are of very high quality: natural stone floors, minimalistic aluminium windows, electrically operated aluminium sun-blinds, solid doors, top-brand kitchens. All bed- and bathrooms are fully equipped with custom-made wardrobes and washing tables. Both houses have floor heating, air-conditioning and an alarm system. The plot can be monitored world-wide through 8 cameras. All rooms have internet and TV connection. The property is connected to the water mains and the electricity grid of ENDESA.

The house is partially furnished, and is ready for the new owner to move in.



















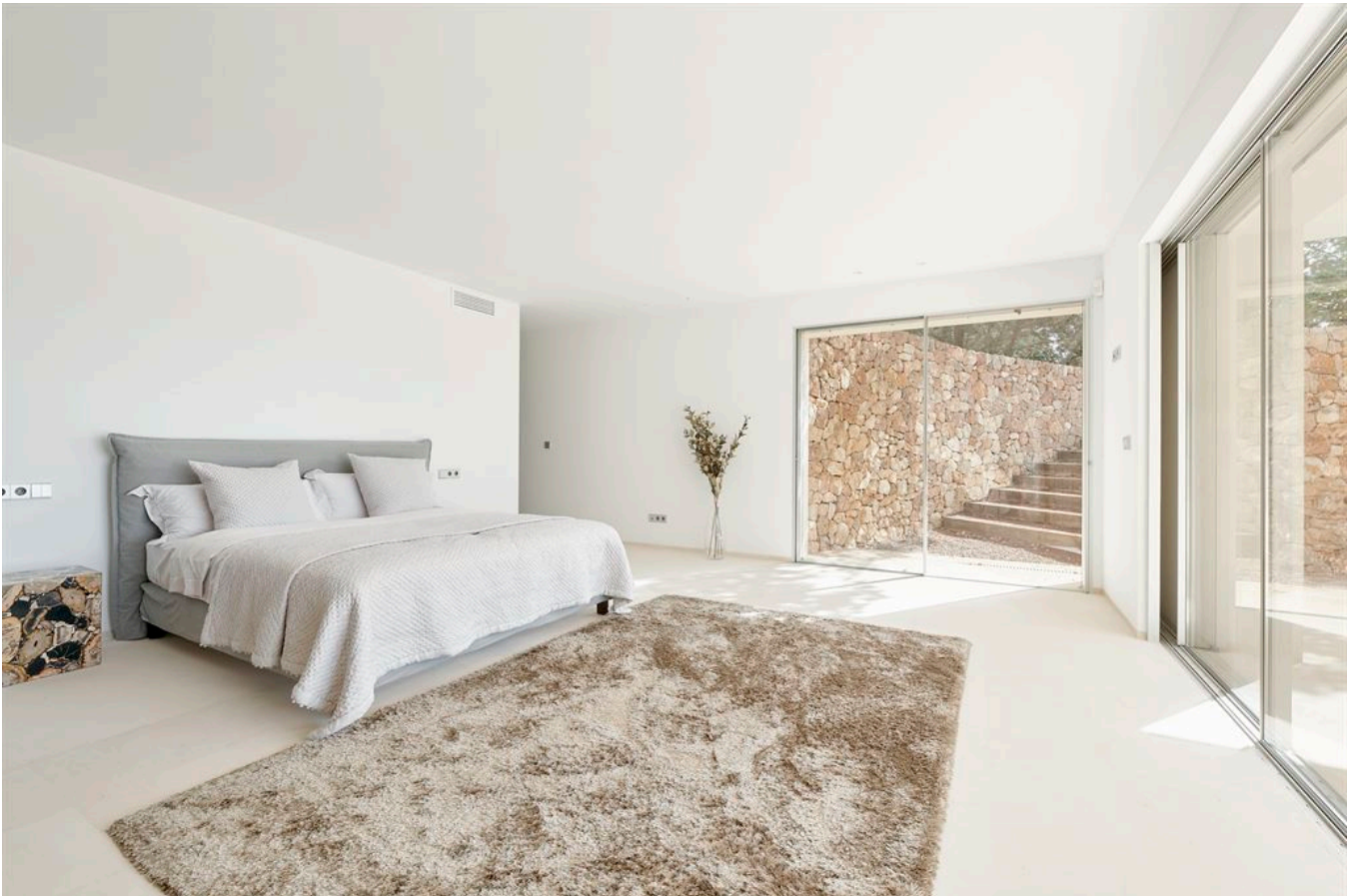








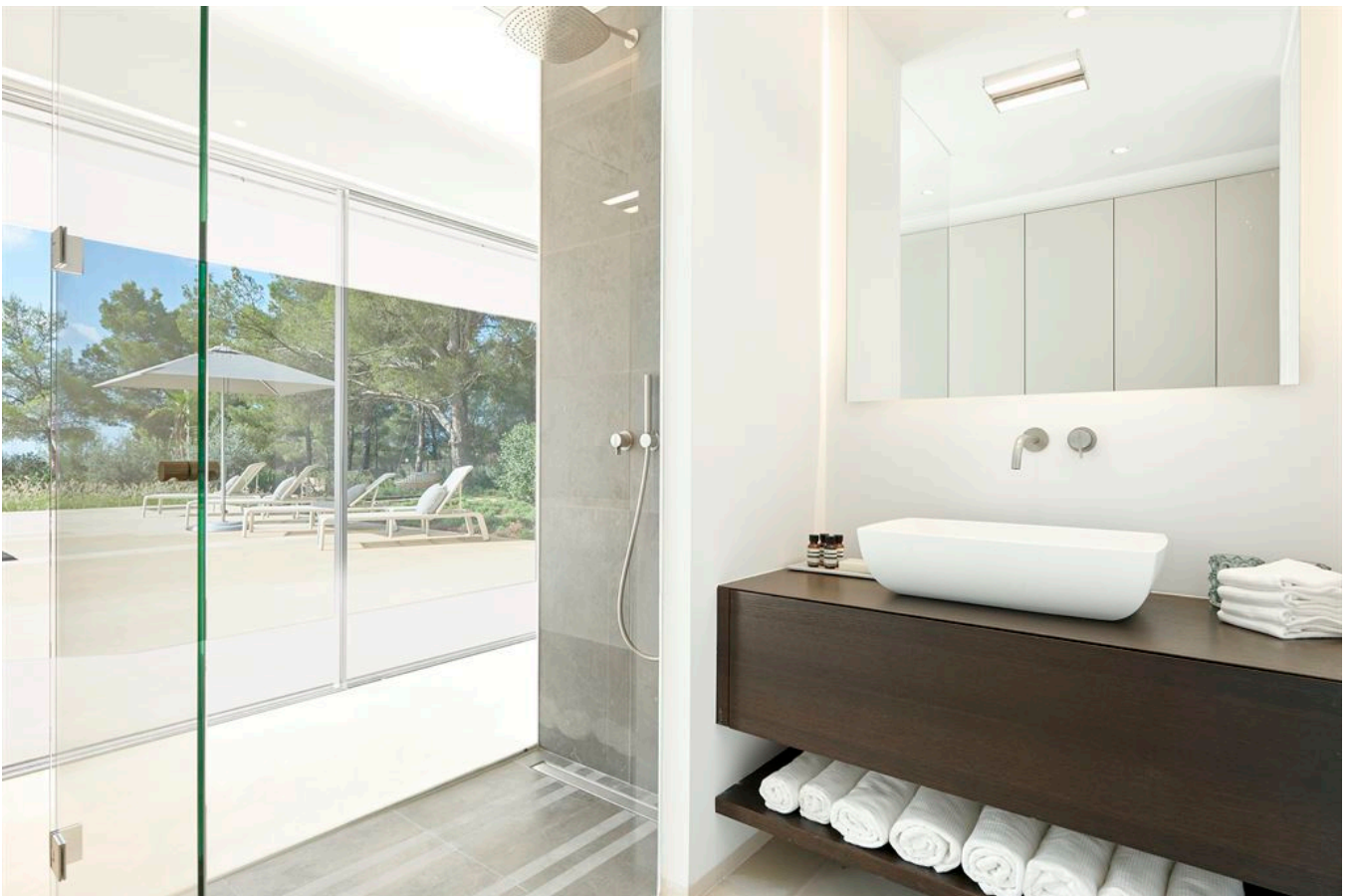




















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