

## Ruine to be rebuilt in the most picturesque location



**Price: 2.200.000 €**

### GENERAL INFORMATION

Property Ref:	CW-N-MF-2175	Category:	Land
Location:	Ibiza	Area:	San Rafael
N. Bedroom:		N. Bathroom:	
M <sup>2</sup> Property:	63000	M <sup>2</sup> Inside:	298



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

### DESCRIPTION

Welcome to this extraordinary opportunity to own a truly magical piece of paradise, tucked away in the serene beauty of San Rafael, Ibiza. This unique property is a rustic ruin that spans across an expansive 63,000 square meters of land, encompassing woodlands, various terraces, and flat areas, providing endless possibilities for creating your dream finca.

Immerse yourself in the dreamlike silence and be captivated by the breathtaking views of the lush surrounding nature. The tranquil ambiance feels almost mystical, offering a sense of pure paradise. The finca, estimated to be over 300 years old, holds a historic charm that must be preserved,

connecting you to the rich heritage of the land.

Currently in poor condition, this property awaits restoration to transform into a warm and inviting home. While elements added to the property after 2001 can be demolished and rebuilt under the guidance of an architect, the essence of its age-old character will be maintained.

The maximum allowable occupancy for this finca is 426 square meters, with 298 square meters dedicated to pure living space. This provides ample room to craft a spacious and comfortable living area. The remaining space can be thoughtfully utilized for creating inviting terraces, charming porches, and even a luxurious pool, allowing you to fully immerse yourself in the tranquility of your private oasis.

Far from the hustle and bustle of urban life, this hidden gem offers a unique canvas for your imagination to create an idyllic retreat that perfectly complements the natural beauty that surrounds it. Embrace the potential of this property, and with the right vision, transform it into your very own sanctuary on the enchanting island of Ibiza.

This is an exceptional opportunity for those seeking a private escape in a breathtaking location, where the past meets the future in a harmonious blend of tradition and modern living. Don't miss the chance to own this piece of paradise and make your dreams of a finca in Ibiza a reality.





































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