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## Exclusive private villa in Ibiza with city and sea views

**Price: 3.457.000 €**

### GENERAL INFORMATION

Property Ref:	CW-GUR-1	Category:	Villas, Luxury Houses
Location:	Ibiza	Area:	Ibiza Town
N. Bedroom:	6	N. Bathroom:	6
M <sup>2</sup> Property:	15000	M <sup>2</sup> Inside:	895



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

### DESCRIPTION

Located two kilometres from Ibiza Town, the Villa is a new six bedroom property with very modern architecture sleeping up to 12 guests in open plan living space set on one level. It is ideal for those wishing to be close to the diverse and vibrant nightlife and attractions of the island's capital.

The living space is light, spacious and minimalist in style with coolly contemporary furnishings and a neutral colour palette offset by colourful modern wall art. Full height sliding glass doors open directly from the interior lounge/dining area onto the covered dining/chill-out terrace overlooking the pool and with views of Ibiza Town and the sea in the distance. Overlooking the living space is a light filled open kitchen with breakfast table and breakfast bar. There is also an office and cloakroom with guest WC.

There are five bedrooms within the main structure of the property, four of which have sea views. The master bedroom has king size/twin beds option and en-suite shower room whilst the other rooms have double/twin beds option to allow for flexible sleeping arrangements. One room has a private shower room whilst the other two rooms have shared bathroom facilities. The sixth bedroom is in the self-contained guesthouse and has fixed king size bed and bathroom with shower.

As with the interiors, the pool area is pared down, clean lined and modern with sun deck and loungers set around the pool and overlooking the gardens where a variety of Mediterranean plants and trees have been planted in the red earth and amongst the ancient Olive trees so typical of the Ibiza landscape.

The Villa has air conditioning and underfloor heating and is equipped with Satellite TV, WiFi internet and a fantastic sound system.

The property is alarmed, has laundry facilities and parking for up to 16 cars.





























































































