



IBIZA COUNTRY  
VILLAS



Ref: 11671C - Eivissa  
3.900.000€

Perfect opportunity for renovation or to develop a new project on a gigantic plot of 19.311m<sup>2</sup>



The surroundings



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This property presents the perfect opportunity for renovation or to develop a new project on a gigantic plot of 19.311m<sup>2</sup>, which is a very rare find on the island, especially in this ultra premium location. This is one of the few spacious parcels that exists near Talamanca beach, located in a very prestigious location with beach restaurants and the luxurious 5-star Nobu Hotel nearby. The sandy and wide beach of Talamanca is easily accessible within walking distance, just 5 minutes away from your front door. Small supermarkets are within walking distance, while all daily needs and amenities are within easy reach in the charming town of Jesus, just a few minutes' drive away. The elegant Marina Botafoch is also easily accessible via a beautiful 20-minute stroll along the Talamanca boardwalk, or in a few minutes by car. Marina Botafoch is known for its elegant promenade with views of the world's most luxurious yachts, fine dining in exquisite restaurants, exclusive shopping in luxury boutiques and Ibiza's iconic nightlife in clubs such as Lio and Pacha. The cultural and vibrant Ibiza Old Town, less than a 10-minute drive away and the airport is easily accessible in a 12-minute drive. Not only does this property offer a plot that is almost unheard of in this size in this area, it also features a private tennis court. It is not often that a plot of this size and property in this rare location comes up for sale, and the availability of this property can be seen as a unique opportunity.



The villa



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The traditional Spanish detached villa has 3 bedrooms and 3 bathrooms on a built area of 193m<sup>2</sup>. Enter the house through solid wooden double doors into a loft-style living room with charming wooden beams in the ceiling and a cozy fireplace where you can gather around with family or friends. The separate and charming dining and sunroom is flooded with an abundance of natural light thanks to the large windows that cover the entire wall. From here you overlook the garden and the large swimming pool, making it a great space to host dinner parties. The master bedroom is located on the ground floor and features an en-suite bathroom with a unique jet stream Jacuzzi surrounded by a rounded glass wall and graceful arches, for a daily spa-like experience in the comfort of your own home. In addition, there is also a separate bedroom with ensuite bathroom, separate kitchens and a long open upper floor that overlooks the living room. This is a unique house that you can see as a wonderful investment project, or to make it your dream home by renovating and customizing it to your needs.



The outdoor spaces



This amazingly large plot already has and offers the opportunity to create great outdoor spaces. In the garden surrounding the house, there is a large swimming pool with an outdoor shower. The outdoor area offers a nice raised terrace to enjoy the sun on relaxing sunbeds, chill out in a shaded or sunny lounge area or enjoy al-fresco meals with the built-in barbecue. From here you have fantastic views over the plot and the outdoor spaces include orange trees and lush tropical plants. Enter the property through an automatic entrance gate onto a large paved area and partly covered area to park a number of vehicles next to the private tennis court. The house has a traditional well, which adds traditional charm to the property.



A gate in the backyard provides access to the remaining, currently unused land of the plot. The area where the house and surrounding garden are located, is completely fenced. This rare property offers a unique opportunity to create your dream home on a spacious plot in one of the most sought-after and premium locations that can be found on the island; a true gem that is hard to find, making it a once in a lifetime opportunity.



## FEATURES

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TYPE: Villa

LOCALITY: Eivissa

BEDS: 3

BATHS: 3

HOUSE AREA: 193

PLOT AREA: 19311

POOL: Yes

## OTHER FEATURES

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Cerca Del Mar, Vistas A Dalt Vila, Aire Acondicionado, Armarios Empotrados, Barbacoa, Cocina Amueblada, Cocina Equipada, Exterior, Fenced Plot, Jardín, Luminoso, Near The Beach, Parking, Piscina, Pista De Tennis, Plaza Garaje Incluida, Terraza, Ventanas Aluminio, Zona Verde





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Luxury Ibiza Real Estate

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