

IBIZA COUNTRY
VILLAS



Ref: 11470C - Ibiza
3.600.000€

Luxury villa with stunning views in Cas Mut



Modern newly built villa located in one of the best residential areas of the island.

Cas Mut is an area made up of modern style villas that offer privacy and are surrounded by nature, just five minutes from Ibiza Town.



The villa has an exceptional panoramic view from the natural park of Las Salinas to the old town of Dalt Vila. Thanks to its southwest orientation and large windows, the property enjoys warm natural light most of the day.

The house consists of 300m² which are divided into ground floor, first floor and basement.



On the ground floor there is a spacious and bright living room, a kitchen-dining room, a toilet, a large terrace and a beautiful swimming pool.

On the first floor there are three bedrooms, all with beautiful views and en suite bathrooms.



In the basement, in addition to the garage, there is a gym and spa.

The villa is finished to the highest standards.



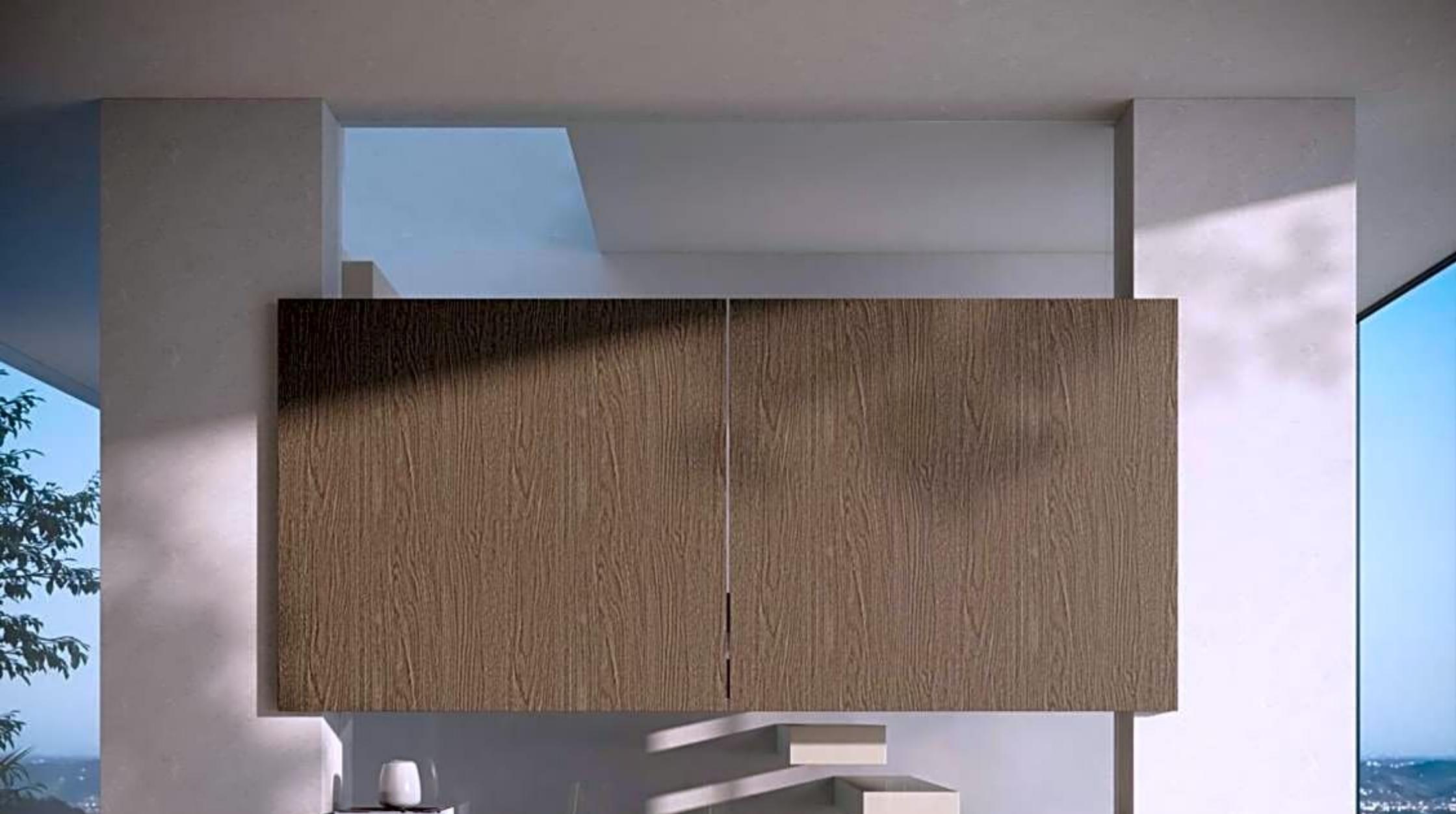
Wall coverings:

-Interior floors: Pietra Paloma White ANTOLINI MARMI



-External floors: Pietra Paloma White ANTOLINI MARMI -Bathroom walls: Silver Roots marble ANTOLINI MARMI -Bathroom showers: Wabi Cement resin HD SURFACE

-Walls: Ecological paint KERAKOLL DESIGN



-Lift block: Natural decorative clay HD SURFACE

Swimming pool: Green non-slip basalt stone



-Terraces: Oil-treated natural Teak

-Staircase: White Paloma stone ANTOLINI MARMI


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Doors and windows:

LINVISIBLE flush-fitted doors


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-Aluminium frames lacquered in champagne colour AL 9001 METRA

-Planitherm 4s 4+4 double-glazed windows cpi+chamber 16 mm + laminated glass 4+4 colourless



-Mirrored glass for showers

Electrical system:



-Electrical system with dimmable LED lights and spotlights -BTICINO switches

-BTICINO switches



-Domotic system with voice command and tablet (app) for remote control

-Burglar alarm Protection and Security Group 909: GPRS centre, volumetric detectors with cameras, wireless keypad, internal sirens -Distribution of WI-FI line with repeater aerials



-TVSAT distribution with coaxial cable and UHF/VHF antenna.

-Lift: load 300 kg, travel 7 m, speed 0.15 m/s, 3 stops, cabin 1000x1000, stainless steel cabin doors and floor.



Plumbing:

-Plumbing system with new generation piping, Purifier, Desalinator, FUJITSU integrated heating and cooling



,GEBERIT WCs.

Furnishings:


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-High-end kitchen by Key, Miele, AEG or equivalent appliances, Bathroom and taps: Antonio Lupi -Steam room, Gym, Other Italian design furniture.

Completion and delivery is scheduled for spring 2023.



FEATURES

TYPE: Villa

LOCALITY: Ibiza

BEDS: 3

BATHS: 3

HOUSE AREA: 300

PLOT AREA: 500

POOL: Yes

OTHER FEATURES

Control De Instalaciones Por Domótica, Vistas A Dalt Vila, Aire Acondicionado, Alarma, Alto Standing, Armarios Empotrados, Ascensor, Cocina Amueblada, Cocina Equipada, Garaje, Gimnasio, Jardín, Obra Nueva, Orientation: S/OESTE, Piscina, Sauna, Terraza, Vistas Al Mar, Vistas Al Monte



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