

The logo for Ibiza Country Villas features a stylized, light blue brushstroke above the text "IBIZA COUNTRY VILLAS" in a white, sans-serif font.

IBIZA COUNTRY
VILLAS

www.ibizacountryvillas.com

Ref: 40241 - Puig Manyà
2.190.000€

Exclusive Sea View Plot in Can Pep Simó with Approved Project by Elias Torres



Unique opportunity to acquire a plot in the prestigious Can Pep Simó urbanization, located in Talamanca, Ibiza.



With panoramic sea views over Ibiza's Marina, Dalt Vila (Ibiza Castle), Talamanca Bay, and Formentera. The property benefits from a full building licence and includes a bespoke project by Elias Torres, one of Spain's most celebrated architects and recipient of the National Architecture Prize.



The buildable area is 478m². The approved project consists of two connected yet independent residences. The main residence offers 261m² across three floors, featuring three bedrooms, two bathrooms, a two-car garage, and storage space on the lower level. The upper level includes one bedroom with an en-suite bathroom, an open-plan kitchen, living and dining areas, and multiple exterior terraces and interior courtyards. The rooftop is designed as a large chill-out terrace with stunning 360° views.



The second residence is a 72m² guest house distributed over two floors, offering two bedrooms with bathrooms and the option to add a kitchen for full independence.

The urbanization is ideally located less than five minutes by car from Ibiza's marinas and ten minutes from the city centre. The plot's immediate buildability provides a significant advantage, as it includes a fully approved project and avoids the typical delays of municipal permitting processes.



The project by Elias Torres and the granted building licence are valuable assets included in the sale price.



FEATURES

TYPE: Land

LOCALITY: Puig Manyà

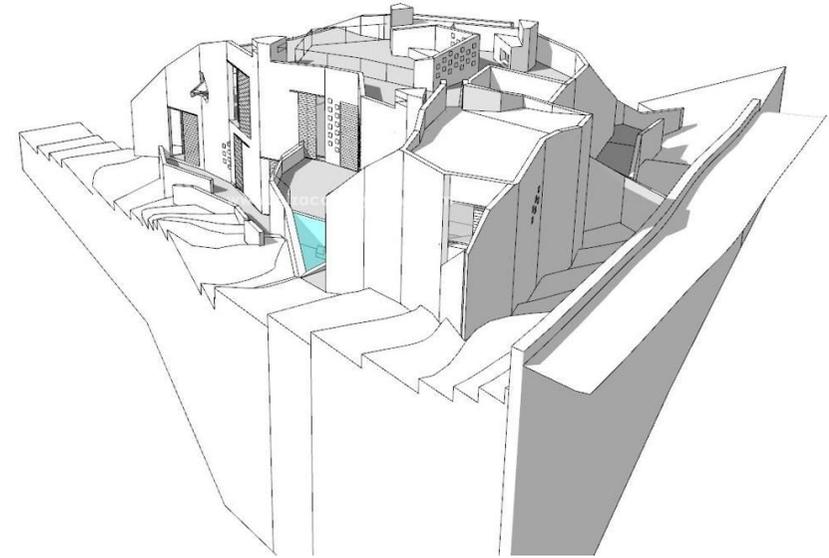
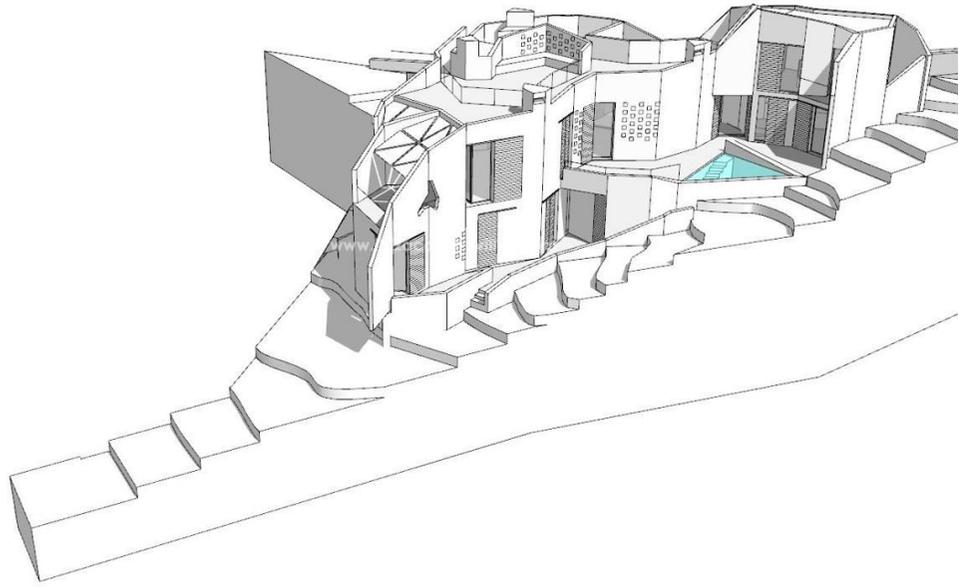
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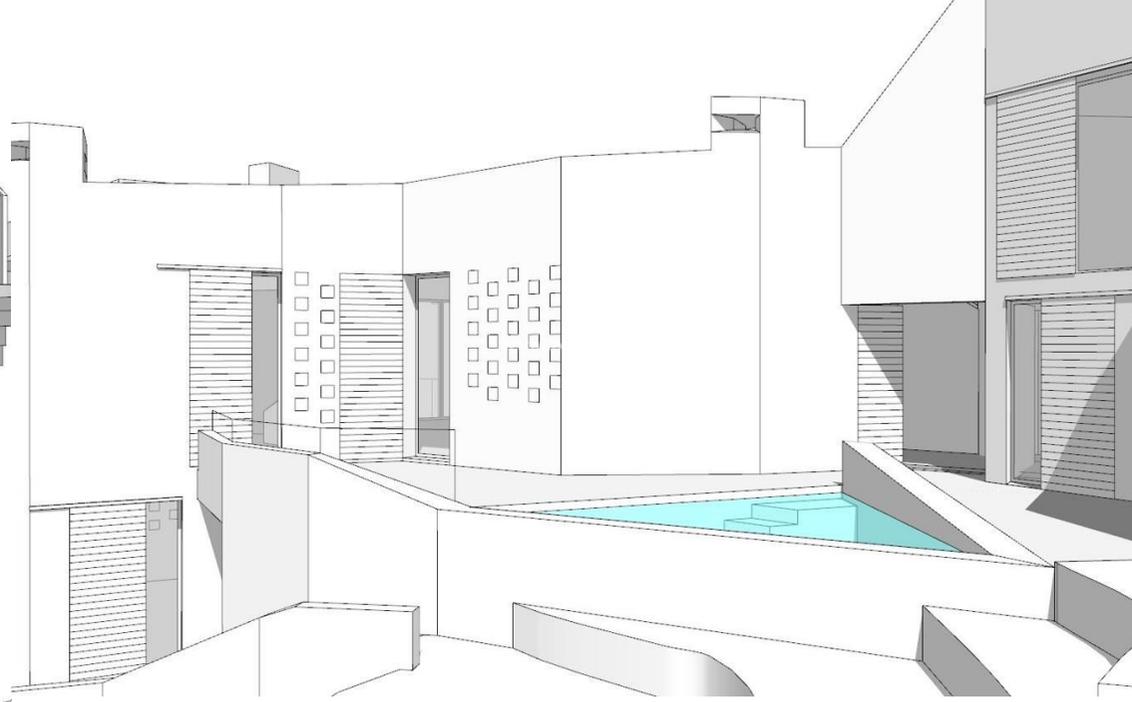
PLOT AREA: 982

OTHER FEATURES

Solar, Soleado, Urbanizable, Urbano, Vistas Al Mar



Two Point
Perspective





IBIZA COUNTRY
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