

IBIZA COUNTRY
VILLAS



Ref: 11752 - ibiza

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Rustic-Style Villa with Sea Views in Vista Alegre



Discover this charming Mediterranean-style villa nestled in a privileged location in the sought-after municipality of Sant Josep de Sa Talaia, in southwest Ibiza. A true haven of peace surrounded by nature, offering breathtaking sea views and exceptional privacy.

Main Features:



Main plot: 2,755 m² with existing villa

2 independent registered plots of 652 m² each – currently undeveloped



Built area: 181 m²

2 covered terraces: 52 m²



Private garage: 44 m² built area

Pergola: 27 m²



Private swimming pool with solarium

Mature Mediterranean garden with established trees and native plants



Large outdoor kitchen with barbecue and cozy lounge area offering sea views

Interior Layout:



Ground Floor:

Spacious living-dining area with fireplace



Fully equipped open-plan kitchen with pantry and laundry room

4 double bedrooms:



2 with en-suite shower bathrooms

2 sharing an additional shower bathroom



Small study

Upper Floor:



Studio/office with panoramic sea views

Unique Extras:



Original Finnish sauna cabin

Central heating (diesel) + air conditioning in 3 bedrooms



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Fixed telephone line & Internet connection

Technical room and well-organized utility spaces



Legal & Documentation:

Habitation Certificate valid until December 2034 (8-person capacity)



Energy Certificate: Rated "E", valid until July 2032

Ideal Orientation:



South/Southeast – enjoy sunlight all day long

A rare opportunity to live or invest in one of Ibiza's most desirable areas, with the added value of two separate plots for potential development or extended privacy.



Ready to make this unique property yours?

Contact us for more information or to schedule a private viewing.



FEATURES

TYPE: Villa

LOCALITY: ibiza

BEDS: 4

BATHS: 4

HOUSE AREA: 182

PLOT AREA: 2755

OTHER FEATURES

Orientación Sur



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