

IBIZA COUNTRY  
VILLAS



Ref: 40245 - Ibiza  
1.695.000€

Plot With License and project In Sant Rafael



Plot with Approved Building License – Immediate Construction Possible

The logo for IBIZA COUNTRY VILLAS features a stylized blue wave graphic above the text. The text "IBIZA COUNTRY" is in a smaller, sans-serif font, and "VILLAS" is in a larger, bold, sans-serif font.

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We present a unique detached single-family home project that combines contemporary architectural elegance with the essence of traditional Ibizan design. With a building license granted on January 17th, construction can begin immediately with full legal security, representing an outstanding opportunity for both private residence and investment.



The project comprises approximately 520 m<sup>2</sup> built area (main residence, annex, and basement) and around 440 m<sup>2</sup> of usable living space, thoughtfully distributed in 5 bedrooms and 6 bathrooms (annex included) to maximize comfort, privacy, and natural light.

Layout



Basement – 205 m<sup>2</sup> usable space

  
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A generous and versatile area ideal for a gym, cinema room, wine cellar, or leisure space. The swimming pool features windows overlooking this level, allowing natural light to flow in and creating a distinctive and sophisticated architectural effect.



Main Residence – 204 m<sup>2</sup> usable space

Ground floor (164 m<sup>2</sup>): Spacious open-plan living–dining–kitchen area, laundry room, and three large en-suite bedrooms, each with its own bathroom and walk-in wardrobe.



First floor (40 m<sup>2</sup>): Exclusive master suite with walk-in wardrobe, full bathroom, and private terrace.

Independent Annex – 31 m<sup>2</sup> usable space



Perfect for guests or staff, featuring a bedroom, bathroom, living area, and the possibility of incorporating a kitchen.

Light, Design & Indoor–Outdoor Living

  
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All main living areas are oriented toward the swimming pool and terraces, enhancing natural light and strengthening the indoor–outdoor connection. The design prioritizes spaciousness, privacy, and a seamless spatial flow that invites you to enjoy the Mediterranean lifestyle.

A property distinguished by its architecture, intelligent layout, and the key advantage of having an approved license ready for immediate construction.



## FEATURES

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TYPE: Country Estate

LOCALITY: Ibiza

BEDS: 0

BATHS: 0

PLOT AREA: 25518

## OTHER FEATURES

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Edificable, Exterior, Finca Rústica, Orientación Sur, Soleado, Vistas Al Monte





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Luxury Ibiza Real Estate

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