

## villa for sale Sant Josep De Sa Talaia, Sant Josep De Sa Talaia



A gem on the front line with sea views and investment opportunity~~We present to you this **Lifestyle Villa**, located in a front-line position overlooking the sea on the charming southwest coast of Ibiza. From this exclusive property, situated in the prestigious urbanization of **Calo d'en Real**, you can enjoy breathtaking sea views, including dreamy sunsets.~~With a convenient location, just a short drive from the nearest shopping point, as well as popular beaches like **Cala Molí** and **Cala Vadella**, and the charming village of **San José**, this villa offers a perfect balance between tranquility and accessibility. The construction and decoration of the villa stand out for the use of the finest and modern materials, incorporating **high-end facilities** for your comfort.~~Step into the spacious living room, featuring a cozy fireplace and an open layout seamlessly connecting the dining area and an Italian-designed kitchen. The entire living room provides access to the intriguingly designed courtyard, adding a touch of uniqueness to the space.~~The pool area is a true oasis, enhanced by a spacious terrace surrounded by beautiful natural stone walls that ensure **maximum privacy**. The villa comprises five suites, each with its own private entrance, offering privacy and comfort to all occupants. Additionally, there are two annexes with extra bedrooms and bathrooms.~~Most rooms offer stunning sea views, while the two main bedrooms provide direct access to the pool terrace, allowing you to immerse yourself in the captivating surroundings. The villa also features a double garage, laundry room, and storage. To ensure your comfort throughout the year, the property is equipped with **air conditioning** (hot and cold) and an alarm system.~~It's important to note that the property needs renovation; however, a project has already been approved by the municipality. The process to obtain the necessary permits will take approximately 14 months, followed by a renovation period of 9 months. This situation represents an incredible **investment opportunity**, as the property has a **rental license**. Once the renovation is completed, it is estimated that the property's value will reach around 18 million euros, with a total of 9 bedrooms. The new project will offer a living area of approximately 680 m<sup>2</sup>.~~With its extensive land of 3000 m<sup>2</sup>, built area of 440 m<sup>2</sup>, and an additional terrace space of 200 m<sup>2</sup>, this **Lifestyle** villa promises an extraordinary living experience in one of the most coveted locations in Ibiza. Live the Spanish Mediterranean your way!

**property details**

**contact**

Spanishstate id:	<b>6264929</b>	real estate agent:	<b>Mediterranean Realty</b>
reference::	<b>MDR00296</b>		<b>Consultant</b>
close to/ located:	<b>Sant Josep De Sa Talaia</b>	name:	<b>not available</b>
region:	<b>Sant Josep De Sa Talaia</b>	spreekt:	<b>not available</b>
property type:	<b>villa</b>	telefoon:	<b>+34613167256</b>
rooms:	<b>7</b>		
property surface:	<b>640 m2</b>		
surface plot:	<b>3000 m2</b>		
price:	<b>€ 11.000.000</b>		