



E&V ID W-02T9MW

SAN JOSÉ — PORROIG

## Exclusive villa with private sea access

TOTAL SURFACE

approx. 450 m<sup>2</sup>

NUMBER OF BEDROOMS

5

PLOT SURFACE

approx. 2,500 m<sup>2</sup>

ASKING PRICE

on request





## Property Details

Total Surface  
approx. 450 m<sup>2</sup>

Plot Surface  
approx. 2,500 m<sup>2</sup>

Number of Bedrooms  
5

Asking price  
on request

Total Number of Bathrooms  
4

Fireplace  
✓

Total Number of Parking Bays  
2

Air-Condition  
Split Air-conditioned

Views  
Water View

Private cave  
✓

Direct access to the sea  
✓

## Commission Text

Availability upon agreement.

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Taxes, notary and registry fees must be paid by purchaser, the commission to E&V paid by the seller as stipulated by Spanish regulations.



## Property Description

This exceptional villa in Porroig is a true rarity on Ibiza, as it is one of the few properties with its own access to the sea. The spacious entrance area leads through a glazed interior patio, which emphasises the open and light-flooded architecture of the villa and offers a flowing transition to the spacious living area with a modern, open-plan kitchen.

The dining area, which is seamlessly connected to the living area, leads via a stylish gallery to one of the bedrooms on the upper floor. This room has its own en suite bathroom and a private terrace with stunning sea views. All of the villa's bedrooms offer direct access to the well-tended garden, which rounds off the living comfort of this property.

The outdoor area impresses with a beautifully landscaped pool with

integrated outdoor kitchen and spacious BBQ area, which is ideal for cosy evenings outdoors. An absolute highlight is the villa's unique cave, which is equipped with a lounge and a stylish bar. This extraordinary location invites you to spend unforgettable moments with friends and family while savouring the Mediterranean atmosphere of Ibiza.

A private staircase leads from the cave directly to a bathing platform by the sea, which offers exclusive access to the island's crystal-clear waters.

This villa combines luxurious living, unique architecture and the natural beauty of Ibiza in an impressive way and offers a refuge for discerning buyers looking for something special.



## Location Description

The villa is located on the exclusive Porroig peninsula. The sea can be reached on foot via a staircase from the property. The nearest

town San José with its shops and restaurants is 7,5km away. The airport is 14km away and Ibiza town 16km.









































# ESCALA DE LA CALIFICACIÓN ENERGÉTICA

Consumo de energía  
kWh / m² año

Emisiones  
kg CO<sub>2</sub> / m² año

<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>	<b>219.7</b>	<b>65.1</b>
<b>F</b>		
<b>G</b> menos eficiente		



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