ENGEL&VÖLKERS



E&V ID W-02T9MW
SAN JOSÉ — PORROIG

Exclusive villa with private sea access

TOTAL SURFACE

approx. 450 m²

NUMBER OF BEDROOMS

5

PLOT SURFACE

approx. 2,500 m²

ASKING PRICE

on request



Property Details

Total Surface	Plot Surface	Number of Bedrooms
approx. 450 m ²	approx. 2,500 m ²	5
Asking price	Total Number of Bathrooms	Fireplace
on request	4	
Total Number of Parking Bays	Air-Condition	Views
2	Split Air-conditioned	Water View
Private cave	Direct access to the sea	
\checkmark	\checkmark	

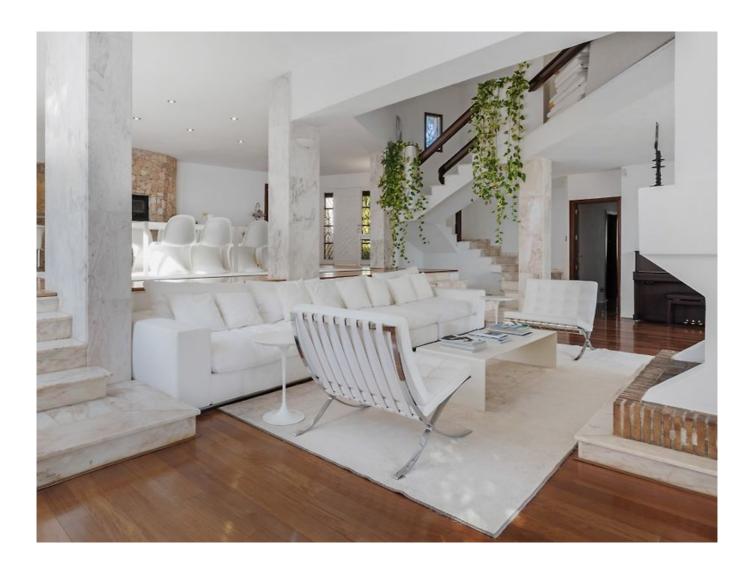
Commission Text

Availability upon agreement.

Engel & Völkers does not accept responsibility as the information provided in this brochure is for information only and it is subject to errors, omissions, change of price or withdrawal without notice.

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.





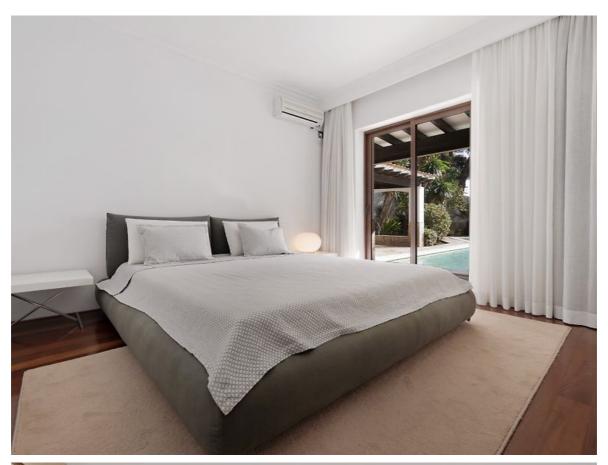




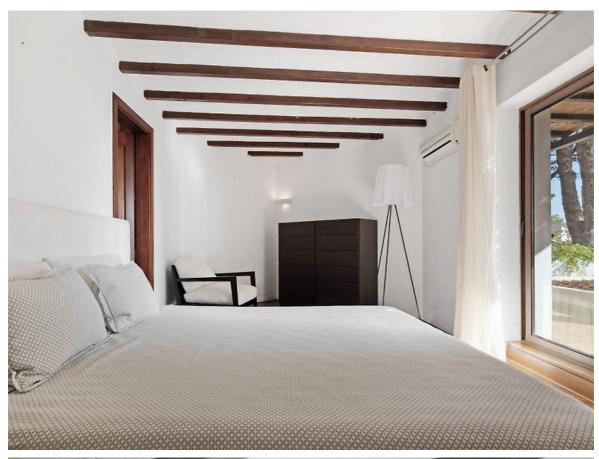






































ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kW h / m² año	Emisiones kg CO ₂ / m² año
A más eficiente		
В		
C		
D		
E	219.7	65.1
F		
G menos eficiente		



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