



E&V ID W-02Z2BS

SAN JOSÉ

## Unic Villa with Es Vedra views and rental licence

TOTAL SURFACE

approx. 339 m<sup>2</sup>

NUMBER OF BEDROOMS

6

PLOT SURFACE

approx. 3,300 m<sup>2</sup>

ASKING PRICE

5,500,000 EUR



## Property Details

Total Surface

**approx. 339 m<sup>2</sup>**

Plot Surface

**approx. 3,300 m<sup>2</sup>**

Number of Bedrooms

**6**

Asking price

**5,500,000 EUR**

Total Number of Bathrooms

**6**

Air-Condition

**Split Air-conditioned, Central Air-conditioned**

Fireplace



Garden



Balcony



Total Number of Parking Bays

**3**

Laundry Room

**Private, inside Apartment**

Views

**Open View, Green View, Mountain View , Water View**

Swimming pool



Electronic gate, Alarm system



## 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

Discover this spectacular property, situated in a privileged location of approximately 3000 square meters. Surrounded by elegant pine trees that provide shade on warm summer days, this villa offers dreamy views of the sea, with the majestic magical rock of Es Vedra as a backdrop—one of the most coveted panoramas in Ibiza. The main house features four spacious bedrooms, each with its own en-suite bathroom, along with a guest toilet. Its bright living-dining area seamlessly integrates with a modern open-plan kitchen, creating the perfect space for family and friends to enjoy. Additionally, a cozy guest house on the same plot includes two extra bedrooms and a

bathroom, ideal for hosting loved ones. With central heating and air conditioning, comfort is guaranteed year-round. Plus, the property comes with a tourist license, making it an exceptional investment that attracts a loyal clientele who fall in love with this paradise. Outside, you'll find a magnificent swimming pool, spacious terraces, and a charming summer dining area with a barbecue, all surrounded by lush gardens that invite outdoor living. Just steps away from the enchanting Cala Codolar, this property is a true refuge in paradise. Don't miss the opportunity to make it yours and live the Ibiza dream!



## Location Description

Cala Codolar is one of Ibiza's hidden gems, known for its turquoise waters, peaceful atmosphere, and stunning natural beauty. Nestled near Sant Josep, it offers a serene escape while being close to some of the island's most breathtaking beaches. The area is home to excellent dining and beach clubs, enhancing the experience for visitors. Adding to its charm, the renowned Seven Pines Ibiza Hotel

brings a touch of luxury and comfort. Cala Codolar is also famous for its spectacular sunsets, making it a must-visit spot. With Cala Conta and Cala Tarida nearby, this destination is both unique and convenient. Ibiza Airport is just 15 km away, and the city of Ibiza is 20 km, ensuring easy access to this tranquil paradise.











# ESCALA DE LA CALIFICACIÓN ENERGÉTICA

Consumo de energía  
kW h / m² año

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

**A** más eficiente

**B**

**C**

**D**

**E**

**F**

**G** menos eficiente

178,2

52,3

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