



E&V ID: W-046D8X

SANT JOSEP - CALÓ D'EN REAL

Elegant oceanfront villa with direct sea access

TOTAL SURFACE

~206 m²

NUMBER OF BEDROOMS

4

PLOT SURFACE

~800 m²

ASKING PRICE

€6,450,000



Property Details

Total Surface

~206 m²

Asking price

€6,450,000

Flooring

Epoxide Resin Floor

Garden



Plot Surface

~800 m²

Total Number of Bathrooms

5

Servant's Quarter



Views

Beach Front View, Water View

Number of Bedrooms

4

Air-Condition

Central Air-conditioned

Rooftop Terrace



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

Set on the frontline in the sought-after southwest of the island, within the exclusive Caló d'en Real community, this remarkable villa blends modern architecture with privacy and spectacular natural surroundings. One particularly noteworthy feature is that you can walk directly down to the sea from the house via a staircase. There you'll find a small, sheltered cove that's perfect for swimming. Rebuilt just a few years ago, the property is presented in pristine, turnkey condition, having been carefully maintained with regular interior and exterior repainting and attentive upkeep throughout the year.

With direct sea access and uninterrupted views over the Mediterranean and nearby islands, the villa also enjoys some of the island's most captivating sunsets—making it a perfect sanctuary for those in search of peace and exclusivity.

The arrival experience is particularly memorable: a stone pathway bordered by water leads to the entrance, where the first view of the

sea immediately sets a tone of calm and elegance.

Arranged over several levels, the villa has been designed to balance comfort with privacy. The main living space is a bright, spacious lounge with frameless panoramic windows that create a seamless connection between indoors and outdoors, filling the room with natural light while showcasing the stunning coastal views.

The property features two stylish ensuite bedrooms, including a generous master suite with a walk-in wardrobe, as well as a guest toilet. The fully fitted kitchen flows naturally into the living area and opens onto the exterior, where an independent laundry room and additional storage can be found. On this same level, there is also a separate ensuite bedroom, ideal for visitors.

An external staircase leads to another ensuite bedroom and a completely independent staff room, both thoughtfully designed to provide privacy and flexibility for guests or live-in staff.



Location Description

This property is located near Es Vedra and close to the enchanting coves of Cala Molí, Cala Vadella, and Cala Tarida. The area is known for some of Ibiza's most spectacular viewpoints, from which you can enjoy unique sunsets against the backdrop of Es Vedra. Along these picturesque coves, you'll find restaurants serving exquisite paellas

and fresh fish, some with the most impressive views of the island. Just 20 minutes from the airport and 25 minutes from Ibiza Town, this location also has several local supermarkets. Additionally, the village of San José, which offers all necessary amenities, is only a 10-minute drive away.

























ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kW h / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente		
B		
C		
D	103,5	32,5
E		
F		
G menos eficiente		

Energy information

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