



E&V ID W-046HYC

JESÚS - CAP MARTINET

Exceptional Sea-Front Estate Project

PLOT SURFACE

approx. 2,374 m²

ORIENTATION

Southeast

ASKING PRICE

€9,000,000

ALLOWED BUILDING SURFACE

1,466 m²



Property Details

Plot Surface

approx. 2,374 m²

Asking price

€9,000,000

Orientation

Southeast

Allowed Building Surface

1,466 m²

Type of Usage

Residential

Basement 372 m²



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 is a rare opportunity to realize a bespoke estate in one of Ibiza's most coveted locations — Cap Martinet. Positioned on a prime sea-front plot, the project comes with a fully approved building permit, paving the way for the creation of a modern villa that effortlessly blends contemporary design with the island's natural beauty.

The architectural vision focuses on open-plan living, clean lines, and seamless transitions between indoor and outdoor spaces. Expansive windows frame breathtaking panoramic views of the Mediterranean, while the layout has been carefully considered to offer both elegance and functionality.

The villa is designed to feature eight spacious bedrooms, each with its own en-suite bathroom, ensuring maximum comfort and privacy. Two grand master suites in the main house enjoy unobstructed sea

views and a serene, luxurious ambiance. Multiple living and dining areas, including three separate lounges and kitchens, make the home ideal for large families or groups of friends, offering generous space for both connection and retreat.

A substantial basement level provides room for approximately eight vehicles, along with a private gym, supporting a lifestyle of comfort, convenience, and wellness. The estate is completed by an inviting pool area and an additional annex building, offering flexible use as guest accommodation or a private retreat.

Set in the prestigious enclave of Cap Martinet, this project is just moments from Ibiza Town, the marina, and the island's best beaches, restaurants, and nightlife. It is a truly unique opportunity to build a dream estate in one of Ibiza's finest sea-front settings.

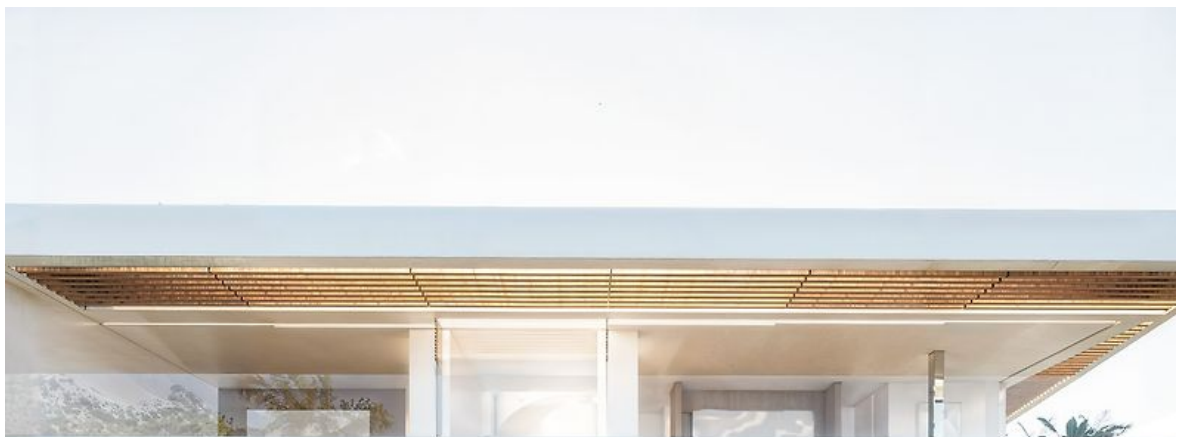


Location Description

Cap Martinet is only a few minute's drive from the port of Marina Botafoch and Ibiza Town, yet still boasts an extremely peaceful and secluded location. You will find a selection of restaurants along the bay of Talamanca as well as the village of Jesus. For grocery

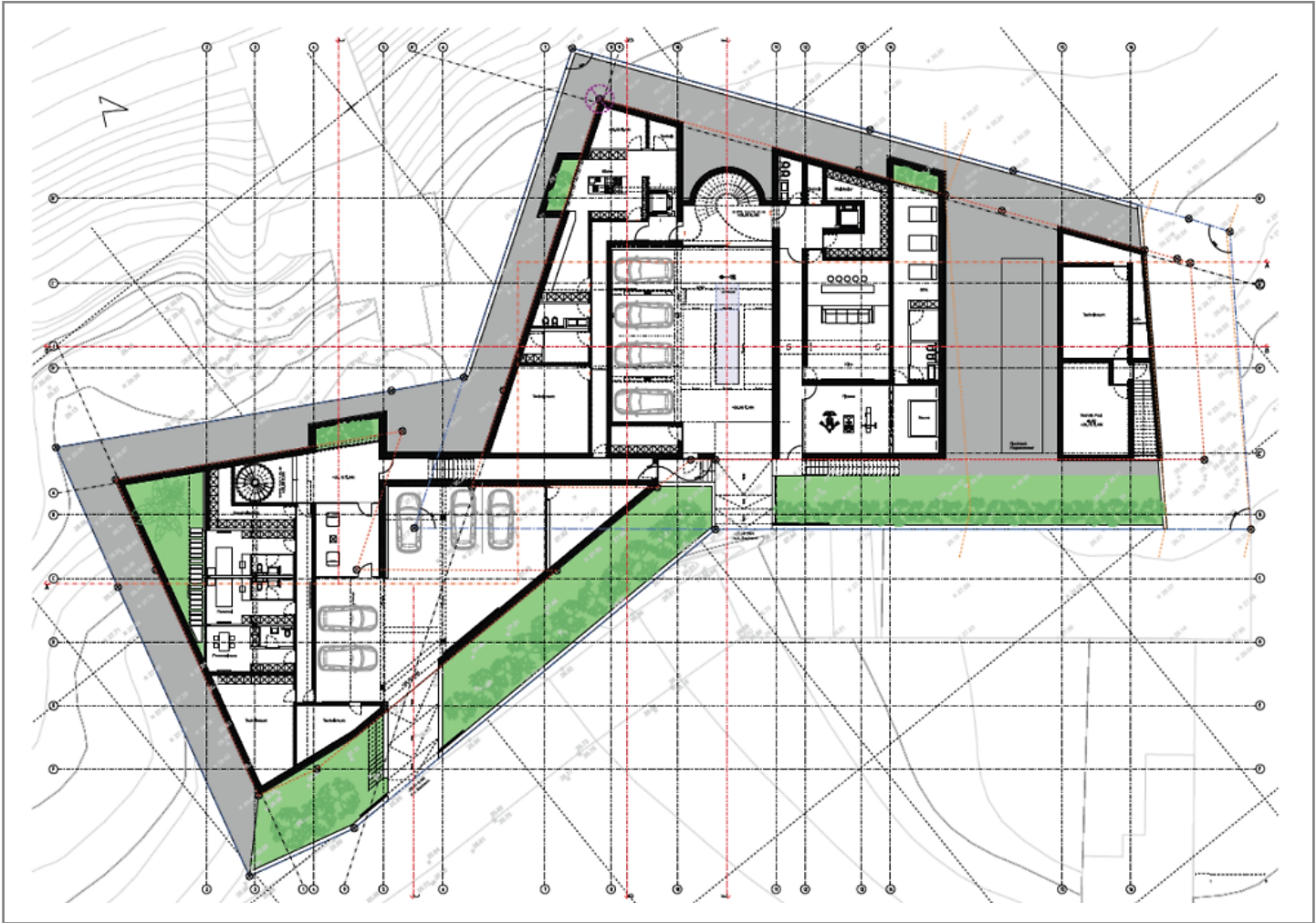
shopping you will have the village of Jesus with its bakery, butcher and grocery stores. Within walking distance you will reach a secluded beach as well as nature. Ibiza Airport is only a 15 minutes drive away and Ibiza Town you will reach within a 5 minutes drive.



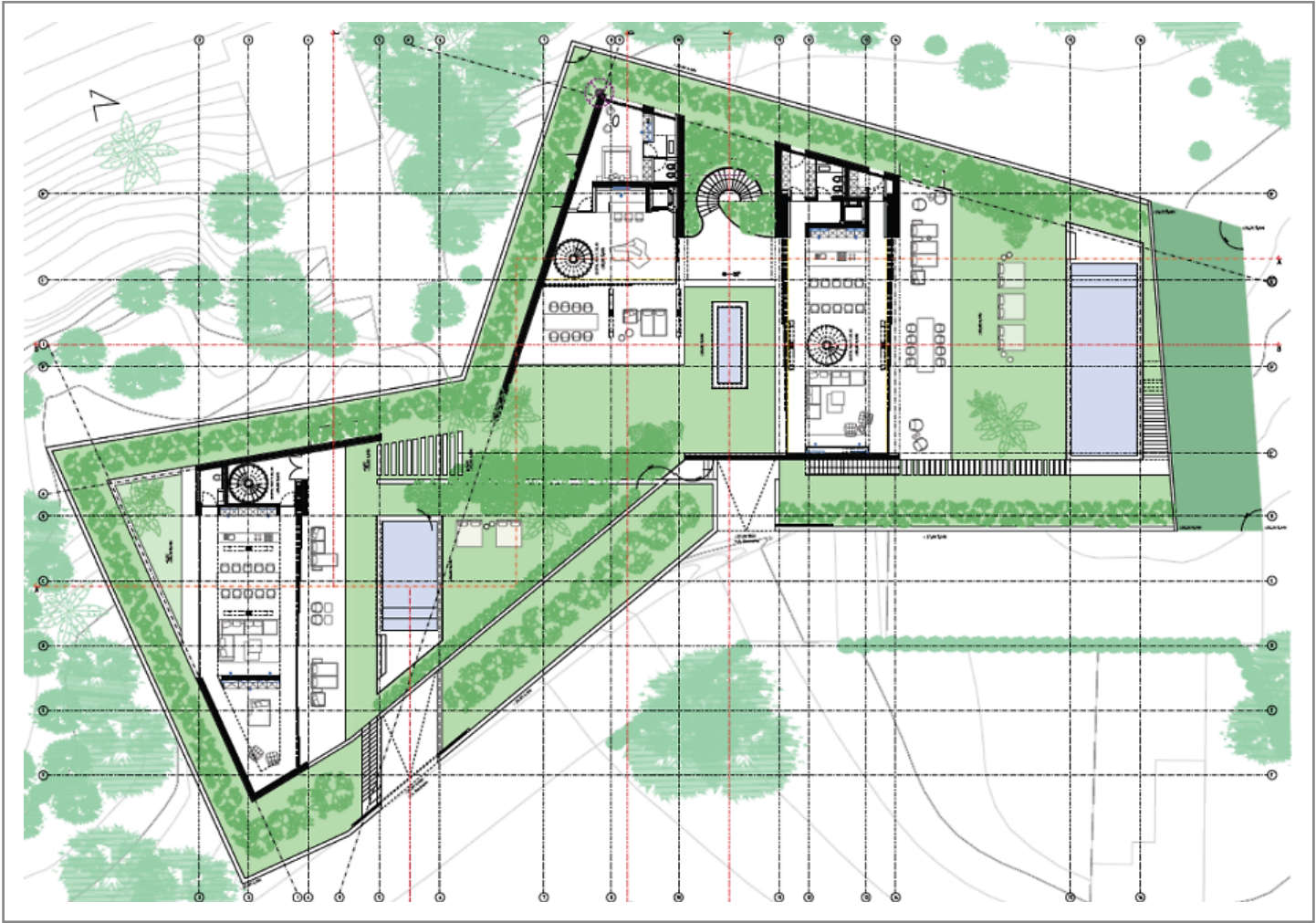




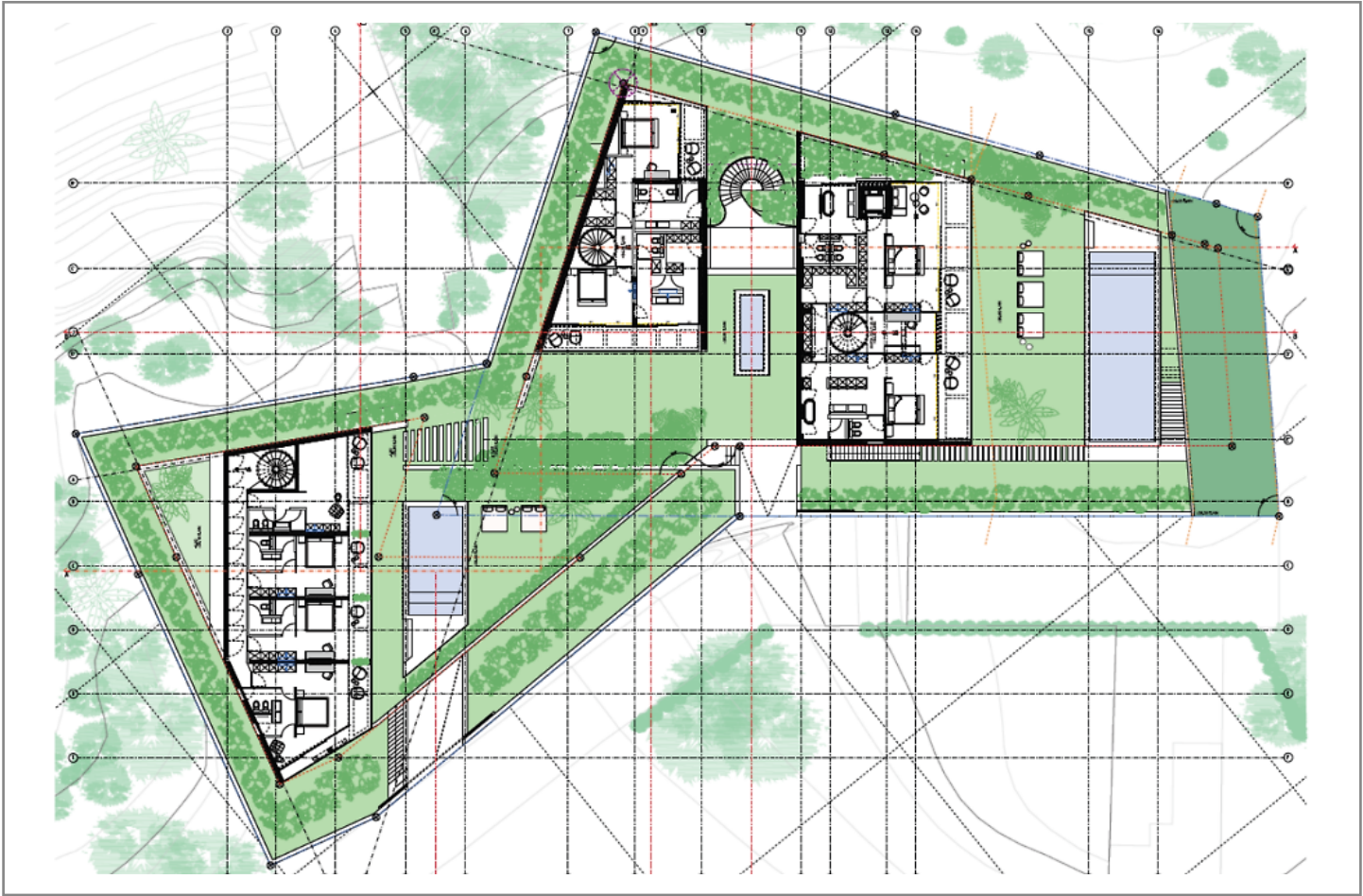




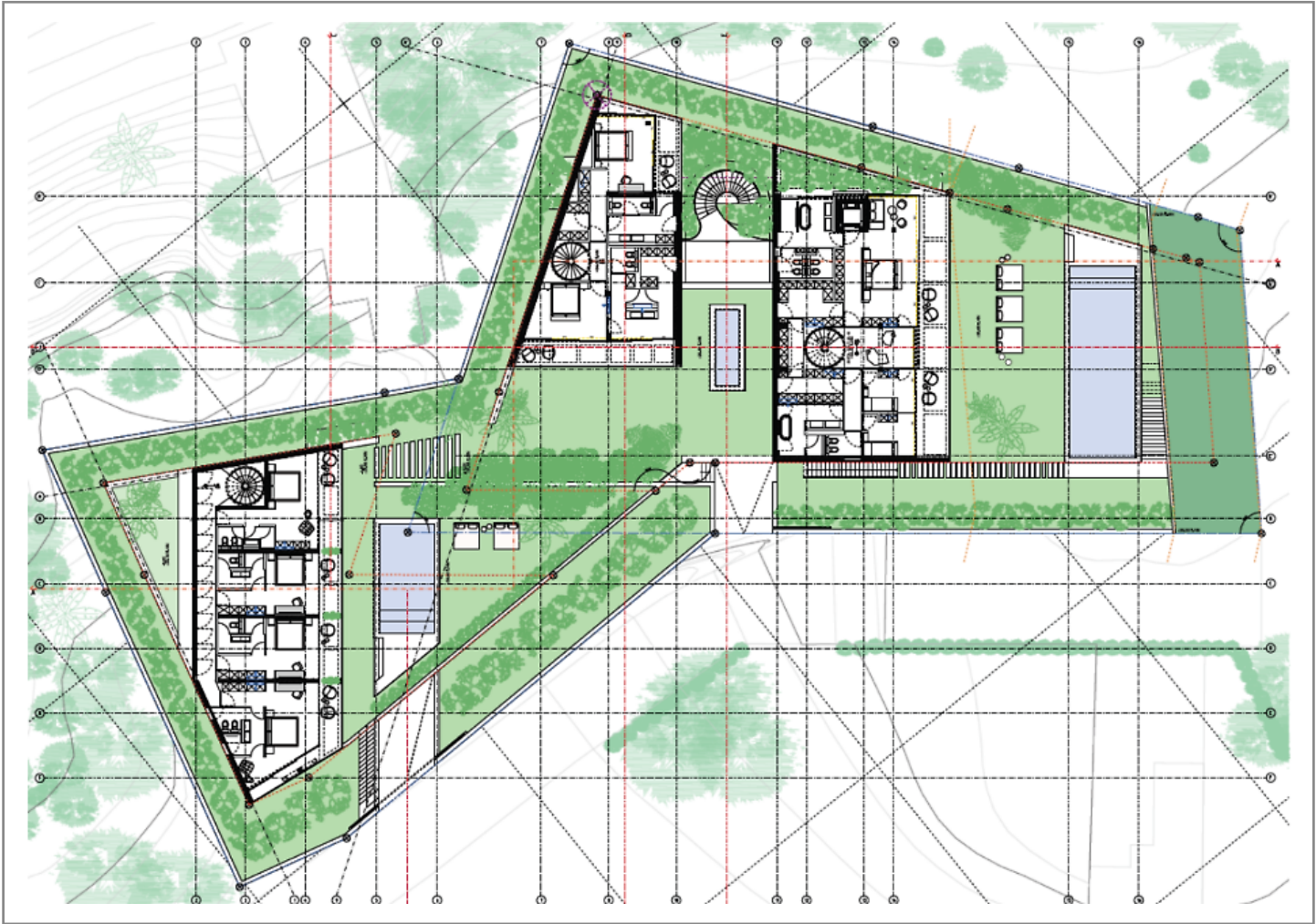
Floor Plan



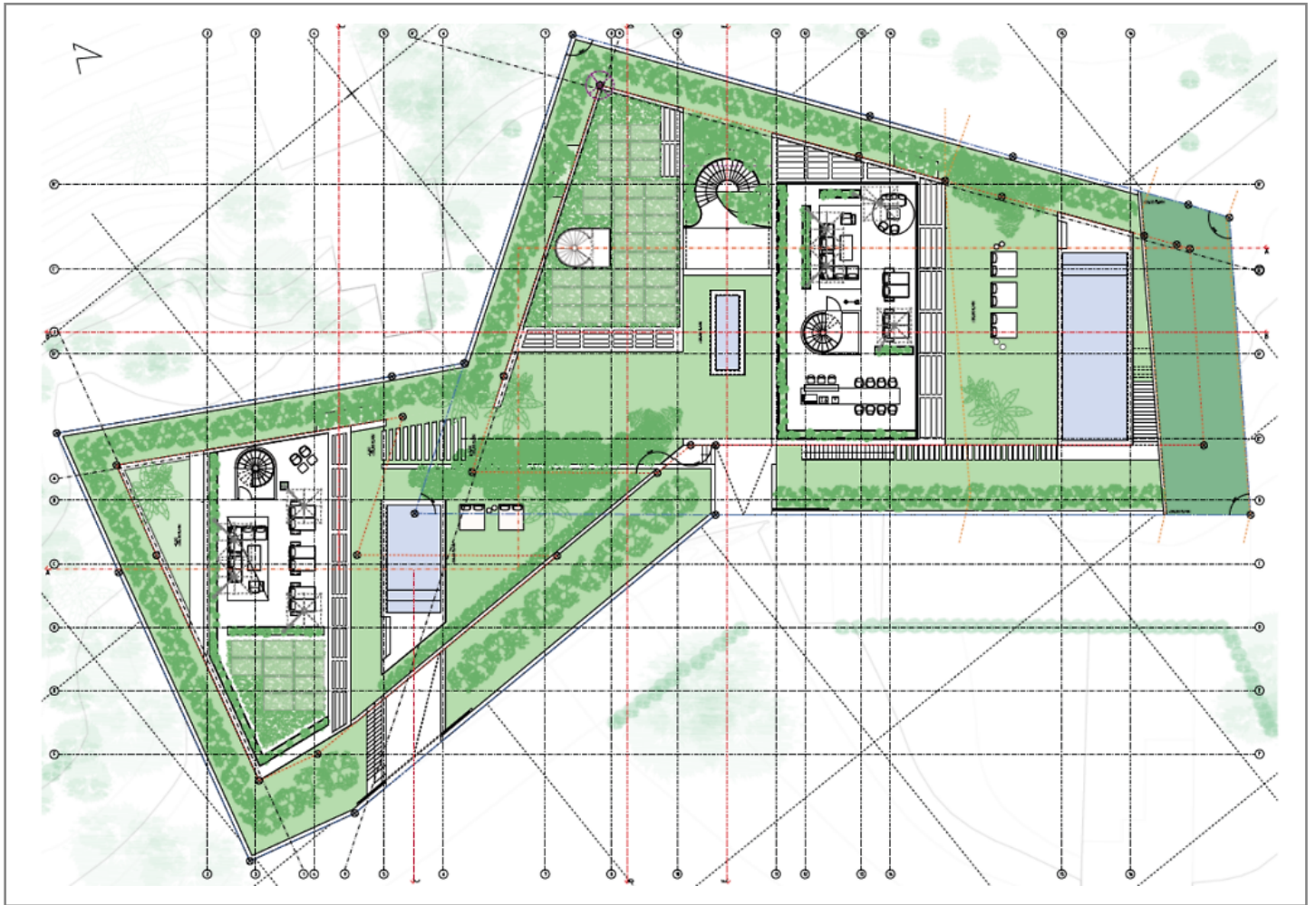
Floor Plan



Floor Plan



Floor Plan



Floor Plan

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