

## Four bedroom modern villa with touristic rental licence in Ibiza



**Price: 2.000.000 €**

### GENERAL INFORMATION

Property Ref:	CW-TIN-24	Category:	Villas, Luxury Houses
Location:	Can Pep Simo	Area:	Can Pep Simo
N. Bedroom:	4	N. Bathroom:	3
M <sup>2</sup> Property:		M <sup>2</sup> Inside:	230



This house has an energy certificate and can be visited.

### DESCRIPTION

This two-story, four bedroom modern villa with touristic rental licence number, is located in a secure area minutes away from Talamanca beach and 5 minutes drive to Ibiza, with a view of Formentera from East to West.

The house is in a super safe, gated community with 6 other villas, and has two very large bedrooms on top floor with on-suite bathrooms and ample cupboard space.

The bottom floor has a third bedroom which can also be used as an office area, as it has a window

view to the kitchen / terrace. Whilst a fourth bedroom suite with double bed rests beside the house with its own optional separate access.

The main bedroom on the top floor has a large terrace and a Jacuzzi in the bathroom. The second bedroom has two large double beds, Apple TV and Blue Ray player, and a PlayStation 3 with several games.

Ample kitchen area with oven, gas stove, microwave, refrigerator, washer dryer, Bosch Coffee Machine, and bar. The bottom floor has a guest bathroom that also includes a shower.

The outdoor garden area has smooth Philips Hue -powered lighting, 2 sunbeds, ample lounging areas and a beautiful Indonesian wooden table that seats 10 people. The swimming pool measures 8 metres x 3 metres and is cleaned with a state-of the art skin-friendly salt-based chlorination system.

The living room comprises an L-shaped sofa, a 50-inch Panasonic Viera TV flatscreen and a Bose Sound System for TV audio, as well as an Xbox 360, Wii, Apple TV, and cable for news.

The living room has an elegant wooden dining table seating 8, convertible into American Size Pool Table.

Sonos sound system in house, main room and garden/pool area. Philipps Hue lighting system in living room and main bedroom also. Located in a discrete and charming enclosure with 6 other villas, the enclosure is among the safest on the island and has CCTV cameras in the common ground areas. and its house has its own easy-to-use alarm system on all floors, divided by zones.

The villa has a total of 230m2 distributed as 130 m2 on the bottom floor and 100 m2 on the top floor. The terrace area includes a swimming pool of 24 m2. Two parking spaces are available in for guests and one of them amply would fit a motorcycle or scooter as well.

House can be locked down with automatic blinds when absent.

Underground heating is installed under the marble floors in all areas, and there is air conditioning throughout the house.











































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