

## Beautiful modern 450 m2 villa with rustic overtones and beautiful views



**Price: 7.500.000 €**

### GENERAL INFORMATION

Property Ref:	CW-N-J-75	Category:	Villas, Luxury Houses
Location:	Santa Agnes	Area:	Santa Agnes
N. Bedroom:	4	N. Bathroom:	4
M <sup>2</sup> Property:	80000	M <sup>2</sup> Inside:	450



This house has an energy certificate and can be visited.

### DESCRIPTION

This beautiful 4 bedroom 5 bathroom, modern villa with rustic overtones, was designed by island renowned architect Jaime Romano. It is set over two levels, and drops away to the vast outdoor pool area, and outdoor kitchen. The 450sqm villa, now for sale, sits proudly up among the forests above Buscastell.

This Villa built by one of the most famous Ibiza construction companies on the island, has an enormous living and dining area with an open plan kitchen, perfect for entertaining, together with a

hidden utility area to the rear. The open plan design and distribution has ensured maximum light pours through the huge floor to ceiling windows, and throughout the property, whilst still managing to retain that 'cozy' homely feel. Light and airy, yet still with real character.

The large master suite with dressing room and opulent en suite bathroom is also on the ground floor, and there is a very cool spiral staircase taking guests down to another 2 spacious bedrooms with en suite bathrooms.

The fourth bedroom and en suite bathroom, with its own private terrace, has been designed to be accessed independently from the outside, to give guests and/or wayward teenagers returning home at 5AM in the morning, their own extra slice of privacy!

For those rare winter days, there is also underfloor heating throughout and a modern fireplace.

The land that belongs to this villa stretches to an enormous 80,000sqm of forest and the villa itself is surrounded by mature landscaped gardens, watered and maintained from the lands own private well, and supported inside by top of the range demotic systems.

The huge pool area is perfect for entertaining during those long lazy days and of course evenings, as the sun sets in the distance across the gorgeous country views, and the fully equipped outdoor kitchen comes into its own.

It also has a full tourist licence, and a proven successful rental track record.

One of the best finished houses, with the best views on the island.

**Recommended Beaches** The beauty of being in the centre of the island is that most of the beaches are no more than a 20 minute drive away.

The heart of the island is spread across and between four of its towns, running from San Rafael in the southern part, through Santa Gertrudis and San Lorenzo, and up to San Miguel further to the north. Virtually all of the beaches are less than half an hour's drive away.

Each of these towns has their own characteristics and identity, and of course gastronomic feasts galore, with the San Juan road which links them and is effectively the spine of the island, being known as 'Restaurant Road'. This 7-8 km stretch of modernised road hosts none other than at least 10 must-try eateries, serving up anything from Mediterranean fusion and Thai, to Italian, Japanese and traditional Ibicenco fare. Pristine white washed churches, local schools, farms, and orange groves stretch across the Morna Valley, together with historic ruins and numerous Agroturismo hotels

Of the four towns, Santa Gertrudis is perhaps the most amenable to tourists and locals alike (as well as being the largest), growing hugely in popularity over the last few years or so with Northern Europeans moving to Ibiza for the sun and relaxed island life, but also wanting to stay a little bit apart from the slightly more hedonistic south.

Centred around a beautiful square surrounded by bars, restaurants, auction houses, and sports facilities, and just two minutes from the rapidly growing UK private school Morna International College, Santa Gertrudis provides a busy yet relaxed and positive vibe 365 days a year.





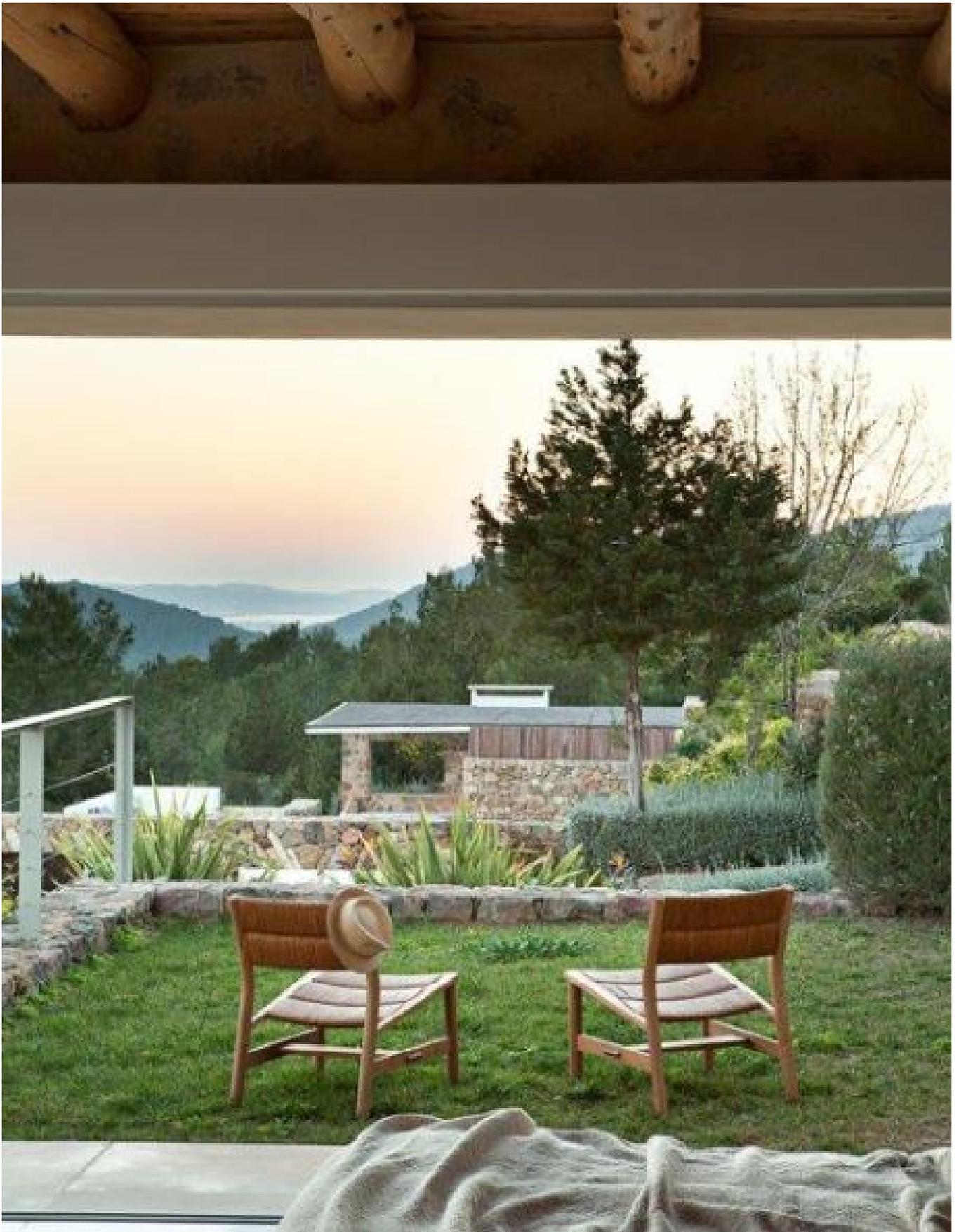






















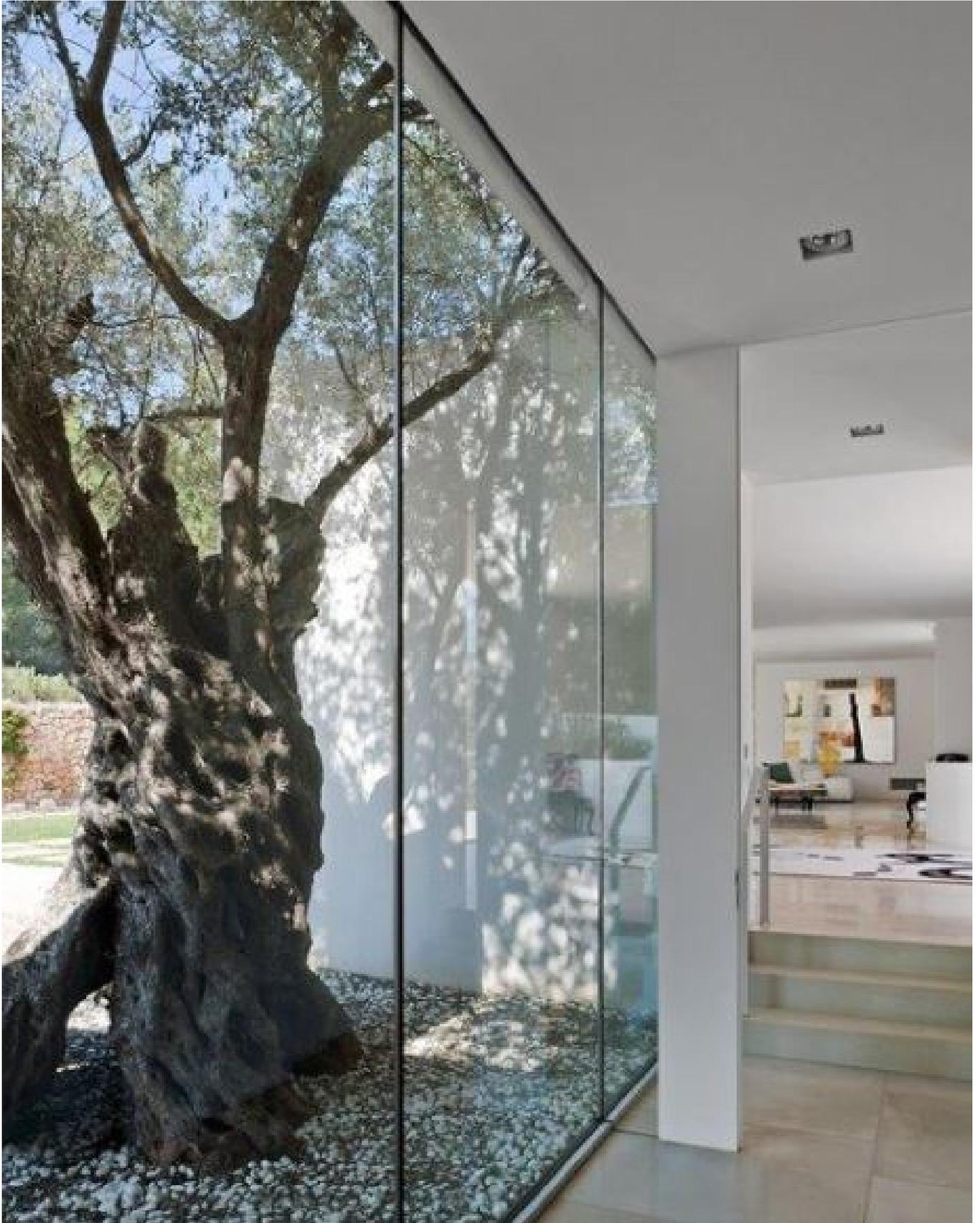










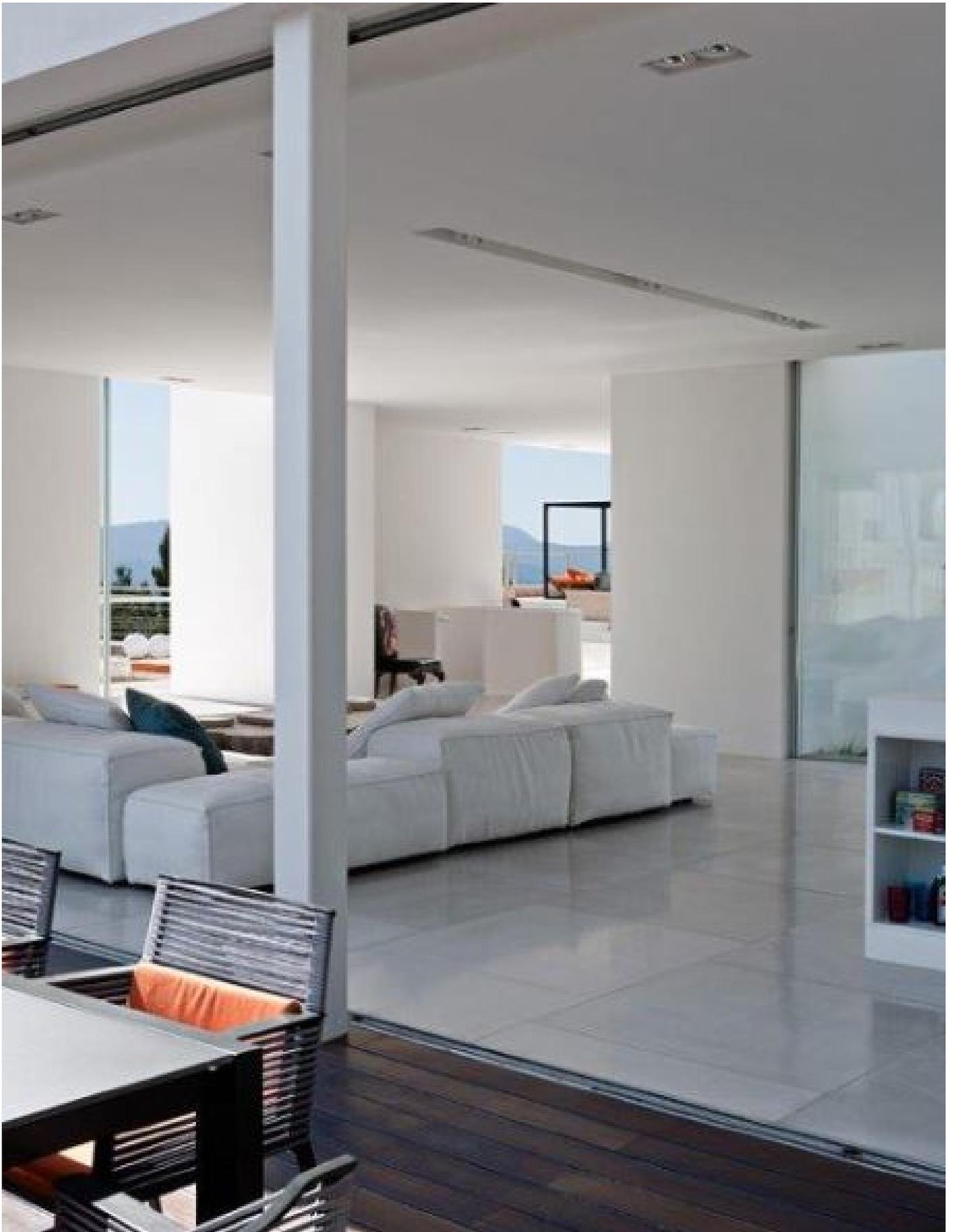
















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