

## Luxury villa build by the famous Bruno Erpicum



**Price: 6.000.000 €**

### GENERAL INFORMATION

Category:	Luxury Houses	Area:	San Jose / Sant Josep
Location:	San Jose	N. Bathroom:	5
N. Bedroom:	5	M <sup>2</sup> Inside:	300m <sup>2</sup>
M <sup>2</sup> Property:	450		

### DESCRIPTION

Unrolled all along its 83 m, the villa nested in a field of almond trees, is facing the Mediterranean sea and its sunset. Glorious views over the 6 islands called "seis partes" invite you to admire the magnificence of the island of Ibiza in its most sought-after location given its exceptional and protected location.

5 suites with 5 en-suite bathrooms of which one suite is in the guest apartment. Possibility to add one large suite or a gym of 80m<sup>2</sup>.

Wonderful manicured Zen garden

Indoor Living Surface 455m<sup>2</sup>  
Outdoor / Terraces Surface 280m<sup>2</sup>  
Plot of Land Surface 9.552m<sup>2</sup>

WORLD CLASS ARCHITECTURE  
CREATED BY BRUNO ERPICUM

This minimal property has been designed by award-winning star architect Bruno Erpicum in 2004 and built for the current selling-owner. So this is a first-hand transmission of a collector architecture house. The concept is one very elongated flat rectangle oriented to the West to front the

Mediterranean Sea and the sunset. The space is created by a one-piece floor slab and floating above an identical one-piece roof slab. This rectangle space is closed with a glass-only front to take advantage of the amazing sea views. This provides one floor for main living usage. One lower floor caters for technics and a large garage - which could become an additional apartment or a gymnasium.

This is an outdoor living house to take advantage of the glorious mild Mediterranean climate in Ibiza. The delimitation inside / outside blurs away thanks to extra-large sliding windows.

Elongated fine vertical shapes are distributed over the design, as if they mimic slender cypress trees. Some of these openings are doors, others are windows, passages or simply cuts in the walls to create interesting vistas of the garden greenery.

## AMAZING LOCATION

### A LARGE PLOT WITH SEA VIEW AND 365 DAYS SUNSETS

The property is oriented to the West fronting the Mediterranean Sea and the sunset. Terrific views on the Bay of Cala Tarida.

Size matters: the house is set on a large land of 9.552m<sup>2</sup> providing total privacy, with only two neighbours around. None of neighbours has sight on the terraces. This is a serene place of Ibiza, where nature and tranquillity reign. There is no audible street noise nor flight traffic around.

The final beauty of the location is that the sun drops into the sea horizon every day right in front of the property, setting the sky on fire in hues of orange and pink. Considering that Ibiza is famous for its incredible sunsets, this is a natural spectacle not to be missed, having a cocktail on your terrace or in your swimming pool...

The property has its own water well, an important fact for cost effective garden maintenance.

## INSIDE

Minimal design on one main floor offering 5 bedroom suites, very bright due to floor to ceiling extra-large sliding windows with double glazing, sand-color fine marble floor throughout, bespoke vintage furniture and wooden cabinetry. Floor heating throughout.

All rooms offer Air Con produced by a central unit. Water comes from the own cisterns and is treated with a professional osmosis system providing quality drinking water at all taps.

In the main house: great living-dining room of 120m<sup>2</sup>, with sofa lounge, TV, open fire chimney. Direct access to the kitchen and the main pool terrace. One master bedroom suite and 3 bedroom suites, each with their own bathroom.

In the annex: one guest suite with en-suite bathroom, WC, a kitchnette, a living room with TV, own outdoor lounge and dining terrace.

### Amazing Master Suite

Master bedroom suite of 100m<sup>2</sup> surface, with terrific sea views from the large bedroom with access to its own sun / garden terrace, a dressing room, an office, and a large bathroom with a bathtub and a shower, WC. Pure Luxury: the extra-large windows slide away to transform the bedroom and the bathroom into an open-air spa.

### Modern Monobloc Kitchen

The large bespoke designed kitchen has direct access to the indoor and the outdoor dining areas, with a 8 meter sand-colour marble desk, a Vitroceram cooking field, oven, fridge freezer, dishwasher.

### In the Annex

Comfortable guest apartment of 100m2 with one bedroom, one en-suite bathroom with WC, a living room with TV and kitchnette, own outdoor lounge and dining terrace with privacy.

#### AMAZING OUTDOORS

##### GREAT OUTDOOR SPACE WITH SEA VIEWS

Fabulous modern 22-meters-long heated swimming pool in a minimal design pool area, including a super-large umbrella, designer outdoor furniture and a shower. On the kitchen terrace: outdoor dining table for 12 guests, grill, sound system, various other terraces to relax.

Extraordinary manicured Zen garden with a carpet of lavender bushes, mature fruit trees and a vegetable yard. Water irrigation system covering the whole garden. Own water well to allow cost-effective maintenance. 2 full-size petanque lanes.

Secure outdoor parking behind the villa's own gate for 6 cars, of which 2 parking spaces have a carport roof.

Currently there is a large underground garage for 2 cars that can be transformed into a guest apartment or a gymnasium.

Important and rare fact in Ibiza: this property is sold fully legalised, with all paperwork as the Licencia de Primera Ocupacion, Final de Obras and the most important Cedula de Habitabilidad.

Asking Price: €6.900.000 plus transfer taxes and notary, including the furniture as is, not including the wall art.

Please contact us for more detailed information about inventory and floorplans.

The area is 7 minutes drive to the village of San Josep with all amenities like restaurants, shops, supermarkets, pharmacy, banks, etc. San Josep holds the Municipality offices of the Region, the place to sort out administrative tasks related to properties.

The closest beach is Cala Tarida, 3 km from the house. Famous beaches are 10-12 minutes drive away such as; Calabassa with CBBC beach Club, Cala Conte, Cala Jondal with famous beach club Blue Marlin and Restaurants Jondal and Tropicana, or Sa Caleta beach, On the main road back to Ibiza, there are restaurants Can Bass and KM5.















































































