

# Nice Villa situated in the tranquil embrace of Cap Negret - Cala Gracio



**Price: 5.850.000 €**

## GENERAL INFORMATION

Category:	Villas, Luxury Houses, Finca		
Location:	Cap Negret - Cala Grassió	Area:	Cala Gracio
N. Bedroom:	6	N. Bathroom:	6
M <sup>2</sup> Property:	5900	M <sup>2</sup> Inside:	m <sup>2</sup>

## DESCRIPTION

Nestled on a plot of 1743 square meters, this architectural gem spans approximately 458 square meters, encompassing six bedrooms and seven bathrooms. A splendid pool, measuring approximately 10 x 4 meters, graces the grounds, elevating this property into the realm of pure luxury. The price for this exquisite retreat is available upon request.

**The Location:** Situated in the tranquil embrace of Cap Negret - Cala Grassió, this residence enjoys a privileged south-western orientation, offering breathtaking sea vistas just 170 meters from the coastline. Surrounded by a select few villas in an area untouched by traffic, this haven provides a serene retreat. The access road gracefully concludes nearby. The panoramic sea views and captivating year-round sunsets, complemented by the lush green pine trees, create an unforgettable tapestry of nature. The sandy shores of Cala Grassió beckon, merely a leisurely 10-minute stroll away. In just 20 minutes by car, you can effortlessly reach the airport and the vibrant heart of Ibiza town.

## The Architectural Marvel:

**Level A:** The foundation of excellence begins with the garage and technical rooms, spanning an impressive 88 square meters of construction.

**Level B:** The lower level unfolds with two bedrooms, two bathrooms, a spacious living and dining

area, and a well-appointed kitchen. An expansive covered terrace measuring approximately 121 square meters offers a seamless connection to the outdoors.

**Level C:** The next level reveals an office space complete with archives and a WC/shower, encompassing around 32 square meters of construction.

**Level D:** The penthouse level boasts a lower living area, an inviting entrance, a guest WC, a stylish kitchen, a luminous living and dining room with a fireplace, a library, three bedrooms, two bathrooms, a generous patio, a wine cellar, storage rooms, technical facilities, sea-view terraces, and a 4 x 10-meter pool area with an outdoor shower, spanning approximately 470 square meters of construction.

**Level E:** The upper penthouse level presents a bedroom, a dressing room, a bathroom, a utility room with a kitchenette, covered sea-view terraces, and a Moroccan-style exterior shower, enveloping approximately 104 square meters of construction.

**Technical Details:** The property offers central oil heating throughout all living spaces, with electric floor heating in the lower apartment. It benefits from municipal water, a private well, 220 Volt electricity from Gesa, telephone ADSL, and satellite TV. Warm water is supplied through an electric boiler and solar energy.

**Other Features:** The entire estate is securely enclosed by a wall, with three electric entrance gates leading to the parking area. The gardens, designed for both beauty and low maintenance, feature an automated watering system. A charming fish pond with water features graces the uppermost section of the gardens, adding a touch of serenity to this exquisite sanctuary.





























































