

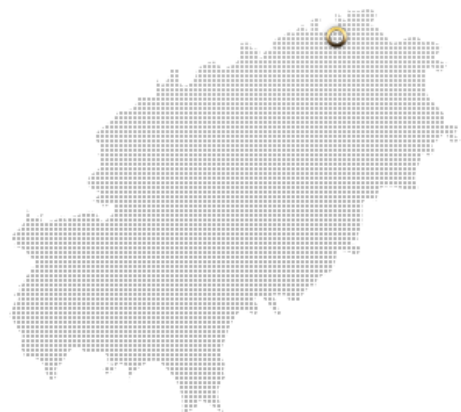
## Authentic Mediterranean luxury finca with direct private sea access for rent - Cala Xarraca



### Overview

<b>Building surface:</b>	700 m <sup>2</sup>
<b>Plot of land:</b>	2,000 m <sup>2</sup>
<b>Distribution:</b>	13 Bed rooms, 8 Bathrooms
<b>Ref.-No.:</b>	2253
<b>Price:</b>	on request
<b>Location:</b>	Cala Xarraca
<b>View:</b>	Sea view

### Location



## Description

### The House

Perched on Ibiza's most dramatic sunset coast, the Fincadelica is a magnificently decadent and discreet shoreside retreat. Fusing retro beach vibes, old-world seaside glamour and an authentic finca feel, the result is a cocooning coastal lair that exudes an atmosphere of sensuous disconnection. Finished both indoors and out with creamy, natural, lime wash, the fluid, playful space resembles a seventies sand sculpture connected by softly curving stairwells.

Doors throughout are arched in the style of a yacht, while porthole-style windows reflect the elevated nautical theme. Eight luxurious bedroom suites all soak up the magnificent sea views, many with private indoor / outdoor living and entertainment areas. The soothing, split-level indoor salons feature open fireplaces, deep sofas, a curated library and floor-to-ceiling Mediterranean vistas, ideal both for family living and entertaining on a grand scale. The panoramic, glass-walled Ocean Room is a multi-purpose space to be used as a private nightclub, yoga shala, ceremonial setting or home cinema.

A covetable art collection creates the perfect synergy between the established, the authentic and the innovative, thoughtfully curated in collaboration with Elena Ruiz Sastre, long time director of Ibiza's Museum of Contemporary Art. Bed linen throughout is 1000 thread count Egyptian cotton, with fringed, organic linen throws by Once Milano. Silk rugs are by Soufiane Zarib. All rooms feature open fireplaces and textured fabrics to ensure tactile, all-season comfort.

### The Grounds and Outdoor Living

Guests are greeted at the Fincadelica impressive arched entrance way by a modernist stone sculpture by Spanish artist María Llorente. The estate's elevated position means that multi-level outdoor living spaces tumble seaward, making the most of the superlative ocean views.

A panoramic pool deck is flanked by bathing cabanas furnished with circular Royal Botania beds and Exteta Locus Solus lounge chairs. A vintage striped theme runs through the Tuuci parasols, retro awnings and Roda sunbeds - upholstered in a classic Loro Piana fabric – adding a touch of Slim Aarons seaside glamour. There is ample covered outdoor dining alongside the swimming pool, along with a semi-circular, al-fresco cocktail bar for breakfast juices, morning coffee and celebratory evening sundowners.

A separate elevated kitchen garden with Josper and pizza ovens and guest amenities can be used for large-scale dinner parties and gatherings of up to 60 people. The Fincadelica is equipped with retro-wood-panelled speakers throughout. A polished stone coffee table. Sweeping across the wall is a vast, hand-woven art installation, its raw natural textures echoed by esparto grass rugs.

A huge pine dining table seats twenty four on playful psychedelic chairs, the ideal spot for lazy family breakfasts or glorious dinner parties with friends. Fincadelica honours Ibiza's local craftspeople and here we find contemporary ceramics by both Yvette Spowers and Laura de Grinyo (Ladio), along with traditional Ibicencan antiques.

### Amenities

- Eight expansive bedroom suites with either a private terrace or discreet outdoor area.
- The family suite has an extra bedroom, bathroom and small kitchenette.
- Most bedrooms have fireplaces.
- 12 x 6m saltwater swimming pool and five-metre curved pool bar.
- Direct beach access.

- Multiple sun terraces with Royal Botania sunbeds and Tucci parasols.
- Multiple covered lounging areas.
- Covered outdoor dining for 24 people.
- Guest pantry and wine cellar.
- Elevated outdoor dining and entertainment area for up to 60 people with Josper & pizza ovens
- Opulent hammam.
- Multiple yoga and open-air fitness spaces.
- Luxurious Pent gym equipment available on request throughout the property.
- Water sport equipment including stand-up paddleboards and kayaks.
- Bespoke pool table.
- Open-plan library, snug, living and dining rooms with dining table for up to 18 people. All with underfloor heating.
- Air-conditioned and soundproofed nightclub and cinema room for up to 80 guests with 270-degree sea views, high spec audio-visual system and 4.5 metre marble bar.
- Breakfast and one other meal per day prepared by in-house chef and kitchen team.
- Live-in housekeeping couple along with two further housekeeping staff.
- Daily turndown service and pool towel refresh.
- All suites have air conditioning, heating, refrigerators, safes and wooden shutters or blackout blinds.
- Wi-Fi, surround sound, neutral hidden speakers and solar panels throughout the property.
- Onsite parking for 4 cars.

#### Indoor Living & Dining

The split-level indoor living is the Fincadelica's all-seasons signature, a series of warm and luminous spaces that invite deep rest and relaxation. The sea-view library features an expansive edit of art, design, architecture and pop culture editions, along with books on the history and heritage of Ibiza. Four deep armchairs – including two of Gubi's iconic Croissant chairs – are complemented by Angela Damman's signature agave fibre KAU chair, one of an edition of only 10. The inviting fireside salon features opposing built-in striped sofas with a rustic backgammon board, while a sunken snug houses a vast, circular chillout bed. The elevated dining area seats 18 at a bespoke wooden table by Ibiza's CanCastello studio, flanked by Mexican-style upholstered chairs by CasaMidy. Vintage burnt glass Murano pendants cast a warm and inviting glow. Completed with underfloor heating throughout.

#### Kitchen

With its pink checkerboard tiles and glossy, red La Canche stove, the playful kitchen is a chefs dream. The guest friendly pantry is stashed with snacks and refreshments, alongside a climate-controlled wine cellar. Tableware is by Sampere - a small ceramic studio in Barcelona - alongwith Florentine Kitchen knives and Riedel crystal ware.

#### Club Room

With vintage Murano lights, Versailles panelled floor and a vast Croissant sofa by Hans Hopfer for Wiener Werkstatte, the statement Ocean Room is one of the Fincadelica's signature spaces. By day, the light flooded room lends itself to yoga and fitness, with luxurious gym equipment by Pent. Alternatively, blinds can be drawn and the cinema revealed to create an intimate, firelit, home screening den. By night, a sea green marble counter tops the fully stocked bar for when the Ocean Room becomes a decadent private nightclub for up to 80 guests.

#### Suites 1-8

##### Tower

- Room 1 - 75 m2 Lower tower suite with crescent moon-shaped bedroom, private terrace, open fire, arched windows, shower and freestanding bath plus an additional extra living room, kitchenette and second small bathroom
- Room 2 - 40m2 + 20m2 terrace. Upper tower suite with crescent moon-shaped bedroom, expansive upper private terrace open fire and arched windows, shower and freestanding bath.

## Main Finca

- Room 3 - 27m2 + 28m2 terrace. A suite featuring a split-level layout with a private terrace overlooking both sea and pool.
- Room 4 - 28m2 suite with a circular minibar, curved platform bed and door with direct pool access.
- Room 5 - 70m2 +50m2 terrace. An impressive 120sqm suite with custom Vismara pool table and built-in lounge bed, open fireplace, unobstructed sea views from a built in bathtub.
- Room 6 - 45m2 + 50m2 terrace. Soothing suite with a built-in bathtub alongside the open fireplace and a vast, private, sea view lounging terrace.
- .Room 7 -115m2 + 50m2 terrace. The 150 sqm penthouse with a freestanding custom bed, wraparound sea view windows, soaking tub and pair of Valentine Schlegel-inspired fireplaces and dual private terraces.
- Suite 8 - 90m2 + 32m2 terrace. Design-driven suite with a round travertine soaking tub, al-fresco terrace shower and sea access gate.



Ibiza One - very well established in Ibiza and one of the most trustworthy estate agency.

Ibiza One is your expert in Real Estate on Ibiza and assists buyers and sellers up to the notary appointment and beyond.  
A high-quality after sale management is a very important part of our work.

We have long-standing customers, whom we accompany over years with the purchase and sale of their real estates.  
You will find a list of premium properties on our website.

Furthermore we would like to introduce you to off-market luxury properties in extraordinary locations: First line seafront villas, Blakstad fincas, ultra modern villas, mountain top locations and more.

Trust, transparency, honesty and discretion are our guiding principles.

We take care of customers from any part of the world and are pleased to attend you with the purchase or sale of a luxury property.

Coci Patrizia Tappert and Uwe Richtberg  
Founder and managing directors

## Contact

Ibiza One Casamarine S.L.  
Calle Historiador Joan Marí Cardona No 6  
07800 Ibiza - Balears  
Spain

Phone: +34 971 190378  
Fax: +34 971 193711  
Mobile: +34 619 665380  
E-Mail: [contact@ibiza-one.com](mailto:contact@ibiza-one.com)