

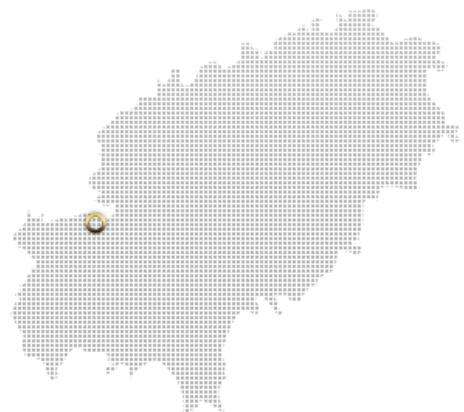
Mediterranean, very well maintained villa in Ibiza with amazing sea view and sunset all year for sale - distance from the sea is only 170 meters - Cala Grassio



Overview

Building surface:	457 m ²
Plot of land:	1,743 m ²
Distribution:	6 Bed rooms, 4 Bathrooms
Ref.-No.:	1128
Price:	3,400,000.00 €
Location:	Cala Grassio
View:	Sea view

Location



Description

The Location: Cap Negret - Cala Gracio, once a quiet south facing position with a dominant view of the sea, 170 meters from the sea. The residential area is located in a zone that has no through traffic. The access road is not continuous. The fantastic view over the open sea with sunsets over the whole year is unforgettable, as is the view of the green pine forests. The sandy beaches of Cala Grassio are max. 10 minutes walk away. Comfortable hiking trails on the sea and in the forests invite to idyllic walks. In 20 minutes by car from the city of Ibiza and the airport. Plot: 1743 m2 Total land. The building: Level A: The Garage, plant rooms approximately 88 m2 of construction Level B: The downstairs apartment 2 bedrooms, 2 bathrooms, living / dining room, kitchen, covered terrace of approx 121 m2 Construction Level C: The office and archive space and toilet / shower about 32 m2 Construction Level D: The Penthouse, lower living area entrance, guest WC, kitchen, living / dining / fireplace, library room, 3 bedrooms, 2 bathrooms, large patio (courtyard), wine cellar, storage rooms, equipment rooms, sea view terraces with Swimming pool 4 x 10 m, shower about 470 m2 of construction level E: covered Penthouse, upper living area bedroom, dressing room, bathroom, laundry room with kitchenette, ocean view terraces and open Moroccan outdoor shower approximately 104 m2 of construction Total in the Land Registry registered construction area (not including terraces) 457 m2 HVAC: central heating oil in all living rooms, of electric floor heating in the apartment below, the water community water tank, 220 volt Gesa, telephone and ADSL + Satellite TV, hot water with electric water heater and solar energy. Other: The entire property is walled. 3 electric entrance gates to the parking lot. Simple and easy-care gardens, some with irrigation system. Pond with water feature in the upper garden



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Coci Patrizia Tappert and Uwe Richtberg
Founder and managing directors

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