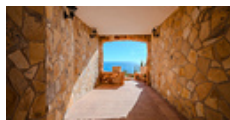


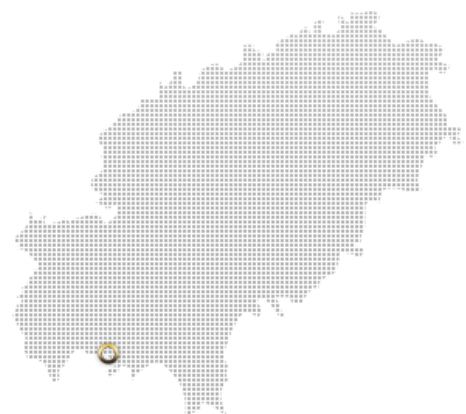
## Exclusive First Row Seafront Luxury Villa with Private Sea Access & Dock Platform – For Sale in Porroig, Ibiza - Porroig



### Overview

<b>Building surface:</b>	450 m <sup>2</sup>
<b>Plot of land:</b>	2,500 m <sup>2</sup>
<b>Distribution:</b>	5 Bed rooms, 4 Bathrooms
<b>Ref.-No.:</b>	2431
<b>Price:</b>	on request
<b>Location:</b>	Porroig
<b>View:</b>	Sea view, Sealine, Modern, Nice Sea View, Sea Access

### Location



## Description

Extraordinary Luxury Waterfront Villa in Porroig with Huge Pool, Gardens & Private Sea Access – For Sale, Ibiza

A Once-in-a-Lifetime Opportunity in Porroig – Ibiza's Most Exclusive Peninsula

Welcome to Porroig, often described as Ibiza's most exclusive and discreet neighbourhood — a peninsula lined with luxury estates, private coves, and some of the finest waterfront homes in the Mediterranean. Known for its privacy, prestige, and yacht-friendly coastline, Porroig is home to international celebrities, discreet high-net-worth residents, and some of the most valuable real estate on the entire island.

To own a frontline villa here is rare.

To own one with direct sea access and its own private dock platform is almost unheard of.

This extraordinary seafront property sits on a 2,500 m<sup>2</sup> plot, with 450 m<sup>2</sup> of built space, 5 bedrooms, a vast swimming pool, landscaped gardens, huge lawns and some of the most breathtaking sea views the south coast has to offer. Villas of this calibre in Porroig come to market exceptionally infrequently — making this an unrepeatable opportunity for discerning buyers.

A Prime South-Coast Location – Near Cala Jondal, Es Torrent & Ibiza Town

From this villa, you are moments away from Ibiza's most coveted lifestyle destinations:

Cala Jondal – 5 minutes

Home to Ibiza's most famous beach restaurants:

- Blue Marlin Ibiza – iconic DJ beach club
- Casa Jondal – by Rafa Zafra, Michelin-level seafood
- Jondal Raw Bar
- Tropicana Beach Club – relaxed family vibe
- Yemanja - outstanding restaurant with Mediterranean seafood
- Es Xarcu – upscale seafood on the rocks
- Es Torrent – 3 minutes

One of Ibiza's most exclusive dining spots, known for:

- Fresh seafood
- Waterfront tables
- Old-school island glamour
- Airport – 10 minutes
- Effortless arrivals and departures.

Ibiza Town & Marina Botafoch – 15 minutes

- Lío

- Pacha
  - Destino Resort
  - Casa Sudaca
  - Roto
  - Sa Punta, Patchwork & Ginger
  - Zuma
- 
- Novikov
  - Cipriani
  - High-end shopping & fine dining

Porroig offers absolute privacy while keeping you close to everything that makes Ibiza world famous.

#### The Property – A Seafront Residence of Exceptional Rarity

Originally built in 1985 and meticulously maintained, the villa is in very good condition and showcases an architecture that blends Mediterranean warmth with modern open-plan living.

#### Basic Specifications

- 450 m² built area
- 2,500 m² land
- 5 bedrooms
- 4 bathrooms
- Guest apartment
- Huge pool
- Private sea access + bathing platform
- Independent studio/cave with bar

#### Elegant Interior Layout – Light, Space & Sea Views Everywhere

The entrance opens into a striking glazed interior patio, filling the villa with natural light and establishing an immediate connection with the outdoors. This leads into the spacious living area, where floor-to-ceiling glass enhances the sense of openness and frames the shimmering blue sea beyond.

#### Highlights Include:

- Large open-plan living & dining areas
- Modern built-in kitchen
- Fireplace
- Guest toilet
- Tiles & high-quality wooden flooring
- Direct access to the garden from all bedrooms
- Separate guest apartment
- Upper-Level Bedroom Suite

A stylish gallery leads to an upper-level bedroom featuring:

- Private terrace
- En-suite bathroom

- Stunning panoramic sea views

This room is ideal as a master suite or VIP guest suite.

#### Outdoor Luxury – Pool, Outdoor Kitchen, BBQ & Expansive Terraces

The exterior of the property is designed for pure Mediterranean enjoyment:

- Large swimming pool
- Spacious sun terraces
- Fully equipped outdoor kitchen
- Stylish BBQ area for summer gatherings
- Beautifully landscaped gardens
- Private, secluded seating lounges
- Manicured lawns and pathways
- Shaded chill-out spaces

The layout is perfect for families, children, and entertaining guests.

#### The Unique Cave Lounge – A Signature Feature

One of the most extraordinary highlights of this property is the private cave, transformed into a:

- Lounge
- Cocktail bar
- Entertainment space

This dramatic setting is ideal for hosting unforgettable evenings — from intimate gatherings to glamorous celebrations.

#### Direct Sea Access

A private staircase takes you from the cave directly to the sea, where a bathing platform and dock station offer:

- Swimming in crystal-clear waters
- Paddleboards
- Boat pickups
- Exceptional convenience for yacht owners

This feature alone places the villa among Ibiza's top-tier luxury properties.

#### A Rare Seafront Treasure in Porroig

This villa represents everything that makes Ibiza's south coast so desirable:

- First-row seafront position
- Private sea access with dock platform
- Huge pool & beautiful gardens
- Full privacy
- Prestigious Porroig peninsula

- Close to Cala Jondal, Es Torrent, airport & Ibiza Town
- Large plot and spacious layout
- Guest apartment + cave lounge

A truly unique opportunity to acquire a high-end seafront estate in one of Ibiza's most exclusive neighbourhoods — a place where villas rarely change hands.