

Luxury First Row Seafront Villa with Private Sea Access in Es Cubells For Sale, Ibiza - Es Cubells



Overview

Building surface:	303 m ²
Plot of land:	6,000 m ²
Distribution:	5 Bed rooms, 5 Bathrooms
Ref.-No.:	2433
Price:	8,500,000.00 €
Location:	Es Cubells
View:	Sea view, Sealine, Finca & Blakstad, Nice Sea View, Sea Access

Location



Description

Ultra-Exclusive Es Cubells Waterfront Estate with Private Water Access & Sunset Views – For Sale

Set on a generous 6,000 m² plot in one of the most prestigious and expensive residential areas on the entire island, this rare first-row seafront villa in Es Cubells offers an opportunity that almost never appears on the market. With direct sea access, unobstructed views, complete privacy, and a privileged west-facing orientation that captures the sun until the last ten minutes before it sets, this is one of the most desirable coastal properties in Ibiza.

With a built area of 300 m² and 5 bedrooms, the villa is fully livable today — yet with additional investment, it holds the potential to be transformed into an architectural masterpiece that aligns with Ibiza's highest luxury standards. Seafront plots of this size and location are nearly impossible to obtain, making this villa not only a dream home but also a blue-chip real estate investment.

Es Cubells – One of the Most Exclusive & Valuable Addresses in Ibiza

Es Cubells is widely regarded as one of Ibiza's most exclusive, luxurious, and expensive residential enclaves, often compared to the private coastal communities of the Côte d'Azur. Perched on dramatic cliffs on the island's south coast, Es Cubells offers:

- Ultra-private luxury estates
- Breathtaking clifftop panoramas
- The famous whitewashed church with panoramic sea views
- Peaceful, upscale living far from mass tourism
- A tight real estate supply, making properties here extremely valuable

Only a limited number of homes ever exist on this frontline stretch of coastline — and first-row villas with sea access are almost never for sale. They are considered the crown jewels of Ibiza real estate.

Owning a seafront property in Es Cubells means entering one of the most exclusive tiers of property ownership in the Mediterranean.

- A Unique First-Row Villa with Sea Access – Rare Beyond Comparison
- First-line seafront villas in Es Cubells are exceptional.
- First-line villas with private sea access are almost mythical.

Here, a private path leads directly from your land to the water, allowing for:

- Morning swims in crystal-clear waters
- Paddleboarding & kayaking directly from your property
- Boat pick-ups
- Total immersion in Ibiza's natural beauty

The combination of size, orientation, cliffside magic and sea access sets this property apart as one of the

most valuable seafront opportunities on Ibiza today.

The Villa – Livable Now, Transformable into a World-Class Luxury Estate

The existing home offers:

- 300 m² built area
- 5 bedrooms
- Spacious indoor and outdoor living areas
- Large terraces facing the sea
- A structure perfectly positioned for redesign or expansion

The villa is in good, fully livable condition — ideal for immediate enjoyment.

However, with thoughtful renovation or modernisation, this property could become a show-stopping architectural icon, significantly increasing its value and prestige.

This is a dream canvas for anyone wanting to create a custom-designed luxury home on one of the finest plots in Ibiza.

West-Facing Magic – Sun Until the Very Last Minutes

The villa's west-facing orientation ensures:

- Sun from late morning through the entire afternoon
- Golden light across the sea
- Spectacular sunsets visible from terraces, pool and garden
- Warm, bright outdoor living throughout the year

This orientation is extremely sought after — especially among buyers who understand the Mediterranean lifestyle.

Outdoor Space – 6,000 m² of Private Mediterranean Landscape

The generous land offers:

- Total privacy
- Large Mediterranean gardens
- Space for pool redesign, landscaping, outdoor fitness, chill-outs, yoga decks
- Extraordinary development potential

The plot's natural beauty, sea breeze and cliffside elevation create a sense of calm, luxury and exclusivity that few locations can match.

Close to Ibiza's Most Iconic Beaches & Restaurants

Es Cubells sits between some of the island's most beloved and exclusive beach destinations:

Nearby Beaches

- Es Torrent – upscale dining on the water

- Es Xarcu – authentic seafood restaurant carved into the rocks
- Cala Jondal – home to Ibiza's top beach clubs
- Cala d'Hort – the famous Es Vedrà viewpoint
- Cala Carbo & Cala Vadella – relaxed, family-friendly beaches
- Porroig Bay – yacht anchoring paradise
- Nearby Luxury Hotspots
- Blue Marlin Ibiza – legendary lifestyle beach club
- Casa Jondal – Michelin-level seafood without Michelin noise
- Nobu Ibiza Bay – fine dining, spa, beach
- Marina Botafoch – yachts, boutiques, nightlife
- Ibiza Town – 20 minutes drive

The villa offers tranquility and privacy while remaining perfectly connected to Ibiza's high-end lifestyle.

A Rare Seafront Opportunity with Massive Potential

This property offers an unmatched combination of:

- 6,000 m² prime land
- First-row seafront
- Private sea access
- West-facing sunset orientation
- One of the most luxurious and expensive areas in Ibiza

A villa that is ready to live in — and ready to elevate into a masterpiece

First-row villas with sea access in Es Cubells almost never come onto the open market.

This is a once-in-a-generation opportunity for a buyer seeking privacy, exclusivity, and future value appreciation.