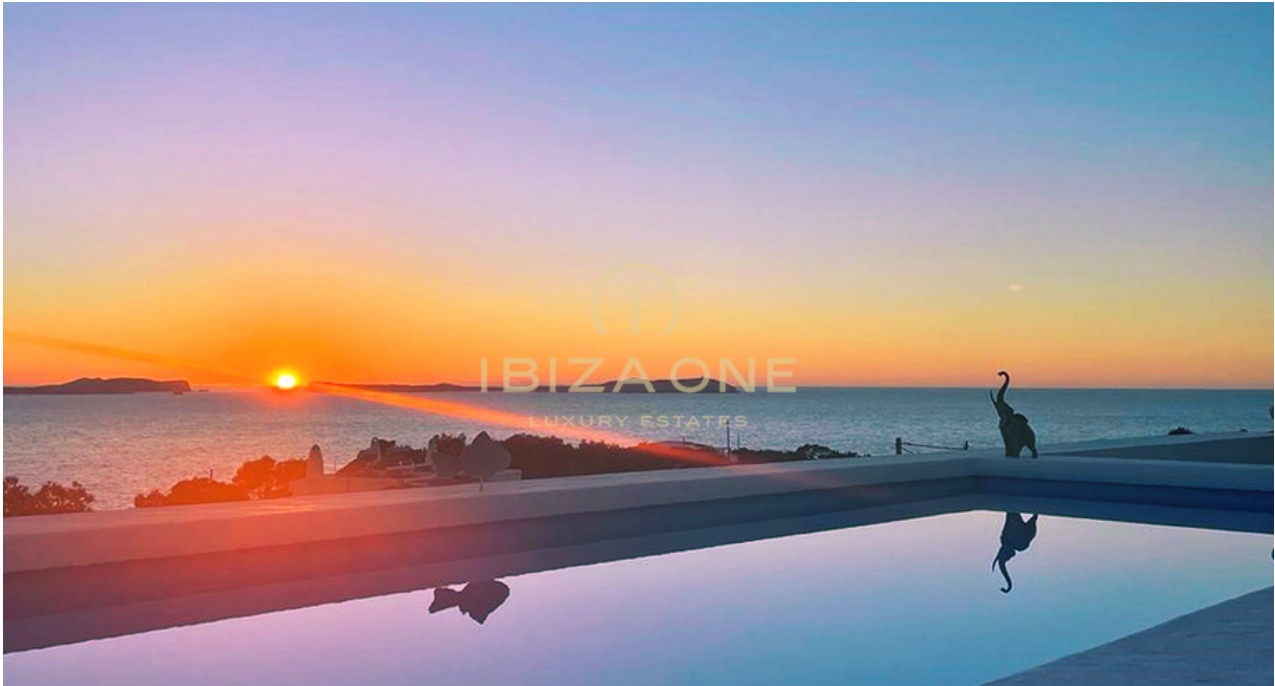


Quiet located luxury villa with amazin sea view - Cala Gració



Overview

Building surface:	458 m ²
Plot of land:	5,900 m ²
Distribution:	6 Bed rooms, 7 Bathrooms
Ref.-No.:	2202
Price:	on request
Location:	Cala Gració
View:	Sea view

Location



Description

Absolute quiet south-west situation with marvellous sea view, only 170 m from the sea. The house is surrounded by a few other villas in an area without traffic. The access road finishes nearby. The fantastic sea view and the marvellous sunsets during all the year are unforgettable, as well as the view all over the green pine trees.

The sandy beaches of Cala Grassió are nearby, about 10 minutes by feet. In 20 minutes by car you reach the airport and Ibiza town.

The Construction

Level A: The Garage, technical rooms about 88 m2 constructions

Level B: The lower flat, 2 bedrooms, 2 bathrooms, living-/dining room, kitchen, Covered terrace about 121 m2 construction

Level C: The Office with archives and WC / shower about 32 m2 construction

Level D: The Penthouse, lower living area, entrance, guests WC, kitchen, living-/dining-room chimney, library, 3 bedrooms, 2 bathrooms, large Patio, bodega, store-rooms, technical rooms, sea view terraces with pool of 4 x 10 m, shower about 470 m2 construction.

Level E: Penthouse, upper living area, bedroom, dressing room, bathroom, wash-room with kitchenette, covered sea view terraces, exterior shower in Moroccan style, about 104 m2 construction
Technical: Central oil heating in all living-rooms, electric floor heating in the lower apartment, municipal water, well, electricity 220 Volt of Gesa, telephone ADSL und TV – satellite, warm water with electric boiler and solar energy.

Other: The whole plot is fenced with a wall. There are 3 electric entrance doors to the parking. Nice, but easy-care gardens, partly with automatic watering system.

Fish pond with water features at the top of the gardens.

- Air Conditioning
- Alarm system
- Fireplace
- Laundry
- Outdoor Shower
- Swimming Pool (10 x 4 m)