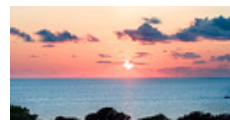


## Exklusive erste Meereslinie Villa mit direktem Meerzugang - am Wasser - Calo d'en Real



### Übersicht

|                        |                              |
|------------------------|------------------------------|
| <b>Wohnfläche:</b>     | 800 m <sup>2</sup>           |
| <b>Grundstück:</b>     | 3.247 m <sup>2</sup>         |
| <b>Raumaufteilung:</b> | 4 Schlafzimmer, 4 Badezimmer |
| <b>Referenznummer:</b> | 1237                         |
| <b>Preis:</b>          | 5.800.000,00 €               |
| <b>Lage:</b>           | Calo d'en Real               |
| <b>Aussicht:</b>       | Meerblick, Landblick         |

### Lage



## Beschreibung

Charming villa of 800 sqm located in a unique place in Ibiza, a luxury and protected residencial area : Calo D'en Real. On a property of 3.274 sqm of land. Large spaces, 4 bedrooms: 2 doubles each of them with ensuite bathroom 1 double with 2 extra twin beds with ensuite bathroom (fit 4 people) 1 double bedroom for staff. Full bathrooms, swimming pool, garden and terraces. Fully equipped. VILLA DESCRIPTION: Courtyard at the entrance with gravel beige marble, space to park 3 cars. Entrance Hall of 5m x 2.80 m, decorated with antique double doors. Wardrobe: 2 toilets, 2 closets and 2 complementary services. Porch: 5m x 12m. Opposite the pool. Covered Gallery: Terrace and gardens overlooking the island of Vedra. West orientation. Very comfortable with a set of sidewalks in a "U" around a central table. Breakfast corner with a Knoll round table of white marble, 8 chairs and iron furniture with shelves that for buffets. Dining Room: 9m x 5m. With two tables of 1.70 m x 1.70 m and 4 cm thick marble stone, with bases of ancient columns of 60cm in diameter. With capacity for 16 diners and ring bells connected to the kitchen. Ledge 4m x 0.40 m with two candlesticks and two Moroccan lamps, and fireplace. Living Room: 135m<sup>2</sup>, very bright with four very wide and splendid windows that open on the patio (pool and garden) on one side, and on the green and the sea on the other. Panoramic terrace on the sea with a depth of 6m, surrounded by a small 60cm wide wall forming a curb and facing the sea. Marble stone table of 3M x 1M over two columns of 60 cm in diameter. An antique capital of 80cm in diameter and a block of stone serving as coffee tables. Garden overlooking the sea with external barbecue and dining. Kitchen: Fully equipped: 2 Oven Smeg. Ceramic hob 5 burners Double stove Smeg gas Smeg dishwasher Extractor 2M Length Double Sink. Sink for vegetables Separate Dining Main Suite: Surface 110 m<sup>2</sup>. First Bedroom: Double bed, 1 door window that opens onto a private covered porch overlooking the garden and the sea and another door window that opens on a private garden terrace and a Moroccan table and with two jars of an antique collection. Living room / office with Zanotta leonardo table of glass. Mirrored closet in front of old Moroccan door window on patio. Bathroom, 2 windows that open onto the terrace and private garden, 2 dressing room, 1 bathroom jakuzzi double, 1 shower, bidet and service in a separate room, TV installation. Second Bedroom / Suite: Bedroom suite with a double bed, 1 door window that opens into the courtyard, fireplace, TV installation. 2 electric outlet for bufflers, one teak library, another library of teak and glass, wall safe, 2 extra beds. Bathroom: bath, closets, service and separate bidet Third Bedroom: Bedroom with twin beds, wardrobes, 1 door window that opens into the courtyard and another on an interior garden overlooking the sea, shelves that form a library. Bathroom: bath, bidet and separate service. Staff Area: Bedroom lounge, TV installation, corridor with wardrobes, bathroom and private terrace.



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Coci Patrizia Tappert and Uwe Richtberg  
Founder and managing directors

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