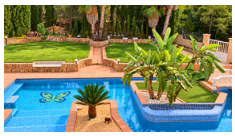
IBIZA ONE
LUXURY ESTATES

Exceptional 10,800 m² Private Estate with Five En-Suite Bedrooms, Independent Guest House, Swimming Pool and 400 m² of Terraces for Sale in Benimussa, Ibiza - Sant Josep



Overview

Building surface:	377 m²
Plot of land:	10,800 m²
Distribution:	5 Bed rooms, 5 Bathrooms
Ref.-No.:	2490
Price:	2,950,000.00 €
Location:	Sant Josep
View:	Sea view, View to Dalt Villa, Finca & Blakstad, Sunset

Location

Description

Exclusive Benimussa Luxury Villa with 377m² of Build Surface, huge Swimming Pool, Sunset Views and 10,800 m² of Private Land

Nestled within the beautiful countryside of Benimussa, this exclusive luxury villa offers an exceptional combination of Mediterranean tranquillity, extensive private land, generous living spaces and beautiful sunset views, complemented by partial views of the Mediterranean Sea.

Set on an impressive plot of approximately 10,800 m², the property enjoys a peaceful natural environment while offering the comfort and flexibility of a substantial family residence.

With approximately 377 m² of built area and an additional 400 m² of terraces, the estate provides an extraordinary amount of space for indoor-outdoor living.

The property consists of a principal residence with three en-suite bedrooms and an independent guest annex featuring two additional en-suite bedrooms, its own kitchen, living room and private terrace.

A swimming pool, extensive outdoor terraces, private garage, dedicated office, fibre-optic internet, air conditioning and an independent water supply from the property's own well further enhance the appeal of this remarkable estate.

Importantly, the property is presented as fully legal, a particularly significant consideration for buyers seeking a secure real estate investment in Ibiza, subject to the usual legal and technical due diligence.

Offered for €2,950,000, this is an attractive opportunity to acquire a substantial private estate in the authentic Ibiza countryside, combining generous accommodation, more than one hectare of land and the island's celebrated sunset lifestyle.

Benimussa – One of Ibiza’s Most Peaceful Countryside Locations

Benimussa is known for its beautiful rural landscape, rolling hills, traditional fincas and authentic Mediterranean atmosphere.

Situated in the countryside of Ibiza, the area provides an appealing alternative to the island’s busier coastal residential developments.

Here, the emphasis is on space, privacy and nature.

The landscape is characterised by open countryside, traditional agricultural land and scattered private residences, creating an environment that has retained much of its original Ibicencan charm.

For international buyers seeking a genuine Ibiza home rather than a conventional holiday villa, Benimussa offers a particularly attractive lifestyle.

10,800 m² of Private Land

The estate occupies approximately 10,800 m² of land, providing an exceptional sense of openness and privacy.

With more than one hectare surrounding the residence, the property offers significantly more space than many villas located within conventional residential urbanisations.

The generous grounds create a natural buffer between the residence and its surroundings while providing an idyllic setting for relaxed Mediterranean living.

This sense of space is one of the property's defining characteristics.

377 m² of Built Area and 400 m² of Terraces

The property offers approximately 377 m² of built area, complemented by an extraordinary 400 m² of terraces.

These substantial outdoor spaces effectively extend the living environment far beyond the interior of the residence.

The terraces provide multiple opportunities for outdoor dining, entertaining, relaxation and enjoying the surrounding countryside.

With approximately 400 m² of exterior terraces, the property offers remarkable flexibility for owners who appreciate Ibiza’s outdoor lifestyle.

The Main Residence – Three En-Suite Bedrooms

The principal residence has been designed to provide comfortable and practical family living.

It features three bedrooms, each with its own en-suite bathroom, ensuring privacy and independence for residents and guests.

The main house also includes a kitchen, pantry, living room, office and garage.

This configuration creates a well-balanced home in which everyday living, working and entertaining can take place comfortably.

Spacious Living Areas

The main living room provides a central gathering space for family and friends.

Connected with the wider residential environment and extensive outdoor terraces, it forms the heart of the home.

The property’s generous proportions make it suitable for both intimate family life and entertaining larger

groups.

Kitchen with Separate Pantry

The main residence features a dedicated kitchen complemented by a separate pantry.

The pantry provides valuable additional storage and practical organisation, particularly useful for owners spending extended periods on the island or regularly entertaining guests.

This separation of kitchen and storage areas enhances the everyday functionality of the home.

Three Private Bedroom Suites

All three bedrooms in the main residence benefit from their own en-suite bathrooms.

This configuration is particularly attractive for families and visiting guests, allowing each bedroom to function as an independent private retreat.

The layout offers the comfort and privacy expected of a substantial Mediterranean villa.

Independent Two-Bedroom Guest Annex

One of the property's most valuable features is its separate guest annex.

Rather than providing only additional bedrooms, the annex functions as a self-contained guest residence.

It includes:

- Two bedrooms, each with an en-suite bathroom • Private kitchen • Independent living room
- Private terrace

This arrangement provides exceptional flexibility for extended family, visiting friends or guests who prefer their own living environment.

The independent kitchen and living room allow guests to maintain a high degree of privacy without relying on the principal residence.

Five En-Suite Bedrooms in Total

Across the main residence and guest annex, the estate provides five bedrooms, all with private en-suite bathrooms.

The distribution between two separate residential areas is particularly practical.

Owners can enjoy the privacy of the principal residence while accommodating family and friends

independently in the annex.

For buyers who regularly welcome guests to Ibiza, this configuration represents a significant lifestyle advantage.

Approximately 400 m² of Outdoor Terraces

Outdoor living is fundamental to the character of this property.

The extensive terraces provide a variety of spaces that can be enjoyed throughout the day.

Morning coffee overlooking the countryside, long Mediterranean lunches, relaxed afternoons and evening dinners beneath the Ibiza sky can all become part of daily life.

The generous terrace area also creates considerable flexibility for different outdoor lounge and dining arrangements.

Private Swimming Pool

A private swimming pool forms an important part of the outdoor lifestyle.

Surrounded by the property's extensive grounds and terraces, the pool provides a peaceful environment for relaxation and enjoying Ibiza’s warm Mediterranean climate.

The combination of swimming pool, countryside setting and generous outdoor living spaces gives the estate the atmosphere of a private Mediterranean retreat.

Beautiful Sunset Views and Glimpses of the Mediterranean

The property enjoys beautiful views of Ibiza’s celebrated sunsets, complemented by partial sea views.

As the afternoon light changes across the surrounding landscape, the terraces provide an inviting environment for enjoying the island’s distinctive evening atmosphere.

The combination of countryside scenery, distant Mediterranean views and western sunsets creates an appealing balance between rural tranquillity and coastal lifestyle.

Private Office – Ideal for Remote Working

The main residence includes a dedicated office.

Combined with fibre-optic internet, this makes the property particularly suitable for international owners who need to work remotely while spending time in Ibiza.

A separate workspace allows professional activities to remain distinct from the main living areas.

For buyers considering longer stays or permanent residence on the island, this is a valuable practical advantage.

Fibre-Optic Internet and Modern Connectivity

Despite its peaceful countryside location, the estate benefits from fibre-optic internet.

Reliable high-speed connectivity is increasingly important for international property owners, particularly those combining their Ibiza lifestyle with business activities or remote working.

The property therefore offers the tranquillity of a rural estate without sacrificing modern connectivity.

Air Conditioning for Heating and Cooling

The property benefits from hot-and-cold air conditioning, providing comfort during both summer and the cooler months.

This makes the residence suitable for year-round use and adds to its appeal as a permanent home or extended-stay second residence.

Private Well and Mains Electricity

The estate benefits from its own well, providing an independent water source.

Electricity is supplied through the public grid.

For a substantial countryside property with extensive land and a swimming pool, this combination of infrastructure is an important practical consideration.

Garage and Practical Amenities

A private garage provides secure parking and practical storage possibilities.

Together with the office, pantry, separate guest annex and extensive terraces, the property offers a functional configuration designed for comfortable everyday living.

These features distinguish the estate from smaller holiday-oriented properties and reinforce its suitability as a genuine year-round residence.

Benimussa – Authentic Ibiza Between Sant Josep, Cala de Bou and San Rafael

The Benimussa valley occupies a particularly attractive position in the countryside of western Ibiza.

Its traditional rural landscape is characterised by pine-covered hills, olive trees, almond trees and historic

Ibicencan country houses.

The valley connects the countryside around Sant Josep with the wider areas of Sant Antoni and San Rafael, making it a compelling location for owners who value tranquillity while remaining connected to different parts of the island.

Ibiza 5 Sentidos

The traditional village of Sant Josep offers restaurants, cafés and everyday amenities, while the coastline towards Cala Tarida, Cala Molí and Cala Vadella provides access to some of Ibiza's most beautiful beaches.

Restaurants, Beach Clubs and Ibiza Lifestyle

Despite the peaceful countryside setting, the wider Benimussa and Sant Josep area provides access to a varied selection of restaurants and celebrated Ibiza lifestyle destinations.

Sant Josep is particularly appealing for its combination of authentic local restaurants and contemporary Mediterranean dining.

Well-known establishments in the wider area include Can Berri Vell in Sant Agustí, Racó Verd and Destino Bar de Tapas in Sant Josep, as well as S'Espartar, celebrated for its traditional Ibicencan cuisine.

Ibiza Spotlight

The island's west-coast beaches offer further opportunities for relaxed seaside dining, sunset drinks and beach-club experiences.

Owners can therefore enjoy the tranquillity of their private estate while remaining connected to Ibiza's vibrant culinary and coastal lifestyle.

A Fully Legal Ibiza Property

An especially important aspect of this estate is its stated fully legal status.

For buyers considering countryside property on Ibiza, planning and construction documentation are fundamental elements of the acquisition process.

The property's reported legal status is therefore an important selling point, although buyers should confirm the relevant building permits, registered areas, land classification and planning compliance through their legal and technical advisers before purchase.

Key Features

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- Location: Benimussa, Ibiza

- Land: approximately 10,800 m²
- Built area: approximately 377 m²
- Terraces: approximately 400 m²
- Main residence with three en-suite bedrooms
- Independent annex with two en-suite bedrooms
- Five en-suite bedrooms in total
- Main kitchen with separate pantry
- Main living room
- Independent guest kitchen and living room
- Private guest terrace
- Dedicated office
- Garage
- Private swimming pool
- Beautiful sunset views
- Partial Mediterranean Sea views
- Hot-and-cold air conditioning
- Fibre-optic internet
- Public electricity supply
- Private well
- Extensive countryside grounds
- Fully legal property, as stated by the seller
- Peaceful location with access to Sant Josep and Ibiza's west coast

|BOLD|
An Exceptional Opportunity|/BOLD|

What makes this property particularly attractive is the balance between substantial land, generous accommodation and the flexibility of two independent living environments.

The principal residence provides three en-suite bedrooms, a kitchen, pantry, office, living room and garage, while the independent two-bedroom guest annex offers its own kitchen, lounge and terrace.

With approximately 377 m² of built area, 400 m² of terraces and more than one hectare of private land, the estate provides an exceptional setting for family life, entertaining and extended stays on Ibiza.

The private swimming pool, beautiful sunset views and glimpses of the Mediterranean further enhance the atmosphere of this peaceful countryside residence.

For buyers searching for a luxury villa for sale in Benimussa, Ibiza, with five en-suite bedrooms, independent guest accommodation, extensive terraces, private pool, sea and sunset views and a large private plot, this estate represents an attractive opportunity.

Its combination of privacy, practicality, authentic Ibiza surroundings and stated full legal status makes it especially compelling for buyers seeking a substantial Mediterranean home rather than a conventional holiday villa.