

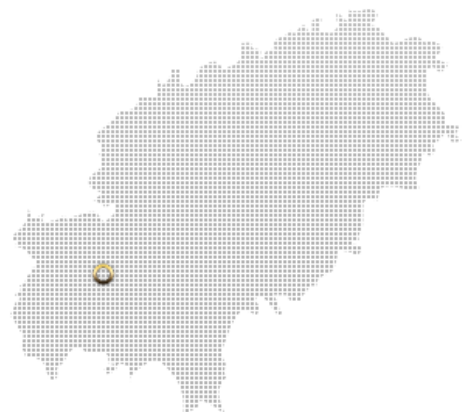
## Luxurious Modern Villa Surrounded by Nature near Cala Comte and Cala Bassa for sale - San Agusti



### Overview

|                          |                          |
|--------------------------|--------------------------|
| <b>Building surface:</b> | 220 m <sup>2</sup>       |
| <b>Plot of land:</b>     | 4,567 m <sup>2</sup>     |
| <b>Distribution:</b>     | 4 Bed rooms, 3 Bathrooms |
| <b>Ref.-No.:</b>         | 2237                     |
| <b>Price:</b>            | 2,990,000.00 €           |
| <b>Location:</b>         | San Agusti               |
| <b>View:</b>             | Country view             |

### Location



## Description

We offer an exclusive opportunity to own a luxurious, ultra-modern and spacious villa located on the west side of the stunning island of Ibiza. This villa features clean lines and impressive tall windows, providing a modern and sophisticated look. Located just 20 minutes drive from Ibiza Airport and 10 minutes drive from the charming town of San Josep, this beautiful villa is perfectly located, with the beaches of Cala Comte and Cala Bassa 10 minutes away.

Built with special attention to comfort, high-quality finishes and mainly sustainable and natural materials, this unique villa offers a living experience like no other. The villa sits on a plot of over 4500 m<sup>2</sup> and has a constructed area of 220 m<sup>2</sup> excluding terraces, surrounded by beautiful green hills, lush nature and stunning sea views from the bedrooms. With 4 large bedrooms, 3 bathrooms and 2 toilets, the villa offers ample space for you and your guests.

Modern tall steel windows provide additional natural light, creating a light and airy atmosphere. The villa is equipped with underfloor heating and cooling systems, air conditioning and the most advanced systems and devices to optimize the pleasure of living. With Domotica, a modern home automation system, you can remotely control all home systems such as doors, windows, curtains, lighting, sound system and the garden's automatic irrigation system. The house also has a sustainable solar water heater from the Solahart brand, heat pump, private well, Sonos Sound System, automatic curtains and wide coverage Wi-Fi connection.

The villa is fully furnished and decorated with elegant and solid designer furniture. Every detail, from the curtains to the smallest accessory, has been carefully selected. The spacious, manicured garden features a beautiful African Padoek wood terrace and a large swimming pool with an adjacent elegant lounge area, providing the perfect environment to enjoy special moments with your family and friends.

If you are looking for an exclusive and unique villa with stunning surroundings, do not miss this opportunity. Contact us for more information and to schedule a visit.

### Characteristics

- Hot water: Electric and Solar panels
- Heating: Heat pump
- Orientation: West
- American kitchen
- General condition: Brand new
- Own pool
- Water
- Public electrical grid
- septic tanks
- Air-conditioning
- maritime view
- Furnished
- Furnished with appliances.
- Garden
- Mountain View
- Electric shutters
- Laundry
- Interior Exterior: Exterior

- Home automation



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Coci Patrizia Tappert and Uwe Richtberg  
Founder and managing directors

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