

Luxury House with Sea View – Walking Distance to the Beach in Cap Martinet,  
 Ibiza - Jesus



## Overview

<b>Building surface:</b>	738 m <sup>2</sup>
<b>Plot of land:</b>	1,010 m <sup>2</sup>
<b>Distribution:</b>	6 Bed rooms, 6 Bathrooms
<b>Ref.-No.:</b>	2439
<b>Price:</b>	7,495,000.00 €
<b>Location:</b>	Jesus
<b>View:</b>	Sea view, Country view, Sealine, Modern, Nice Sea View

## Location



## Description

Luxury House with Sea View – Walking Distance to the Beach in Cap Martinet, Ibiza

A Rare Investment Opportunity in Ibiza's Most Prestigious Coastal Enclave

This exceptional luxury plot with an approved building license is located in the highly exclusive residential area of Cap Martinet, offering breathtaking panoramic sea views toward Formentera and Ibiza's glittering coastline.

Positioned on the second line to the sea and within short walking distance to Talamanca Beach, this project represents one of the last remaining opportunities to build a new luxury villa in one of Ibiza's most sought-after addresses.

Plots of this quality — with license approval, sea views, and proximity to the beach — are becoming increasingly scarce in Cap Martinet.

Cap Martinet – Ibiza's Blue-Chip Luxury Location

Cap Martinet is internationally recognized as one of Ibiza's most prestigious residential enclaves, attracting high-net-worth buyers seeking:

- Absolute privacy
- Security
- Sea views
- Immediate proximity to Ibiza's vibrant lifestyle

From here, you are only minutes away from:

- Marina Botafoch & Marina Ibiza
- Nobu Hotel Ibiza Bay
- Sa Punta
- Cala Bonita
- Lío Ibiza
- Pacha Ibiza
- The boutiques and fine dining of Marina Ibiza
- Ibiza Town and Dalt Vila

This location guarantees both exclusivity and strong long-term capital appreciation.

The Approved Villa Project – Contemporary Architecture with Seamless Indoor-Outdoor Living

The approved project envisions a modern architectural masterpiece designed to maximize light, space, and views. Vast glass façades and expansive terraces create a seamless connection between interior spaces and the Mediterranean panorama.

Planned Features:

- 6 spacious bedrooms, all with en-suite bathrooms

- Expansive open-plan living and dining area
- Designer kitchen concept

Large basement suitable for:

- Private spa & wellness area
- Cinema room
- Gym
- Additional guest suites
- Multiple terraces and outdoor living areas
- Private swimming pool (35 m<sup>2</sup>)

The layout has been conceived for both elegant family living and sophisticated entertaining.

### Dimensions & Specifications

Main Villa:

- Ground Floor: 146.32 m<sup>2</sup> (incl. 10 m<sup>2</sup> covered porches)
- First Floor: 144.03 m<sup>2</sup> (incl. 14.13 m<sup>2</sup> porches)
- Basement: 136.36 m<sup>2</sup>
- Total Built Area Main House: 428.95 m<sup>2</sup>

Annex Building:

Total Built Area: 309.45 m<sup>2</sup> over three levels

Outdoor:

Private swimming pool: 35 m<sup>2</sup>

### Construction & Customization Opportunity

The building license was officially approved in Q2 2025, with construction expected to begin shortly.

A major advantage for buyers:

There is still flexibility to influence:

- Interior layouts
- Material selection
- Design aesthetics (minimalist contemporary vs. Mediterranean elegance)
- Wellness and entertainment concepts

The villa will be built to the highest architectural and engineering standards, ensuring:

- Energy efficiency
- Structural longevity
- Premium finishes
- Future-proof design

A Golden Investment in Ibiza's Luxury Market

This property offers a rare combination of:

- Sea views toward Formentera
- Walking distance to the beach
- Approved building license
- Prime Cap Martinet address
- Proximity to Marina Botafoch & Ibiza Town
- Strong long-term investment security

Whether as a permanent residence, holiday retreat, or strategic investment in Ibiza's luxury property market, this project offers exceptional potential in one of the island's most resilient and prestigious locations.

#### Secure Your Place in Cap Martinet

Opportunities like this — licensed sea-view plots in Cap Martinet — are extremely limited.

This is your chance to create a bespoke luxury villa just steps from the Mediterranean in a location that will always retain prestige, exclusivity, and value.