

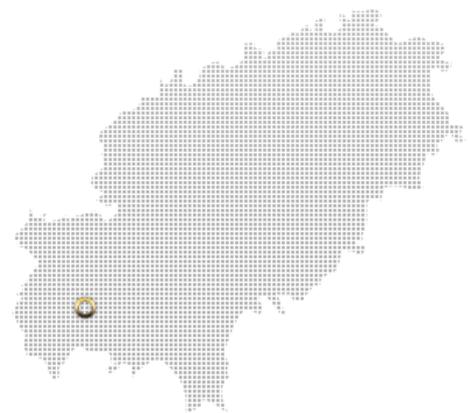
## Modern luxury villa - Sant Josep



### Overview

<b>Building surface:</b>	400 m <sup>2</sup>
<b>Plot of land:</b>	7,000 m <sup>2</sup>
<b>Distribution:</b>	8 Bed rooms, 7 Bathrooms
<b>Ref.-No.:</b>	1207
<b>Price:</b>	on request
<b>Location:</b>	Sant Josep
<b>View:</b>	Sea view, Country view

### Location



## Description

**Location:** The villa is located on a hill. Only 4 km away from Ibiza town, 5 minutes from the airport. The property is orientated south and has fantastic panoramic sea views up to Formentera.

**STAFF:** Included in the rental is a staff member, who is very professional. She work 8 hours daily, 6 days a week. She takes 1 day off, the day is chosen by the client. She cleans the house, and takes care of the laundry. Private laundry need to be paid extra. There is a second staff member who takes care of the maintenance of the house; he cleans the terraces, windows, gardens. He will be there 5 days a week, 5 hours a day. The woman is willing to do additional work, she charge 12 € per hour and 15 € per hour from 22.00h onwards.

**Music & TV:** In the living room there is a flat screen of Samsung + Bose surround system, blue ray DVD player, satellite Spanish and Dutch. On the terrace there are also 2 loudspeakers from Bose. In all the bedrooms are flat screen TV's installed. It is not allowed to disturb the neighbors with load music, if we get complains of the neighbors we will cancel the rental contract

**Kitchen:** The kitchen has a double fronted Lieber fridge/freezer/wine and drinks cooling. There is also a Gaggenau microwave, and coffee machine which are built into the kitchen frond. The cooking facilities from Gaggenau with 5 gas flames. The oven 90cm also Gaggenau ,incl grill and spit grilling. Gaggenau dish washer. Siemens washing machine. Siemens dryer. Outside there is a gas barbecue

**DINING FACILITIES:** Interior dining table sits 8 people comfortably. Outside dining facilities can sit up to 8 people. There is sufficient porcelain, glasses to serve all

**INTERNET + TELEPHONE:** The house has wireless internet, instabilities may occur. There is no telephone offered to clients as everybody has mobile phones nowadays and Spanish prepaid phones can easily be bought in town

**SECURITY SYSTEM:** The house is protected with an interior alarm system , which is connected to an alarm company called red seguredad

**POOL:** The pool is 10 m x 10 m - No chlorine is used; the water preparation system is based on salt, with no salty taste to the water. The system is especially good for eyes, skin, and hair. There is a pool service that maintains the pool twice a week if needed, they usually come early in the morning and are therefore no disturbance to the client. Access must be allowed to ensure that pure/clean water and hygiene levels are met

**GARDEN:** A large proportion of the property is landscaped to a very high standard with vast areas of lawn; once again these areas need regular maintaining. There are 2 gardeners working once a week. It is vital for the maintenance that access is allowed. If access is denied resulting damages will be charged to the tenants account.



Ibiza One - very well established in Ibiza and one of the most trustworthy estate agency.

Ibiza One is your expert in Real Estate on Ibiza and assists buyers and sellers up to the notary appointment and beyond. A high-quality after sale management is a very important part of our work.

We have long-standing customers, whom we accompany over years with the purchase and sale of their real estates. You will find a list of premium properties on our website.

Furthermore we would like to introduce you to off-market luxury properties in extraordinary locations: First line seafront villas, Blakstad fincas, ultra modern villas, mountain top locations and more.

Trust, transparency, honesty and discretion are our guiding principles.

We take care of customers from any part of the world and are pleased to attend you with the purchase or sale of a luxury property.

Coci Patrizia Tappert and Uwe Richtberg  
Founder and managing directors

## Contact

Ibiza One Casamarine S.L.  
Calle Historiador Joan Marí Cardona No 6  
07800 Ibiza - Balears  
Spain

Phone: +34 971 190378  
Fax: +34 971 193711  
Mobile: +34 619 665380  
E-Mail: [contact@ibiza-one.com](mailto:contact@ibiza-one.com)