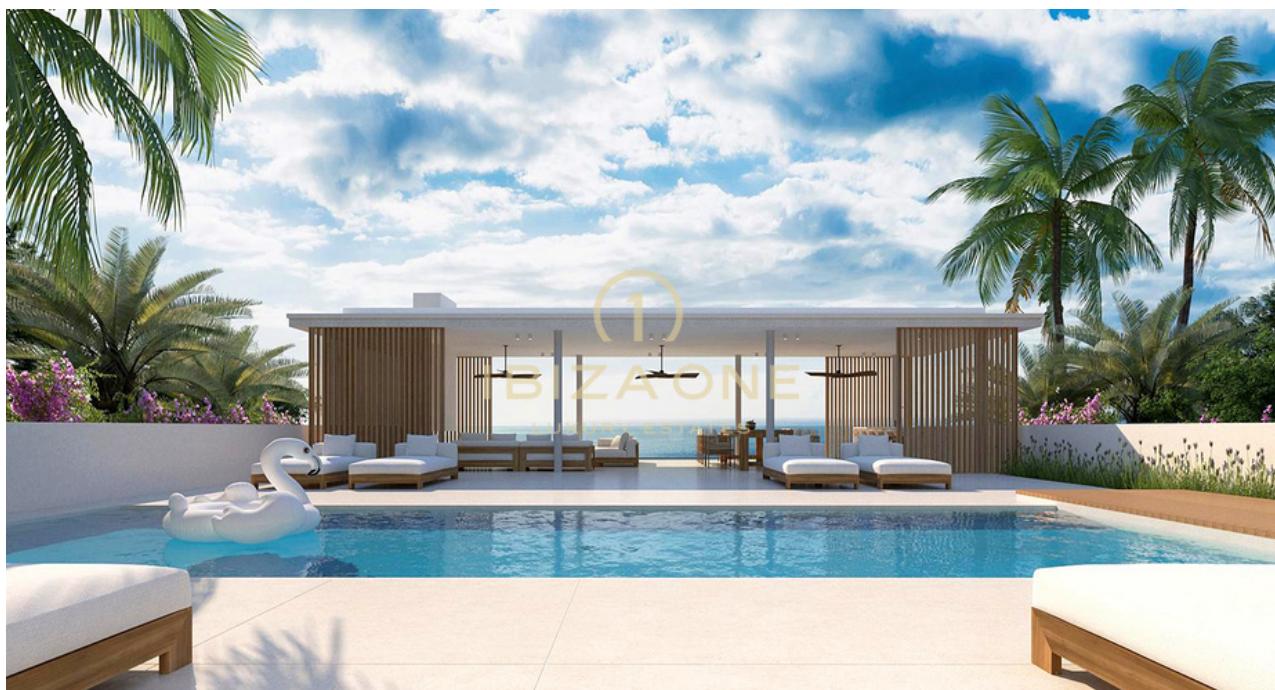


First line sea villa with breathtaking sea view and within short walking distance to the beach at Cap Marinet for sale, Ibiza or only plot with license 2.950.000,-€ -

Jesus



## Overview

**Building surface:** 738 m<sup>2</sup>

**Plot of land:** 1,010 m<sup>2</sup>

**Distribution:** 6 Bed rooms, 6 Bathrooms

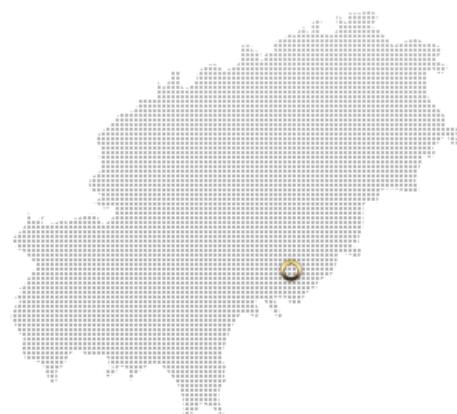
**Ref.-No.:** 2371

**Price:** on request

**Location:** Jesus

**View:** Sea view, Country view, Seeline, Modern

## Location



## Description

These exclusive first-line sea view villas are a rare opportunity to own a modern luxury home in one of Ibiza's most desirable locations — Cap Martinet. Perfectly positioned just steps from the beach and with sweeping panoramic views over the Mediterranean and towards Formentera, these two newly constructed villas offer an exceptional standard of design, privacy, and comfort.

Cap Martinet is known for being one of the most prestigious residential enclaves on the island, frequented by celebrities and jet-setters alike. From here, you are just minutes away from the vibrant nightlife of Marina Botafoch, the stylish village of Jesús, and hotspots such as Nobu Hotel Ibiza Bay, Restaurante Sa Punta, and the scenic Talamanca Beach. Whether you're enjoying fine dining at Cala Bonita or dancing under the stars at Lío Ibiza or Pacha, everything Ibiza is famous for is right at your doorstep.

Each of the two villas has been carefully designed to maximize sea views and natural light, with expansive floor-to-ceiling windows and sliding glass doors that connect the interiors with generous terraces on every level. Every detail of the layout has been conceived with luxury living in mind: six spacious bedrooms each with en-suite bathrooms, a vast open-plan living area with kitchen, and an extensive basement that offers possibilities for wellness areas, home cinema, wine cellar, or staff quarters.

The villas offer the following generous dimensions:

- Ground floor: 146.32 m<sup>2</sup> including covered porches
- First floor: 144.03 m<sup>2</sup> including porches
- Basement: 136.36 m<sup>2</sup>
- Total built area main house: 428.95 m<sup>2</sup>
- Annex total built area: 309.45 m<sup>2</sup>
- Private swimming pool: 35 m<sup>2</sup>

Construction is expected to begin in Q2 2025, as the building license has just been approved. Buyers still have the unique opportunity to choose finishes and tailor the final design to their individual tastes — whether you prefer contemporary minimalism or warm Mediterranean materials.

This is not only a spectacular place to live or spend holidays, but also a strategic investment in one of the most high-demand areas of Ibiza's luxury property market. The villa's frontline location, proximity to Ibiza Town and key destinations like Marina Ibiza, and its panoramic sea views ensure that it will hold its value and offer excellent rental potential, especially with the increasing demand for top-tier rentals near Cap Martinet and Talamanca.

Whether you're looking for a full-time residence, a summer home, or a prestige real estate investment, these villas offer the very best of Ibiza's luxury lifestyle — tranquility, exclusivity, and direct connection to the beauty of the island.