

Luxury plot with approved villa project with breathtaking sea view and within short walking distance to the beach at Cap Marinet for sale, Ibiza - 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.:** 2439

**Price:** 7,495,000.00 €

**Location:** Jesus

**View:** Sea view, Country view, Seaside, Modern, Nice Sea View

## Location



## Description

This second frontline luxury villa is located on a plot in the prestigious and highly coveted neighborhood of Cap Martinet, offering the same uncompromised sea views towards the island of Formentera and the glittering coastline of Ibiza. Set within walking distance of the stunning bay of Talamanca and just minutes from Marina Botafoch, Jesús, and Ibiza Town, this newly developed property offers an exceptional opportunity to own one of the finest villas in Ibiza.

Cap Martinet is one of the island's most exclusive enclaves, favored by international clients seeking privacy, security, and proximity to Ibiza's vibrant lifestyle. From here, you're just a short drive from renowned hotspots such as Nobu Hotel Ibiza Bay, Sa Punta, Cala Bonita, Lío Ibiza, Pacha, and the elegant restaurants and boutiques of Marina Ibiza. Talamanca Beach is within walking distance, allowing you to swim in crystal-clear waters or enjoy beachside cocktails in style.

The villa's architecture is defined by its modern and expansive layout, designed to blend indoor and outdoor living. Vast glass façades and open terraces offer seamless transitions from the living space to the breathtaking panoramic views. The interior will feature six spacious bedrooms, each with its own en-suite bathroom, and a grand open-plan kitchen and living area ideal for both family living and high-end entertaining. A large basement adds versatility and space for a wellness zone, cinema, or additional guest suites.

### Villa dimensions and specifications:

- Ground floor: 146.32 m<sup>2</sup> (including 10 m<sup>2</sup> of covered porches)
- First floor: 144.03 m<sup>2</sup> (including 14.13 m<sup>2</sup> of 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> across three levels
- Private pool: 35 m<sup>2</sup>

As with its neighboring twin villa, construction is expected to commence following the recent approval of the building license in Q2 2025. Buyers still have the freedom to influence final design decisions — whether opting for sleek minimalism, earthy Mediterranean tones, or custom interior layouts. The villas are being constructed to the highest architectural and engineering standards, ensuring longevity, energy efficiency, and timeless elegance.

This is a golden opportunity to secure a frontline new-build villa in Cap Martinet — a location where plots of this quality rarely become available. Whether for permanent residence, holiday use, or as a long-term investment in Ibiza's thriving luxury market, this property offers everything the discerning buyer could ask for: sea views, tranquility, world-class amenities nearby, and the ability to personalize every detail.

Don't miss the chance to own an exceptional piece of Ibiza real estate — a frontline villa just steps from the Mediterranean, in a location that will always retain its prestige and value.