

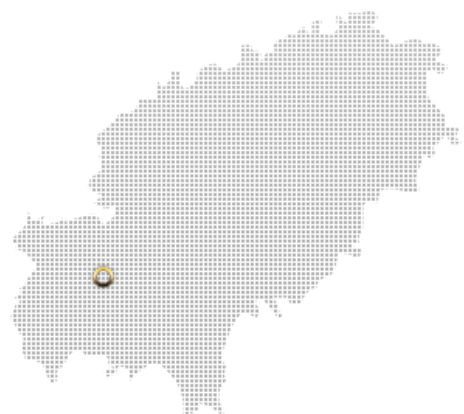
Exceptional Two-Villa Luxury Estate with Two Private Pools and Panoramic Sea Views for Sale in San Agustín, Ibiza - San Agusti



Overview

Building surface:	866 m²
Plot of land:	16,900 m²
Distribution:	8 Bed rooms, 8 Bathrooms
Ref.-No.:	2044
Price:	on request
Location:	San Agusti
View:	Sea view, Country view, Modern

Location



Description

The Ibiza Power Compound — Two Villas, Two Pools, Absolute Privacy

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Architectural Digest Featured Estate with 8 Bedrooms, 16,900 m² of Land, Two Independent Villas & Spectacular Mediterranean Views/[BOLD]

Set within more than 16,900 m² of private land in the beautiful countryside surrounding San Agustín and Sant Josep, this exceptional luxury estate combines striking contemporary architecture, extraordinary privacy and spectacular southwest-facing views across the Mediterranean Sea and towards San Antonio Bay.

The property consists of two completely independent modern villas — an impressive five-bedroom main residence and a luxurious three-bedroom guest villa — each with its own private swimming pool, kitchen, living areas and extensive outdoor terraces.

With eight bedrooms and eight full bathrooms in total, plus two guest toilets, the estate has been conceived for sophisticated family living and entertaining on a grand scale while allowing owners and guests to enjoy complete independence and privacy.

The architecture has attracted international attention and the property has been featured in Architectural Digest. Expansive walls of glass, floor-to-ceiling windows and large bi-fold sliding doors dissolve the boundaries between the interiors and surrounding terraces, gardens and spectacular Mediterranean landscape.

Surrounded by a protected natural setting yet only minutes from San Agustín, Sant Josep and San Antonio, this is a remarkable opportunity to acquire a substantial private estate on Ibiza's sought-after west coast.

San Agustín – Authentic Ibiza in a Privileged Southwest Location

San Agustín, or Sant Agustí des Vedrà, is one of the most charming and desirable areas in southwest Ibiza.

Surrounded by pine-covered hills and traditional Ibicencan countryside, the area provides a completely different atmosphere from the island's busier coastal resorts while remaining exceptionally well connected.

The picturesque village of San Agustín is known for its beautiful traditional church and peaceful atmosphere, while nearby Sant Josep offers excellent year-round infrastructure with restaurants, cafés, boutiques, supermarkets and everyday services.

From the estate, San Antonio and its famous bay are approximately five minutes away, while Ibiza Town and Dalt Vila can be reached in approximately 20 minutes.

Ibiza International Airport is approximately 14 km away.

This strategic location provides the privacy of a secluded countryside estate while placing many of Ibiza's finest beaches, restaurants and sunset destinations within easy reach.

16,900 m² of Private Land – Space, Nature and Complete Seclusion

The scale of the property is one of its most important characteristics.

Set on more than 16,900 m² — approximately 1.69 hectares or 4.17 acres — both villas are positioned well back within the estate and accessed via a long private driveway.

This creates an exceptional sense of arrival while providing considerable separation from the surrounding area.

The natural setting acts as a buffer around the residences, creating the privacy increasingly sought after by buyers of substantial Ibiza estates.

From their elevated southwest-facing position, both villas enjoy beautiful views across the surrounding countryside towards San Antonio Bay and the Mediterranean Sea.

Two Completely Independent Luxury Villas

One of the estate's greatest advantages is its configuration as two substantial independent residences rather than a main house with a conventional small guest annex.

The main villa provides approximately 511.24 m² of built space plus approximately 59.95 m² of terraces.

The separate guest villa provides approximately 226.34 m² plus approximately 69.15 m² of terraces.

Together, the two residences offer approximately 737.58 m² of built interior space, complemented by approximately 129.10 m² of terraces — approximately 866.68 m² of combined built and terrace areas.

Each villa has its own kitchen, living spaces, bedrooms, bathrooms, terraces and private swimming pool.

This creates enormous flexibility for extended families, international guests or owners who want to maintain complete privacy between different generations or groups of visitors.

Architectural Digest Featured Contemporary Design

The architecture is a defining element of this remarkable estate.

Featured in Architectural Digest, the property combines clean modern lines with a relaxed Mediterranean sensibility.

White stucco façades contrast beautifully against Ibiza's intense blue skies and surrounding greenery, while large expanses of glass ensure that the landscape remains constantly visible from inside.

Architectural features include:

- Floor-to-ceiling glass
- Expansive walls of windows
- Large bi-fold sliding doors
- Clean contemporary lines
- Custom built-in elements
- Elegant tiled floors
- High-quality modern finishes
- Sophisticated architectural lighting

During the day, the white architecture reflects Ibiza's extraordinary Mediterranean light. After dark, a carefully designed LED lighting concept transforms the estate and creates an entirely different atmosphere for evening entertaining.

The Main Villa – Five Bedrooms & Spectacular Southwest Sea Views

The main residence extends across approximately 511.24 m², complemented by approximately 59.95 m² of terraces.

Designed around generous proportions and the panoramic outlook, the villa offers five beautifully appointed bedrooms and five luxurious spa-style bathrooms.

The principal living areas are bright, open and exceptionally spacious, with walls of glass framing the views across San Antonio Bay and the Mediterranean.

Large bi-fold doors open the interiors directly onto the exterior terraces, allowing the living spaces to function almost entirely outdoors during Ibiza's long summer season.

A Chef's Kitchen Created for Entertaining

At the heart of the main residence is an impressive contemporary chef's kitchen.

A distinctive circular island provides a dramatic architectural centrepiece, complemented by concrete countertops and sleek white cabinetry.

The kitchen has been conceived not simply as a functional room but as an integral part of the villa's social environment.

A private wet bar further enhances the entertainment possibilities, making the residence particularly well suited to large gatherings, private dinners and celebrations.

Five Private Bedroom Suites

The main villa provides five bedrooms with five spa-inspired bathrooms.

Clean architectural lines and carefully selected materials create an atmosphere that is contemporary yet

comfortable.

A Jacuzzi bathtub adds another element of private wellness, while the expansive glass surfaces maintain the connection with the surrounding landscape and Mediterranean views.

The separation of private bedroom areas from the principal entertainment spaces allows the villa to host larger gatherings without compromising personal privacy.

Independent Three-Bedroom Guest Villa

The guest residence is far more substantial than a conventional guest house.

With approximately 226.34 m² of interior space plus approximately 69.15 m² of terraces, it functions as a completely independent three-bedroom villa.

It provides:

- Three bedrooms
- Three bathrooms
- Spacious private living areas
- Fully equipped kitchen
- Large kitchen island
- Peninsula with bar seating
- Private outdoor dining area
- Generous covered and open terraces
- Private swimming pool

The contemporary kitchen combines white cabinetry with light wood elements, creating a fresh and elegant Mediterranean aesthetic.

For guests, the experience is therefore one of staying in their own private luxury residence rather than simply occupying additional bedrooms within the main house.

Two Private Resort-Style Swimming Pools

Each villa enjoys its own swimming pool.

This is particularly important for a property designed around extended families and entertaining, as owners and guests can enjoy completely separate outdoor environments whenever desired.

The pool areas have been conceived with the atmosphere of a private resort, surrounded by generous terraces and relaxation spaces.

Built-in poolside lounge areas, outdoor bars and dining spaces allow entire days to unfold outside without any need to return indoors.

Created for Exceptional Indoor-Outdoor Living

The connection between architecture and outdoor living is fundamental to the design.

Large bi-fold glass doors can be opened extensively, transforming the principal living areas into covered extensions of the terraces.

Rather than clearly defined interior and exterior zones, the villa creates a continuous living environment where the pool, terraces, landscape and Mediterranean views become part of the architecture.

This approach is particularly effective in Ibiza, where outdoor living can be enjoyed during much of the year.

Designed for Entertaining on a Grand Scale

The estate has been conceived from the outset as a place where family and friends can gather.

Multiple dining areas, lounge spaces, bars, terraces and swimming pools provide a wide variety of environments for different occasions.

An intimate family lunch can take place beside the guest villa, while a larger dinner or evening reception can be hosted around the main residence and pool.

The two-house configuration also allows guests to retreat to their own completely private residence after an evening together.

This balance between social spaces and privacy is one of the property's greatest strengths.

Spectacular Day-to-Night Atmosphere

During the day, the architecture is bright, fresh and distinctly Mediterranean.

White façades, blue skies, landscaped grounds and swimming pools create the atmosphere of a sophisticated private resort.

After sunset, the property changes character completely.

Custom high-end LED lighting highlights the architecture, terraces, pools and gardens, creating a sophisticated environment for evening entertaining.

Combined with the integrated sound system and extensive outdoor spaces, the estate provides an impressive setting for both intimate evenings and larger private celebrations.

Technology, Comfort and Security

The property combines its architectural design with the modern infrastructure expected of a luxury Ibiza estate.

Features include:

- Integrated sound system
- High-end LED lighting
- Security system
- Air conditioning
- Heating system
- Private parking
- Storage areas
- Long private entrance driveway

These systems allow the estate to function comfortably throughout the year rather than purely as a summer residence.

Ibiza's Legendary West-Coast Lifestyle

The location places some of Ibiza's most beautiful beaches and celebrated sunset destinations within comfortable reach.

Nearby are:

- San Agustín
- Sant Josep
- San Antonio and its bay
- Cala Tarida
- Cala Conta
- Cala Bassa
- Cala Molí
- Cala Vadella
- Cala Carbó
- Cala d'Hort and Es Vedrà

The surrounding coastline offers an exceptional variety of beach restaurants, sunset venues and Mediterranean coves.

Sant Josep is also within easy reach, providing excellent year-round amenities while maintaining the authentic village atmosphere for which southwest Ibiza is known.

Ibiza Town and Dalt Vila Approximately 20 Minutes Away

Despite the property's secluded natural setting, Ibiza Town is approximately 20 minutes away by car.

This places Dalt Vila, the UNESCO-listed historic centre, together with Ibiza's principal shopping, restaurants and nightlife within comfortable reach.

Marina Ibiza and Marina Botafoch are also easily accessible for owners who wish to combine countryside privacy with Ibiza's international yachting lifestyle.

The airport is approximately 14 km from the estate, providing convenient connections for international

owners and guests.

Key Facts and Features

- Exceptional luxury estate in San Agustín, Ibiza
- More than 16,900 m² of private land
- Approximately 1.69 hectares / 4.17 acres
- Two completely independent contemporary villas
- Eight bedrooms in total
- Eight full bathrooms
- Two additional guest toilets
- Main villa: approximately 511.24 m²
- Main villa terraces: approximately 59.95 m²
- Guest villa: approximately 226.34 m²
- Guest villa terraces: approximately 69.15 m²
- Approximately 866.68 m² combined built and terrace areas
- Featured in Architectural Digest
- Spectacular southwest orientation
- Mediterranean Sea views
- Views towards San Antonio Bay
- Five-bedroom main villa
- Five spa-style bathrooms in main villa
- Three-bedroom independent guest villa
- Three bathrooms in guest villa
- Two fully equipped kitchens
- Contemporary chef's kitchen with circular island
- Concrete kitchen countertops
- Wet bar
- Two private resort-style swimming pools
- Extensive pool terraces
- Outdoor bars
- Multiple outdoor dining areas
- Floor-to-ceiling glass
- Bi-fold sliding doors
- Custom built-ins
- Integrated sound system
- High-end LED lighting
- Air conditioning
- Heating system
- Security system
- Private parking
- Storage
- Long private driveway
- Excellent privacy
- Protected natural surroundings
- Approximately 5 minutes from San Antonio
- Approximately 20 minutes from Ibiza Town
- Approximately 14 km from Ibiza Airport

A Rare Two-Villa Estate in Southwest Ibiza

The real distinction of this property lies in the combination of scale, architecture and flexibility.

More than 16,900 m² of private land provides exceptional seclusion, while two substantial independent villas allow owners and guests to enjoy a degree of privacy that a conventional single residence cannot easily provide.

Add two private swimming pools, eight bedrooms, spectacular southwest Mediterranean views, extensive entertaining areas and internationally recognised architecture, and the result is a property of exceptional character.

For a large family, the second villa provides genuine independence for children, relatives or friends. For buyers who entertain frequently, the estate offers an extraordinary variety of indoor and outdoor environments. And for those simply searching for privacy, the substantial land and secluded setting create a genuine private retreat.

For buyers seeking a luxury villa for sale in San Agustín or Sant Josep with a separate guest house, two swimming pools, eight bedrooms, extensive private land and Mediterranean sea views, this Architectural Digest-featured estate represents an exceptional opportunity on Ibiza's highly desirable southwest coast.