

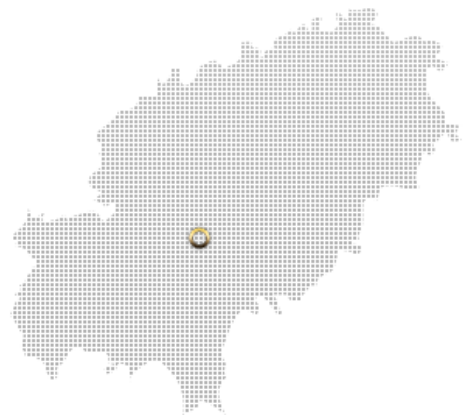
Exceptional Luxury Finca Estate Hidden in the Countryside of San Rafael, Ibiza - San Rafael



Overview

Building surface:	450 m ²
Plot of land:	55,600 m ²
Distribution:	5 Bed rooms, 5 Bathrooms
Ref.-No.:	2455
Price:	6,900,000.00 €
Location:	San Rafael
View:	Country view, Finca & Blakstad

Location



Description

Rare 55,600 m² Private Estate with Approx. 450 m² of Living Space, Five Bedrooms, Guest House, Large Pool & Timeless Ibicencan Character for Sale at San Rafael

Your Own Private Ibiza World — 55,600 m² of Authentic Countryside

Hidden within the peaceful countryside of Ibiza, this exceptional luxury finca is a rare private sanctuary where authentic island architecture, natural materials and contemporary comfort exist in perfect harmony.

Set on an extraordinary plot of approximately 55,600 m², the estate offers an exceptional sense of space, tranquillity and privacy. Mature Mediterranean surroundings create the feeling of being completely immersed in nature, while the property's central position provides convenient access to different parts of the island.

The main residence offers approximately 450 m² of living space and has been designed around generous proportions, natural light and a seamless relationship between the interiors and surrounding landscape.

Five bedrooms and five bathrooms provide sophisticated accommodation for family and guests, while a separate guest house offers additional privacy and independence.

Traditional wooden beams, warm natural materials and authentic finca elements preserve the soul of the property, while a high-end Gaggenau kitchen with BORA cooking system, underfloor heating, air conditioning and contemporary finishes provide the comfort expected from a modern luxury residence.

Outside, multiple terraces, extensive natural surroundings and a large swimming pool create an idyllic setting for relaxed Mediterranean living.

This is a property for buyers searching not simply for another modern Ibiza villa, but for a substantial private estate with land, character, authenticity and a genuine connection to the island.

A Rare Hidden Sanctuary in the Heart of Ibiza

The extraordinary scale of the land immediately distinguishes this estate.

Approximately 55,600 m² — more than 5.5 hectares — surround the residence, creating an exceptional sense of privacy and separation from the outside world.

The finca sits naturally within this landscape rather than dominating it.

Mediterranean vegetation and the open Ibiza countryside create a constantly changing natural backdrop, while the substantial land provides the peace and tranquillity increasingly sought after by buyers looking for a genuine private retreat.

Here, the luxury is not simply measured in architecture or finishes. It is found in silence, space, nature and

privacy.

Approximately 450 m² of Refined Mediterranean Living

The residence offers approximately 450 m² of living space, combining the proportions of a substantial luxury home with the warmth and intimacy of a traditional Ibiza finca.

The architecture has been carefully conceived to preserve the authentic character of the property while introducing the comfort and functionality expected from contemporary living.

Natural materials, traditional details and warm textures are combined with generous spaces and abundant daylight.

The result is sophisticated without feeling formal — a home designed to be lived in and enjoyed throughout the year.

Authentic Ibiza Character Meets Contemporary Luxury

One of the most appealing aspects of the finca is the balance between old and new.

Traditional architectural elements such as exposed wooden beams and natural materials preserve the unmistakable character associated with Ibiza's historic country houses.

These elements are complemented by contemporary interiors and carefully integrated modern technology.

Rather than transforming the finca into an anonymous modern residence, the design respects its Mediterranean identity.

This creates an atmosphere that feels timeless, warm and deeply connected to Ibiza.

Bright and Elegant Living Spaces

The principal living areas are bright, open and inviting.

Natural light flows throughout the interiors, highlighting the textures of the traditional materials and strengthening the visual relationship between the house and surrounding countryside.

Generous living spaces provide plenty of room for family life while remaining sophisticated enough for entertaining.

The interior layout has been conceived around Ibiza's relaxed lifestyle, allowing guests to move naturally between living room, dining areas, kitchen and outdoor terraces.

High-End Gaggenau Kitchen with BORA Cooking System

At the heart of the residence is a sophisticated contemporary kitchen equipped with premium Gaggenau

appliances and a BORA cooking system.

The kitchen connects seamlessly with the dining and living spaces, making it an integral part of the social environment of the home.

It is equally suited to relaxed family breakfasts, private dinners or entertaining larger groups of friends.

The contemporary equipment provides an elegant contrast to the authentic finca architecture, illustrating the property's successful combination of traditional Ibiza character and modern luxury.

Five Private Bedroom Suites

The residence offers five beautifully designed bedrooms, conceived as peaceful private retreats.

Authentic finca elements continue throughout the sleeping areas, including wooden beams, natural materials and warm textures.

Rather than adopting an overly minimalist aesthetic, the bedrooms have been designed to feel comfortable and intimate.

Natural light and the relationship with the surrounding landscape further reinforce the calm atmosphere.

Five Refined Bathrooms

Five beautifully appointed bathrooms complement the bedroom accommodation.

Natural materials and refined contemporary finishes create a serene, spa-inspired atmosphere while remaining consistent with the finca's authentic architectural character.

The result is understated luxury — sophisticated, comfortable and appropriate to the overall identity of the property.

Separate Guest House

A separate guest house provides valuable additional privacy and flexibility.

Designed as an independent retreat within the estate, it allows visiting friends or family to enjoy their own private environment while remaining close to the main residence.

The guest house includes its own bathroom with bathtub, creating a comfortable and independent space for longer stays.

This separation is particularly valuable for owners who regularly entertain international guests or extended family.

Year-Round Comfort

Unlike many properties conceived primarily as summer residences, this finca has been equipped for comfortable year-round living.

Air conditioning provides comfort during Ibiza's warmer months, while underfloor heating ensures a pleasant interior climate throughout winter.

A fireplace adds another dimension during cooler evenings, bringing warmth and atmosphere to the traditional finca environment.

Together, these elements make the estate equally appealing during Ibiza's quieter autumn and winter seasons.

Exceptional Outdoor Living

The exterior areas are fundamental to the lifestyle of the property.

Multiple terraces surround the residence, providing a variety of environments for different moments of the day.

Some are ideal for long Mediterranean lunches and outdoor dinners, while others offer peaceful areas for reading, relaxing or simply enjoying the silence of the surrounding countryside.

The substantial land and natural environment create a sense of openness rarely possible in more densely developed coastal locations.

Large Private Swimming Pool

A generous swimming pool forms the centrepiece of the outdoor living areas.

Surrounded by sun terraces and nature, the pool provides an idyllic private environment for long summer days.

Its position within the landscape reinforces the estate's atmosphere of complete seclusion.

Family and friends can gather around the pool while the surrounding terraces provide ample space for sunbathing, dining and relaxation.

55,600 m² of Ibiza Countryside

The scale of the estate is difficult to appreciate from the residence alone.

With approximately 55,600 m² of land, the property offers more than five and a half hectares of private Ibiza countryside.

For buyers accustomed to conventional villa plots, this represents an entirely different lifestyle.

The land provides privacy, visual separation and an extraordinary feeling of freedom while preserving the

finca's relationship with Ibiza's traditional rural landscape.

Large private estates of this nature offer a sense of place that cannot easily be replicated by new residential developments.

San Rafael – A Strategic Central Ibiza Location

The central Ibiza setting adds another important dimension to the property.

San Rafael is traditionally associated with Ibiza's rural heartland and offers convenient connections towards Ibiza Town and the different regions of the island.

Its central position is particularly attractive for owners who do not want to choose exclusively between the north, south, east or west coast.

From a centrally positioned countryside estate, different beaches, villages, restaurants and marinas can be reached without being tied to one particular coastal area.

This combination of countryside privacy and connectivity is one of the principal advantages of central Ibiza.

Exceptional Restaurants, Clubs & Ibiza Lifestyle Within Easy Reach

Despite the finca's exceptionally peaceful and private countryside setting, some of Ibiza's best-known restaurants and nightlife destinations are remarkably close.

San Rafael itself has long been known for its excellent dining scene. The iconic Las Dos Lunas is one of the area's most established restaurants, combining Italian and Mediterranean cuisine with a beautiful garden setting and a glamorous yet unmistakably Ibizan atmosphere. Nearby Can Pilot is another island institution, particularly renowned for its grilled meats and traditional Mediterranean dining.

Other restaurants in and around San Rafael include Can Mussonet and El Clodenis, adding further sophisticated dining options within the immediate surroundings.

The location is equally exceptional for access to Ibiza's internationally renowned nightlife. Amnesia, one of the island's legendary clubs, is located directly in the San Rafael area, while UNVRS is also just moments away.

From the estate, Ibiza Town and Marina Botafoch are also within easy reach, opening up an entirely different selection of celebrated restaurants, bars and clubs, including Pacha Ibiza, Chinois Ibiza and the sophisticated dining and nightlife surrounding the marinas.

This creates an extraordinary lifestyle contrast: owners can spend the evening enjoying some of Ibiza's most famous restaurants and nightlife destinations and return shortly afterwards to more than 55,000 m² of complete countryside privacy.

Nearby Lifestyle Highlights

- Las Dos Lunas – iconic garden restaurant and bar in San Rafael

- Can Pilot – one of San Rafael's best-known traditional grill restaurants
- Can Mussonet – contemporary Mediterranean dining in San Rafael
- El Clodenis – intimate dining in the heart of San Rafael
- Amnesia Ibiza – legendary international nightclub
- UNVRS – one of Ibiza's major nightlife destinations
- Pacha Ibiza – world-famous Ibiza club
- Chinois Ibiza – sophisticated nightlife near Marina Botafoch
- Ibiza Town – restaurants, bars, boutiques and nightlife
- Marina Botafoch & Marina Ibiza – fine dining, yachting and sophisticated evening lifestyle

The combination is particularly rare: authentic Ibiza countryside living with exceptional privacy and more than five hectares of land, yet with some of the island's most famous restaurants, clubs and social destinations only a short drive away.

Close to Ibiza Town Yet Surrounded by Nature

A central-country location provides a lifestyle that is increasingly difficult to find on the island: substantial private land and genuine tranquillity without complete isolation.

Owners can enjoy mornings surrounded by nature, spend the afternoon at the beach or in Ibiza Town and return in the evening to the privacy of their own estate.

This makes the property equally appealing as a sophisticated second residence or a genuine year-round Ibiza home.

A Home for Authentic Ibiza Living

The atmosphere of the property is deliberately different from the island's ultra-modern glass villas.

Here, the emphasis is on warmth, texture, natural materials and the relationship between architecture and landscape.

Exposed wooden beams and authentic finca details create character. Contemporary technology provides comfort. Extensive land provides privacy.

It is this balance that gives the property its particular appeal.

Key Features

- Exceptional luxury finca estate in central Ibiza
- San Rafael countryside setting
- Approximately 55,600 m² private plot
- More than 5.5 hectares of land
- Approximately 450 m² of living space
- Authentic Ibiza finca character
- Five bedrooms

- Five bathrooms
- Separate guest house
- Guest house with private bathroom and bathtub
- Generous principal living areas
- Abundant natural light
- Traditional wooden beams
- Natural materials throughout
- High-end contemporary kitchen
- Premium Gaggenau appliances
- BORA cooking system
- Seamless kitchen, dining and living concept
- Large private swimming pool
- Multiple outdoor terraces
- Extensive sun terraces
- Excellent indoor-outdoor living
- Exceptional privacy
- Peaceful Mediterranean countryside setting
- Air conditioning
- Underfloor heating
- Fireplace
- Suitable for year-round living
- Excellent central Ibiza position
- Convenient access to Ibiza Town
- Ideal for family living and entertaining
- Rare combination of substantial land, privacy and accessibility

A Rare Private Estate for Buyers Seeking the Authentic Ibiza

This finca represents a side of Ibiza that has become increasingly difficult to find.

Rather than competing for attention with dramatic architecture or excessive design, the property derives its luxury from something more enduring: approximately 55,600 m² of private land, authentic finca character, silence, nature and space.

Within this exceptional setting, approximately 450 m² of refined living space provide all the comfort expected from a contemporary luxury residence. Five bedrooms, five bathrooms and a separate guest house accommodate family and friends, while Gaggenau appliances, a BORA cooking system, underfloor heating and air conditioning introduce modern convenience without compromising the soul of the property.

Outside, a large swimming pool and multiple terraces become natural extensions of the home, surrounded by the timeless landscape of Ibiza's countryside.

For buyers searching for a luxury finca for sale in San Rafael, Ibiza, with more than five hectares of private land, five bedrooms, guest accommodation, large swimming pool and exceptional privacy, this remarkable estate offers a rare opportunity to experience Ibiza in its most authentic form — peaceful, sophisticated and deeply connected to the island itself.