

## 3 dream houses with beach access on a private peninsula - Cala Boix



### Overview

<b>Building surface:</b>	696 m <sup>2</sup>
<b>Plot of land:</b>	160,000 m <sup>2</sup>
<b>Distribution:</b>	10 Bed rooms, 7 Bathrooms
<b>Ref.-No.:</b>	2200
<b>Price:</b>	on request
<b>Location:</b>	Cala Boix
<b>View:</b>	Sea view, Sealine, Nice Sea View, Sea Access, Sunset

### Location



## Description

Unique position on own peninsula in first sea row

Positioned majestically atop a serene hillside and overlooking the crystal-clear waters of Cala Boix, this estate transcends the ordinary, marking its place as a unique treasure within the Mediterranean's embrace. Constructed in 1976, the property unfolds across a sprawling 600 m<sup>2</sup> of refined living space, harmoniously integrated into an expansive 11.10 hectares of untouched land. This substantial expanse offers an unparalleled canvas of tranquility, privacy, and natural beauty.

A private driveway weaves through the landscape, revealing awe-inspiring vistas that capture the bay of Cala Boix, the lush pine forests, and the distant Siesta mountains, culminating in a secluded entrance that heralds the exclusivity of this peninsula. The path leads through aromatic pine groves, alongside a private access to the sea, ascending to the villa's prestigious perch. From this vantage point, one is afforded panoramic views that stretch over the sea to Tagomago and Mallorca, and across the captivating Ibizan countryside, epitomizing the property's unrivaled location.

The architectural prowess of the villa is evident throughout its 600 m<sup>2</sup> of living space, where stone floors and a built-in kitchen reflect a blend of elegance and function. The estate comprises 13 meticulously designed rooms, including 10 bedrooms and 7 bathrooms, distributed across the main house, guest quarters, and staff accommodations. A fireplace adds an element of warmth to the spacious interiors, while two swimming pools, totaling approximately 100 m<sup>2</sup>, offer a serene respite under the sun.

Beyond the luxurious amenities and sophisticated interiors, the estate boasts a feature that sets it apart from any other in the Mediterranean: a private beach. This secluded stretch of sand belongs solely to the property, offering an exclusive retreat into the island's natural beauty, where the dark, fine sands of Cala Boix meet the azure waters in quiet seclusion. The estate's terraces serve as perfect vantage points for the island's enchanting sunrises and sunsets, blending seamlessly with the natural and crafted elegance of the surroundings.

The proximity to Cala Boix, with its unique beach and the cozy ambiance of its beach restaurant, complements the estate's secluded luxury. Meanwhile, the nearby village of San Carlos, renowned for its hippy charm and the vibrant Las Dalias markets, adds a touch of local culture and community.

This estate is more than a residence; it's a declaration of the extraordinary, a testament to a unique lifestyle offered nowhere else in the Mediterranean. With its vast grounds, unmatched privacy, and the singular distinction of possessing its own private beach, this property stands as a pinnacle of luxury and exclusivity. Here, the tranquil beauty of Ibiza is not just observed but intimately experienced, making this peninsula not merely a place to live but a realm to cherish.

3 independent Villas, 2 pools, 10 terraces and gardens on 160.000 m<sup>2</sup> estate

The property consists of three independent villas. The „old“ antique finca is a charming romantic house with breathtaking sea views from every room. Modern furnishings from the kitchen to the office.

The new second villa offers a further three bedroom suites, a further living room with TV and on the first floor a sensational master bedroom, from which you can see till Mallorca – with modern marble bathroom, whirlpool etc.

The two houses have 9 (!) terraces (in every sun and wind direction), are connected by a romantic patio and pool and have a 15-meter infinity pool overlooking the entire Mediterranean Sea to Mallorca. The third Villa is an independent guest house below the main house with three more bedrooms.

#### First house/Old antique Finca:

- Kitchen
- Dining
- Large Living room with view of the ocean and TV
- Office with computer
- 1 Master bedroom
- 2 bedrooms
- 2 bathrooms
- 3 terraces
- roof terrace

#### Second house/New Villa:

- Living room with TV
- 1 Master bedroom + Master suite
- 3 bedroom suites
- 2 bathrooms + Master Bathroom
- 4 terraces

#### Third house/Guest House:

- Master suite with Kitchen and Living-room, 1 Bedroom, 1 Bathroom
- 2 additional bedrooms + 1 bathroom to share
- 2 terraces

10 bedroom suites, 7 baths, kitchen, office, huge living room & ocean

The property has a capacity of up to 14 people and is the perfect luxury Estate in nature's paradise. There are 10 bedrooms. Each bedroom has a sea view and a private terrace.

Particularly impressive is the huge living area in the „old“ finca, which is furnished not only with valuable antiques but at the same time has HiFi and satellite TV – but above all offers an unrivalled view of the sea and all passing boats and ships.

Every building has a license – and there is a touristic rental license on top.

Perfect technology: WLAN, Sat-TV with Sky, HiFi, sauna, whirlpool

The property is equipped with the latest technology. In each living room there is a modern flat screen TV with satellite reception (in the main house with SKY receiver and all German, Austrian and English programs), as well as DVD, hi-fi systems in both houses, computer etc.

The house has a 4-person sauna with breathtaking sea views, a jacuzzi and two large swimming pools – a sports pool in the wind-sheltered patio and an infinity pool overlooking the sea.

Absolute quietness, privacy with spectacular sea view

The luxury Estate located in the middle of a beautiful nature reserve, which stretches from the island of Tagomago to Cala Boix and even has romantic grotto on its own grounds. It's a bird paradise – above the house, seagulls, eagles, rare bird species fly in the blue sky. But the house impresses with its absolute silence – you hear no cars, engines, discos, only the sound of the sea. From the Villa – 500 meter above the sea – you have the most beautiful view of Ibiza: 360 degree undisturbed panoramic view of the ocean and the island – from far Mallorca to Formentera.

An asphalted private road leads from Cala Boix to the property.

Private house service with cook, room service and security

Under the villa, is an additional guest house. Currently the housekeepers mansion with 3 bedrooms, 2 baths, own kitchen and living room.

Best location on the island: where Ibiza is most beautiful – 30 minutes to city centre

The property is considered by all experts as the most beautiful, most natural and with its view most breathtaking point of Ibiza. You feel like you are on an island – but you are perfectly connected to the mainland by a modern asphalt road. With the two jeeps belonging to the villa you are in only 30 minutes in Ibiza town with its high life and in only 15 minutes in the port of Santa Eularia with all shopping and yachting possibilities.

The little town of Sant Carlos with the legendary Hippie market, with supermarket and a pharmacy is 7 minutes away. The fantastic bay Cala Boix (with three excellent restaurants) is only 2 minutes away. Directly on the property is a private, very romantic private bay for undisturbed private swimming and sunbathing. A little road leads from the Estate to the private beach.

#### Features

- WLAN + WiFi
- Sat-TV (Sky)
- Telephone
- Electricity
- Sauna (4 persons)
- Jacuzzi
- 2 pools
- (1 sport pool, 1 infinity pool)
- Parking for 8
- Fitness
- Terrace & grill
- Most wonderful seaview of the island
- Asphalted access road

#### Extras

- 2 huge pools (1 infinity pool)
- Patio with grill
- Sauna & fitness
- Sport/Tennisground
- Whirlpool
- Garden
- Private bay



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