

Plot with building permit for a unique and luxurious project with a comfortable living experience in Talamanca/Can Pepsimo for sale, Ibiza - Jesus



Overview

Building surface:	411 m ²
Plot of land:	918 m ²
Distribution:	4 Bed rooms, 2 Bathrooms
Ref.-No.:	2369
Price:	2,300,000.00 €
Location:	Jesus
View:	Country view, Modern

Location



Description

This exceptional development opportunity in the ultra-exclusive area of Can Pepsimo near Ibiza Town offers a rare chance to realise a luxury villa project on a 918 square metre plot with a fully approved building license. Located just minutes from Talamanca Beach, Marina Botafoch, and the vibrant heart of Ibiza Town, this property provides the perfect foundation for creating a bespoke home in one of Ibiza's most prestigious residential zones.

The villa, situated on a 918 square metre plot in the ultra-exclusive area of Can Pepsimo near Ibiza Town, represents a rare opportunity to own a property with an approved building license in one of the most sought-after residential locations on the island. Offering sweeping views over the Mediterranean Sea and located just minutes from Talamanca Beach, Marina Botafoch, and the vibrant heart of Ibiza Town, this villa is a statement of architectural sophistication and lifestyle elegance.

Designed with clean architectural lines and finished to the highest standards, the villa will feature four luxurious bedrooms, expansive living spaces, and a seamless connection between indoor and outdoor living. The large bay windows flood the interiors with natural light, while the open-plan layout is perfect for both relaxing and entertaining. The landscaped terraced gardens are thoughtfully designed to provide multiple levels of enjoyment, from shaded seating areas to sun-drenched terraces and a private swimming pool.

This property is ideal for buyers seeking a refined retreat with close proximity to some of the island's most iconic hotspots. Within a short drive, you can enjoy world-class dining at Nobu Ibiza, STK, or Sa Punta, experience the buzzing nightlife at Lío and Pacha, or simply unwind with the calm turquoise waters of Talamanca Bay at your feet. The villa's location also provides quick access to the Ibiza airport and the prestigious yacht marinas in Marina Ibiza and Marina Botafoch, making it a prime location for those with an international lifestyle.

Equipped with a private swimming pool, expansive outdoor lounge zones, and luxurious interior specifications, this villa is not just a home — it's an investment in the unique Ibiza lifestyle. Whether you are looking for a permanent residence, a luxury second home, or a high-yield rental investment in Ibiza's elite real estate market, this property is a one-of-a-kind opportunity that merges design, location, and exclusivity.

Key features:

- Plot size: 918 m² with approved license
- Prime location in Can Pepsimo, near Ibiza Town and Talamanca Beach
- 4 en-suite bedrooms
- Large private pool
- Terraced landscaped gardens with sea views
- Floor-to-ceiling windows and abundant natural light
- Spacious open-plan interiors
- Close to hotspots: Marina Botafoch, Pacha, Nobu, Lío, STK, Talamanca
- High-end architectural finishes
- Ideal for luxury living or investment
- Exceptional rental potential due to location and license