

## Unique villa on top of the mountain with sunrise



## general:

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<b>object number external:</b>	KPI971	<b>as from:</b>	20.08.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>place:</b>	07850 Cala Mastella
<b>living space:</b>	428,00 m <sup>2</sup>	<b>Floor space:</b>	428,00 m <sup>2</sup>
<b>Total size of site:</b>	111.000,00 m <sup>2</sup>	<b>Number of Rooms:</b>	11,0
<b>Number of bedrooms:</b>	10,0	<b>Number of bathrooms:</b>	8,0
<b>Condition:</b>	groomed		

## prices:

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## energy certificate:

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**value class:** G

## contact person:

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<b>company:</b>	KENSINGTON Ibiza	<b>name:</b>	KENSINGTON Ibiza
<b>street:</b>	Calle Joan Tur Tur 9B	<b>place:</b>	07840 Santa Eulalia des Rio
<b>www:</b>	www.kensington-ibiza.com		

## Infrastructure:

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## Description:

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This spectacular Half-Island is the last private Half-Island in Ibiza. The huge property features a large Luxury Villa with three buildings, a private Bay and even a Grotta. And the best: You live in a nature paradise, are close to the best beaches and only 20 minutes away from the buzz from Ibiza town with all its superb restaurants, clubs and night life.

Spectacular Luxury Villa on the last private Half-Island at beautiful Ibiza

The last private Half-Island in Ibiza – with the best view, total privacy

A complete Peninsula with the possibility to buy 170.000 m2 of nature paradise – including a private Bay, a romantic

Grotta and a huge Luxury Villa with three adjacent buildings. You will have 10 Terraces with incredible 360\* Views, Infinity Pool, Gardens, Pavillons, Patios and a Sports court

A Nature Paradise

with private Ocean Bay and a Luxury Villa on top

An asphalted Street leads from the wonderful Beach of Cala Boix (with restaurants) to the Gates of this unique Property "Cap Roig". The whole Estate is situated in the most wonderful Nature Reserve of Ibiza with thousands of Birds and incredible Views. But the best of all: In the middle of the Nature Paradise is a fully licensed Luxury Villa with three buildings – and this Finca even has a full touristic License for Rental income.

The Luxury Villa features: 3 Buildings, 10 Bedrooms, 8 Baths, 2 Pools

The Property consists of three adjacent Luxury Villas – one in the romantic antique Ibiza-Style, one in a modern vacation Style and one with a Guest & Housekeepers House – all comes with 10 Bedrooms, 8 Baths, large Living Areas, Biblioteca, Sauna, Jacuzzi.

The Luxury Villa offers you 2 Pools (one Infinity Pool with incredible Views) and 10 Terraces – you see 360 \* of the Mediterranean & the Island

10 Terraces with Views of the Mediterranean Ocean

& the best Infinity Pool

There is no other Property in Ibiza with comparable Views. From 10 Terraces, a beautiful Garden and from all rooms you see 360 degrees of the Mediterranean Ocean with all Boats passing by. You see even Mallorca, also the whole Island of Ibiza. The Property has a fantastic Infinity Pool, a Yoga Place and a Sport Court.

Asphalted Street, Parking for 7 Cars

and Housekeepers for your Convenience

The Property has an asphalted Street starting in Cala Boix until the House with Parking for 7 Cars. It also has a private Bay and Beach (after the Gate), even a private Grotta for entertaining. If you wish, the Property comes with a Housekeeper-Couple taking care of all utilities, cleaning, laundry, meals. You have all amenities: Sauna, Jacuzzi, Satellite-TV (Sky), WiFi, Yoga Pavillon – even a Sports court.

This is the Number 1-Real Estate in Ibiza –  
a once-in-a-lifetime-opportunity.

This spectacular Peninsula is one of the last available PRIVATE Half-Islands in the Mediterranean. The only Estate with a 360 degree Ocean- and Island-View and with a Nature Paradise full of trees, flowers and Birds. The only Property with total Privacy – you hear only the Ocean and the Wind – no cars, no hectic. And still you are in 20 Minutes by Car in the buzzing Center of Ibiza Town.

## images

KPI971 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop -



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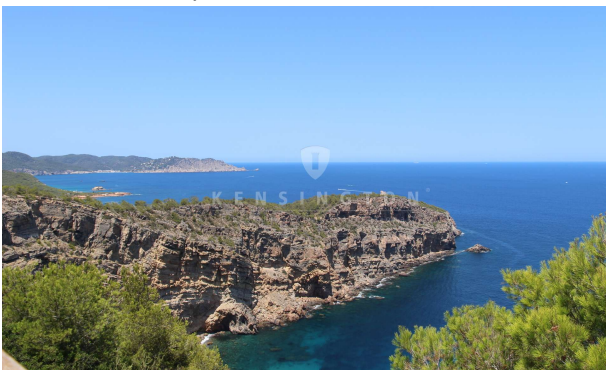
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