

## Cala Vadella

Reference 070004



PORTA IBIZA®  
Your home. Our passion.

## Charming villa in Cala Vadella with touristic rental license, 5 bedrooms and sea views

constructed area: 183 m<sup>2</sup>

plot area: 344 m<sup>2</sup>

bedrooms: 5

bathrooms: 4

sea view: ✓

swimming pool: ✓

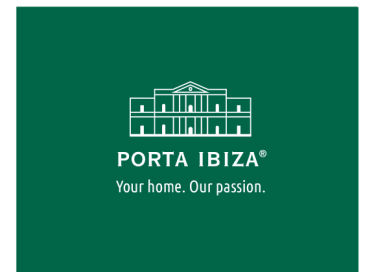
energy certificate: in process

**price: € 1,675,000.-**



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### Details:

This lovely renovated villa offers a rare opportunity to realise the dream of a real Ibiza lifestyle, but also combined with a solid investment.

Standing on a plot of 344 sqm, the beautiful villa has a constructed area of 183 sqm including 5 wonderful bedrooms and 4 luxurious bathrooms. An enchanting private pool invites to relax, and the delightful roof terrace offers breathtaking panoramic views of the Mediterranean Sea. Its coveted touristic rental license also allows the property to be used commercially.

Constantly conveying a feeling of endless relaxation, the ground floor of the 3-level villa presents a pleasant living room with an inviting leather sofa and a cosy fireplace providing comfortable warmth during cooler winter weather, with a stylish, fully-equipped kitchen and an adjoining balcony offering magnificent views of the sea and over the pool.

A spiral staircase leads to the first floor which is distributed over 3 spacious bedrooms and 2 regal bathrooms with bathtubs. All bedrooms exude a timeless elegance and each features a double bed, a large walk-in wardrobe, and high-quality surfaces. The master bedroom is equipped with a private balcony providing magnificent views of the sparkling sea.

The lowest level offers an excellent living area that flows seamlessly into the pool landscape, with 2 additional bedrooms and a beautiful bathroom. The outdoor area is harmoniously coordinated with the furnishings and offers 80 sqm of pleasant surroundings with a compact outside kitchen and dining table on the tiled terrace creating a stylish and charming outdoor living space.

Further features include private parking, an alarm system, a practical outdoor shower, a lovingly- landscaped garden, air conditioning and breathtaking sea views. All-in-all, this exceptional property provides the perfect combination of style, comfort and space.

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### Location & surrounding area:

Located in the picturesque area of in Sant Josep de Sa Talaia. Enjoy the peaceful tranquillity of this coastal town surrounded by the natural beauty of Ibiza. The area offers numerous activities, from relaxing days on the beautiful beach of Cala Vadella to adventurous walks through nearby coves and cliffs. For foodies, there is a variety of restaurants nearby, including the well-known Can Jaume restaurant, the impressive 60 Grados Gastrobar and the always impressive Racó Verd. The beautiful beaches of Cala Vadella, Cala Tarida, Cala Moli and Cala d'Hort are just a few minutes away by car, also offering great beach clubs such as Silencio. Additional advantages are the proximity to the airport and diverse shopping facilities.



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Terrace



Rooftop terrace



BBQ area



Facade



Balcony



Living area

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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Kitchen



Dining area



Kitchen



On eof 5 bedrooms



Bedroom



Bedroom

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TEL. +34 971 720 164 • INFO@PORTAIBIZA.COM



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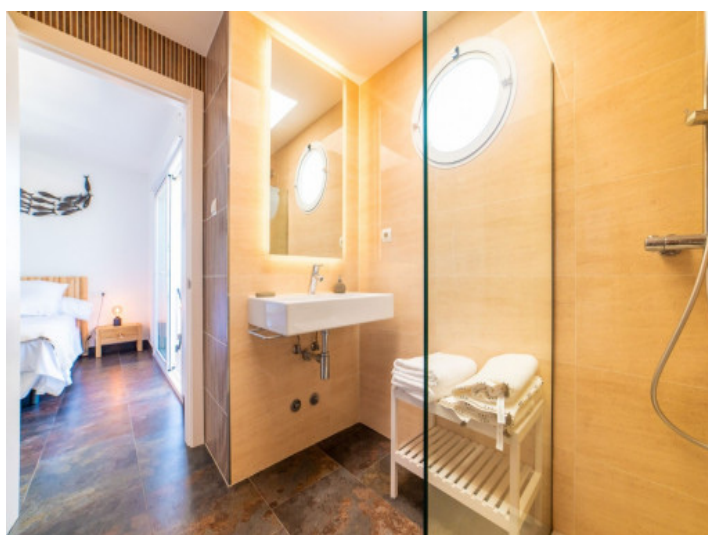
Reference 070004



Guest room



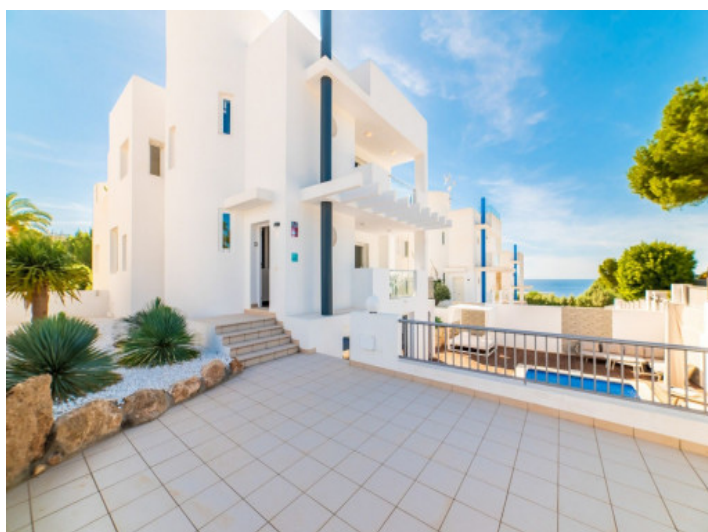
One of 4 bathrooms



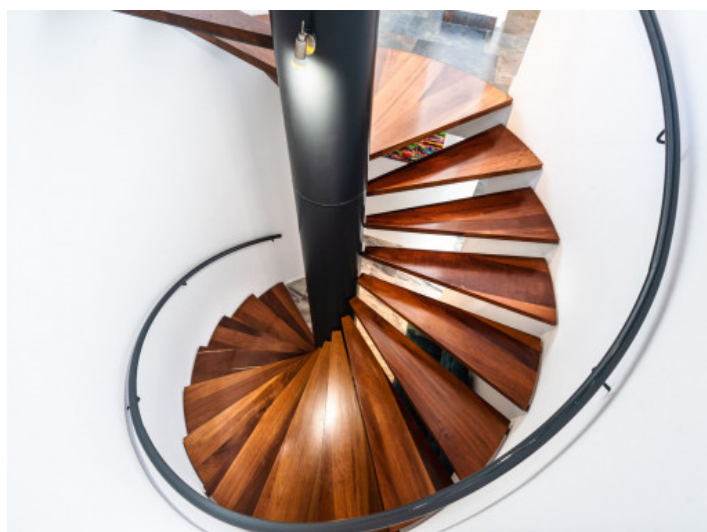
Bathrooms



Bathroom



Facade



Staircase

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Sant Josep de sa Talaia