

## Cap Martinet

Reference 101958



PORTA IBIZA®  
Your home. Our passion.

Exceptional villa with sea views in Cap Martinet with touristic rental licence and further amenities

constructed area:	660 m <sup>2</sup>	swimming pool:	✓
plot area:	1.000 m <sup>2</sup>	energy certificate:	in process
bedrooms:	6		
bathrooms:	8		
sea view:	✓	price:	€ 5,600,000.-



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### Details:

This exceptional villa in Cap Martinet, standing on a plot of 1.000 sqm and with a living space of 572 sqm, offers many highlights. The very exclusive villa was renovated to the highest standards in 2019 using only best-quality materials, top-brand appliances, and the most modern multimedia technology, and now provides everything the heart desires.

Highlights of the villa include:

Luxurious fittings and furnishings with high-quality materials

Perfect living conditions: In an immaculate condition and ready for immediate occupation

Generous living space: Three levels including 6 bedrooms and 8 bathrooms

Entertainment and fitness: Home cinema and fitness room

Wonderful external areas: Infinity pool, outdoor kitchen and diverse terraces

Security: Fully fenced and monitored with CCTV

Light and friendly atmosphere: Large, floor-to-ceiling sliding windows and ample natural light

Views: Breathtaking views of the Mediterranean as far as Formentera and Ibiza town

Year-round comfort: Double glazing, hot/cold air conditioning and central heating

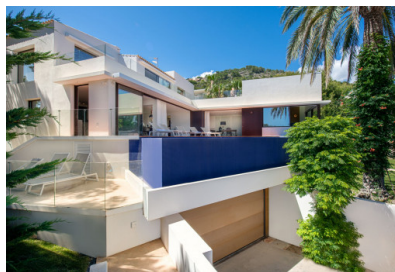
Additional amenities: Alarm system and private garage

Large gardens: front and rear gardens with a Mediterranean flair

This villa is not only an exceptionally luxurious residence, but also presents an excellent investment opportunity. The valid touristic rental licence promises an attractive rate of return, and its facilities make it perfect as a rental property. The idyllic location and the incomparable luxury of this unique property must be seen to be believed!.

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### Location & surrounding area:

Cap Martinet is an exclusive residential area in Ibiza, just a few minutes from Ibiza Town. This prestigious location consists of luxurious villas with spectacular sea views, private pools and spacious terraces. Its proximity to Talamanca and S'Estanyol beaches, as well as to excellent restaurants and exclusive beach clubs, makes Cap Martinet an ideal location for discerning buyers seeking privacy and comfort although in close proximity to the island's best facilities.

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Pool



Garden



View from the first floor



Terrace



Living area



Dining 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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Modern kitchen



Mastersuite with dressing area and bathroom



Mastersuite bathroom



One of 6 bedrooms



Bathroom



Bedroom

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Bathroom en suite



A total of 6 bedrooms



Stylish bathroom



Guest area



Bedroom guest area



Kitchen guest area

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Terrace



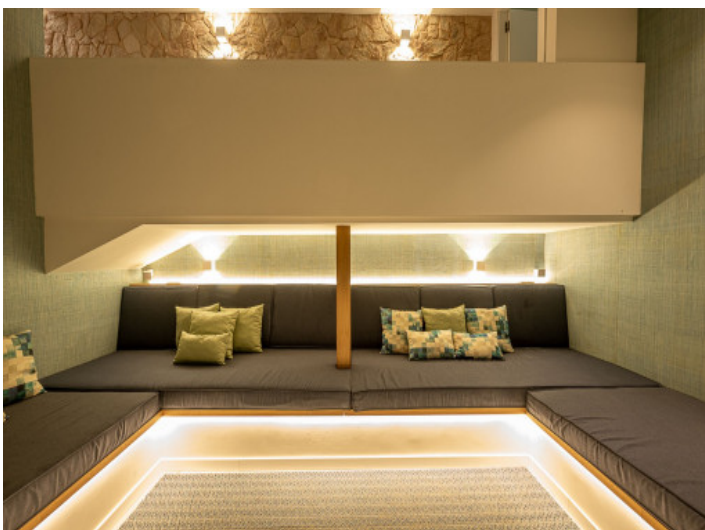
Study area



Entrance to the home cinema



Home cinema



Home cinema



Gym

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Pool



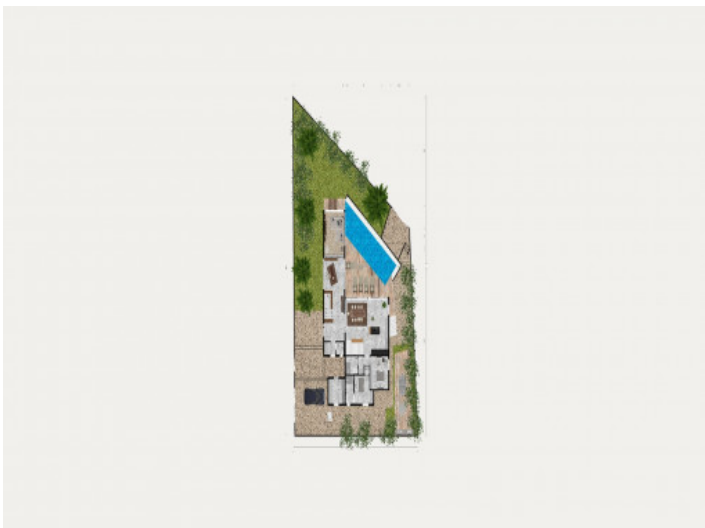
Dining area



Pool



Rooftop terrace



Ground floor



First floor

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Basement

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