



Área de Sant Antoni - Villa



 **3**
 Bedrooms

 **3**
 Bathrooms

 **312**
 Area (m²)

 **495**
 Land Area (m²)

949 000 €
 (EUR €)

Stunning Villa Near Cala Gracio

This stunning property is located in the highly sought-after area of Cala Gracio / Cala Gracioneta, offering a peaceful and idyllic setting for a typical Ibizenco lifestyle. The house was constructed in 1972 and sits on a generous plot of land measuring approximately 495 m², with a built-up area of around 139 m². In addition to this, there is a spacious rooftop terrace of approximately 120 m², providing breathtaking panoramic views of the surrounding area.

The property boasts three bedrooms and three bathrooms, with the option to expand to a fourth bedroom and additional bathroom if desired. There is also the possibility to extend the covered terrace, providing even more outdoor living space. The house is situated within a gated community, offering security and privacy for residents.

The interior of the property is beautifully designed, with a fully equipped kitchen, air conditioning, and



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¹ (Call to national fixed network) | ² (Call to national mobile network)



a cozy fireplace for those cooler evenings. The large windows provide plenty of natural light and offer stunning sea views from various vantage points throughout the home. Additionally, the property features double glass windows, window grids, and shutters for added security and comfort.

Outside, the property features two terraces - one on the rooftop and another covered terrace - perfect for al fresco dining and entertaining. The easy-care garden is adorned with beautiful palm trees, creating a tranquil oasis for relaxation. An alarm system with 24-hour service ensures peace of mind for residents, while an optional letterbox provides convenience.

The property benefits from water supplied by a desalination plant, ensuring drinking water quality at all times. High-speed WiFi is available throughout the property, making it ideal for remote working or staying connected with loved ones.

This exceptional property comes fully furnished, allowing new owners to move in and start enjoying their new home immediately. Whether you're seeking a permanent residence or a holiday retreat, this property offers the perfect blend of luxury, comfort, and convenience in an unbeatable location just a 5-minute walk from sandy beaches.

Don't miss out on this incredible opportunity to own your dream home in one of Ibiza's most desirable locations.

Property Features

- Heating
- Proximity: Airport, Mountain, Beach, Shopping, Restaurants, Open field, Pharmacy, Public Transport
- Solar orientation: South
- Terrace
- Air conditioning
- Views: Countryside views, Mountain views, Pool view, Garden view
- Mains water

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