DOM DELMAR

LUXURY REAL ESTATE



PRIVATE COLLECTION / Sant Josep - Ibiza

Private Residence

A home among pines, sea and evening light.

3	4-5	5
Living areas	Bedrooms	Bathrooms

Three living areas.
Four bedrooms.
Five bathrooms.

Three areas with their own kitchens offer space for family and guests. The separate dining room of approx. 19.6 m² offers the option of a fifth bedroom.

214.59 m²

Living area (internal measurement)

approx. 1,200 m²

Plot area

249.63 m²

Building area (external measurement)

56.8 m²

Two garages





A place with an open horizon.

Natural stone, arches and a mature garden give this residence its distinctive character. Beyond the pines, views open towards the sea; in the evening, sunsets set the mood.

The covered balcony is one of the home's special places. Sea views, Mediterranean architecture and a sheltered seating area come together here: for open-air meals and quiet moments at the end of the day.

Between pines and sea.

Pines and palms frame the foreground, with the Mediterranean on the horizon.



Sea view from the house



View from the lower living area



Another perspective from the property

Balconies, terraces and windows bring the garden and the views into the rooms. The property's different levels reveal a variety of perspectives.



When the day turns to gold.

Sunset from the residence's balcony.



The first impression.



Driveway to the two garages



Natural stone and Mediterranean greenery

An arrival surrounded by greenery.

Natural stone walls and established planting line the approach to the house.



Driveway and side view of the house

Welcoming. Mediterranean.

Mature greenery, natural stone and the distinctive façade shape the first impression of the property.

The driveway, with an electric gate, leads to the two garages. The entire plot is fenced. Flowering plants and natural stone walls line the entrance, giving the arrival a Mediterranean feel.



Surrounded by palms and pines.

Palms, pines and Mediterranean plants frame the façade. The round natural stone tower, white render and dark wood define the view of the house from the garden.

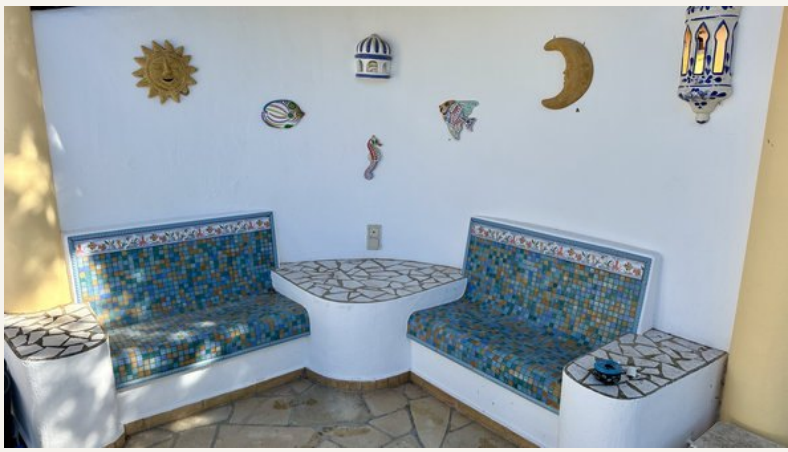
Small places to pause emerge between stone paths and flowering greenery. House and garden form a harmonious whole, with a personal touch that extends to the ceramic details.



An unmistakable silhouette.

The round natural stone tower, deep arches and terraced levels define the architecture. White render, dark wood and ceramics give the house its Mediterranean character and connect the rooms with the garden.





Living with Mediterranean warmth.

MAIN RESIDENCE APPROX. 100.25 m² · LIVING ROOM APPROX. 32.1 m²





Living room with fireplace and timber beams



Connections to dining room and bathroom

A fireplace, exposed timber beams and arches give the living room a warm atmosphere. The living room, separate dining room and kitchen form the main living level. Doors lead to the balcony and adjoining terraces; a bedroom and two bathrooms complete the main residence.

Dining room opening to the balcony.

DINING ROOM APPROX. 19.6 m² · KITCHEN APPROX. 6.1 m²





Separate kitchen with a small breakfast bar



Seating on the adjoining balcony

The dining room opens onto the balcony with views of greenery and the sea. This separate room could become the property's fifth bedroom if desired, giving the main residence two bedrooms. Feasibility is to be assessed during further planning.

Wake up to views of the sea.

BEDROOM APPROX. 16.2 m² · EN SUITE APPROX. 8.8 m² · SHOWER ROOM APPROX. 3.3 m²





En-suite bathroom with twin basins



Sea views and direct balcony access define this private retreat. An en-suite bathroom is complemented by a further shower room on the same level.

A private area for guests.

APPROX. 39.83 m² LIVING AREA · 1 BEDROOM · 1 BATHROOM





Bedroom with timber details



Sea view through the arched window

A kitchen with breakfast bar, living room, bedroom and bathroom form a separate guest area. A patio and covered entrance provide additional outdoor space.

Space for family and friends.

APPROX. 74.51 m² LIVING AREA · 2 BEDROOMS · 2 BATHROOMS





Bedroom with fitted timber cabinetry



Further bedroom

A curved breakfast bar and arched windows define the approx. 24.8 m² kitchen. An approx. 11.1 m² living room and two bedrooms of approx. 13.1 m² and 9.2 m² complete the layout. Two bathrooms, one en suite, plus a patio and covered entrance add comfort.

Rooms with a personal signature.

Wood, ceramics and arches give the living areas a shared design language. Windows and balcony doors bring the garden, terraces and views into the interiors.



Bedroom in the second living area



Connecting rooms in the second living area



View from the bedroom towards the kitchen



Existing shower room

Four bedrooms and five bathrooms are arranged across the three living areas: one bedroom and two bathrooms in the main residence, one bedroom and one bathroom in the first area, and two bedrooms and two bathrooms in the second.

Three separately usable units offer flexibility. A renovation could bring them together as one spacious home. According to your wishes and budget, we organise the full planning process, support any required legalisation procedures and coordinate all building works.

Time for life's simple pleasures.

The pool sits between the house, natural stone walls and mature planting. Sunny spots and shaded seating areas give the garden its own rhythm.





Outdoor barbecue area



Garden sauna



Inside the sauna

Stone paths, palms and pines connect the outdoor spaces to the house. The built-in barbecue area offers open-air seating; the timber-clad sauna occupies its own small garden house.

A garden full of character.







Pines, palms and flowering plants line the stone paths. Quiet corners connect the house, sauna and pool. The established planting makes the garden an integral part of life at the property.



A little closer to the sea.

Covered seating areas and open terraces connect the levels of the house. On the roof, an approx. 14.0 m² glazed sunroom complements the terrace, offering another view across the greenery towards the sea.



Sunroom on the roof terrace



View from the glazed sunroom



Aerial view of the property



Evening light on Ibiza's coast



Preserve the character. Reimagine the comfort.

The house offers a starting point for sensitive modernisation. Kitchens, bathrooms, building services, lighting and finishes can be adapted to contemporary living. Arches, the stone tower and timber set the direction.

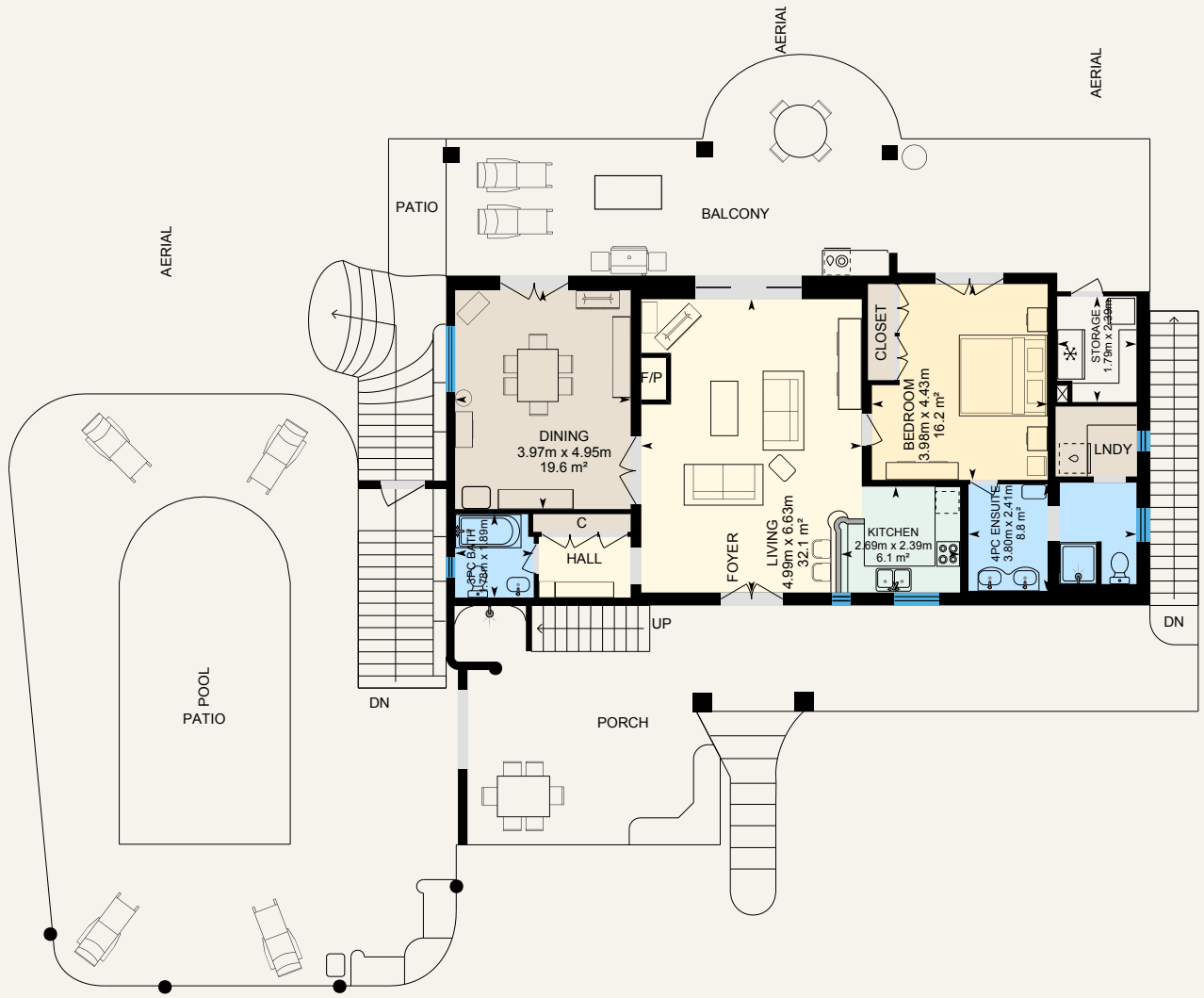
The garden and terraces can also be enhanced through coordinated planting, lighting and furnishings. The aim is a Mediterranean home that retains its established atmosphere.

On request, we offer a bespoke renovation service. We tailor planning and execution to your wishes and budget, organising the entire project through a single point of contact.

Building alterations remain subject to planning, technical assessment and the necessary permissions.

The main living level.

Upper floor · approx. 100.25 m² living area · 1 bedroom · 2 bathrooms



32.1 m²

Living room

19.6 m²

Separate dining room

16.2 m²

Bedroom

Optional use: The approx. 19.6 m² dining room could serve as an additional bedroom, creating a total of up to five bedrooms.

The guest areas at a glance.

Two living areas with their own kitchens

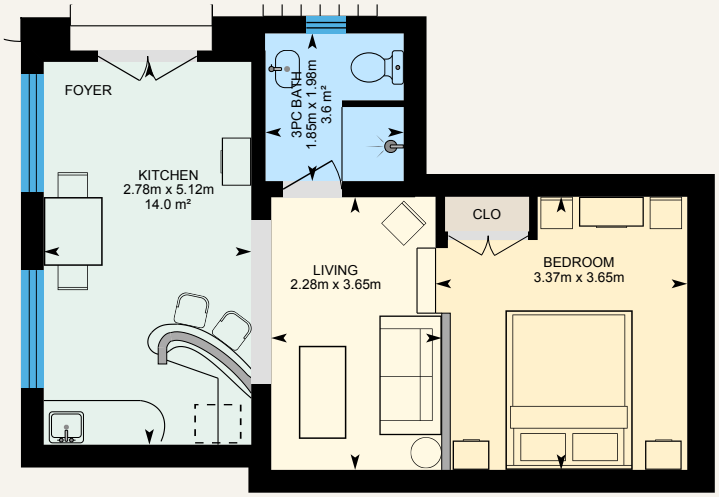
Living area 1.

39.83 m²

LIVING AREA

1 bedroom · 1 shower room

Kitchen	14.0 m²
Bedroom	11.1 m²
Bathroom	3.6 m²



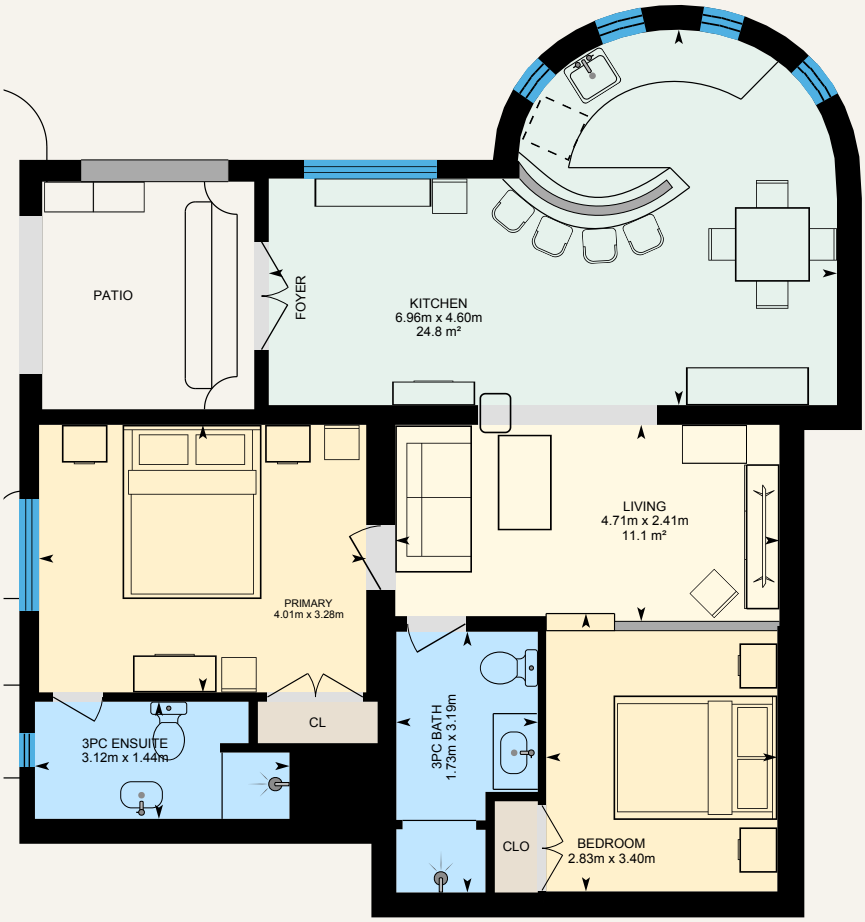
Living area 2.

74.51 m²

LIVING AREA

2 bedrooms · 2 bathrooms

Kitchen	24.8 m²
Living room	11.1 m²
Bedrooms	13.1 / 9.2 m²
Bathrooms	4.7 / 4.1 m²



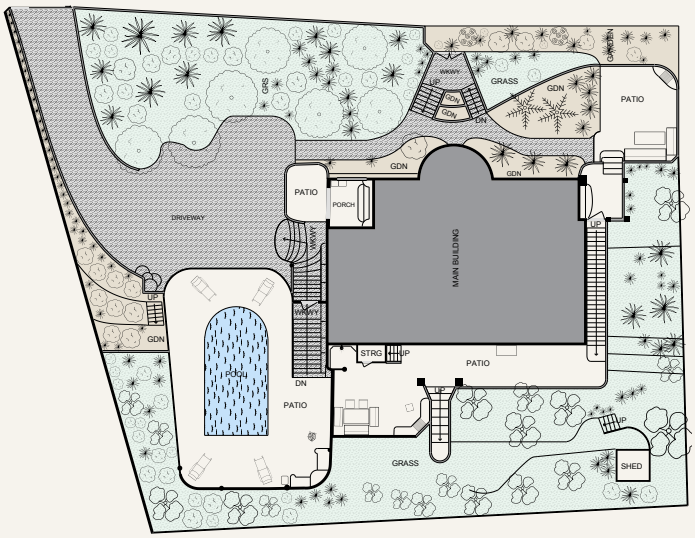
Areas are approximate. The floor plan extracts show the interiors.

Plot and ancillary areas.

Plot approx. 1,200 m² · Garages and ancillary rooms shown separately



Aerial view of the house, pool and garden



Plot overview

Two garages	56.8 m²
Utility room	5.8 m²
Rooftop sunroom	14.0 m²

The 214.59 m² living area (internal measurement) comprises the main residence with 100.25 m², living area 1 with 39.83 m² and living area 2 with 74.51 m². Garages and ancillary rooms are excluded from this living area.

The externally measured building area is approx. 249.63 m² and describes the same building, including external walls. The two area figures are not added together.



Evening light on Ibiza's coast

Discover it in person.

A special place is best experienced in person. We would be delighted to arrange a private viewing and provide further documentation and the virtual tour.

ASKING PRICE

€2,500,000

DOM DELMAR
LUXURY REAL ESTATE

www.domdelmar.com

info@domdelmar.com