DOM DELMAR
LUXURY REAL ESTATE

PRIVATE RESIDENCE / IBIZA

PROPERTY BROCHURE / ENGLISH



SANT ANTONI DE PORTMANY

Casa Regina

Sea views. Garden. Sunsets.

6 BEDROOMS

PRIVATE POOL

IBIZA'S WEST COAST

A home with character

From the terraces of Casa Regina, the view stretches across the pines to the sea. Three distinct living areas, each with its own entrance, kitchen and terrace, give family and guests privacy. Palms and an old olive tree define the established garden. A private pool with an outdoor shower and a sauna complete the property.



Casa Regina with terraces, garden and private pool.

450 m²
LIVING AREA

3
LIVING AREAS

3
SEPARATE ENTRANCES

THE HOUSE 06
LIVING 07
DETAILS & PLANS 18

THE PROPERTY

The view

White facades, warm terracotta and a garden that has matured over the years. Casa Regina pairs the character of a Mediterranean home with views across green slopes to the sea. The terraces become outdoor living spaces in their own right.



Evening light on one of the private sea-view terraces.

6
BEDROOMS

6 + WC
BATHROOMS / GUEST WC

647.57 m²
BUILT AREA

1,092 m²
PLOT

THE HOUSE 06 LIVING 07 DETAILS & PLANS 18



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THE OUTLOOK

The horizon in sight.

Beyond the pines and white houses, the coast opens out to sea. The view sets the scene for life on the terraces.

THE LOCATION

In Ibiza's west. Looking out to sea.



SANT ANTONI DE PORTMANY

Casa Regina sits on a green slope in the municipality of Sant Antoni de Portmany. The view takes in the surrounding homes and wooded hills before reaching Ibiza's west coast.



The house amid the greenery on the slope.

MEDITERRANEAN CHARACTER

A house that follows the slope.



Staggered volumes, white walls and terracotta roofs give Casa Regina its Mediterranean character. The round stair tower is a distinctive feature. The interiors, terraces and garden are arranged across several levels that follow the slope.



Rooflines, stair tower and pool area.

LIVING & DINING

Living spaces open to the outdoors.





Living and dining area with access to the sea-view terrace.

Expansive glazing draws the eye from the living and dining area to the terrace. Pale walls, terracotta floors and a choice of seating create a welcoming atmosphere. Moving between inside and out is part of everyday life.

THE TERRACES

Life moves outdoors.







Open spots in the sun, covered seating and a place to dine outdoors.

THE GARDEN

An established garden. All around the house.





Mediterranean planting and shaded spots.

A well-tended garden with a variety of plants, palms and trees surrounds the house. An old olive tree is among the mature trees. Natural stone walls, steps and paths connect the garden levels. A 1.8 m fence runs behind the planting and encloses the entire plot.

THE PRIVATE POOL

A private spot by the water.



The private pool sits between the house and garden. The adjoining terrace has room for sun loungers and an outdoor shower. White walls, natural stone and lush planting frame the water.



Private pool with sun terrace and outdoor shower.

SAUNA & RETREAT

Time to yourself.

Inside, the private sauna offers a place to unwind. The adjoining room gives you additional space to create a retreat of your own.

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Sauna and adjoining room on the upper level.

THE LAYOUT

Room to be together. Space of your own.

Three separate entrances and three living areas with their own kitchens suit families, multiple generations and guests staying for longer. There is space to spend time together and to keep to your own routine.

A Living with sea views

Two bedrooms, two bathrooms, a kitchen and a living and dining area.



B For family and guests

Two bedrooms, two bathrooms, a kitchen and a separate living area.



C Living by the garden

Two bedrooms, two bathrooms, a kitchen and a separate living area.



Living areas A, B and C all form part of the property.

LIVING AREA A

Living, cooking, sea views.







A bright kitchen complements the open living and dining area. On cooler evenings, the fireplace provides warmth. From the terrace, the view reaches the sea. This living area has two bedrooms and two bathrooms.

LIVING AREA B

A space of their own for family and guests.







Living and dining spaces, a kitchen and access to the outdoors let family and guests keep their own routine within the house. This area also has two bedrooms and two bathrooms.

LIVING AREA C

Close to the garden.







Terracotta floors, a kitchen and views of the greenery define the lower living area. The terrace serves as an outdoor dining space. There are two bedrooms and two bathrooms here as well.

BEDROOMS & BATHROOMS

Six bedrooms. Space to settle in.

The bedrooms are spread across the three living areas. The house has six bathrooms or washrooms in total, plus a separate guest WC.











A selection of the property's bedrooms and bathrooms.



EVENING LIGHT

As the day draws to a close.

A last warm view across the coast. The terraces of Casa Regina are a place to take in the sunsets in western Ibiza.

PROPERTY DETAILS

The property at a glance.



Property House with private pool	Living areas / kitchens 3 / 3
Municipality Sant Antoni de Portmany	Separate entrances 3
Living area[1] / built area 450 m² / 647.57 m²	Features Sauna and fireplace
Plot[2] 1,092 m²	Outdoor areas Pool, garden, terraces
Bedrooms 6	Parking Carport for 2 cars and garage
Bathrooms / additional 6 / guest WC	Year built[2] / condition[1] 1981 / good

[1] According to the property details. [2] According to the cadastre.

THE AREAS

Areas at a glance.

450 m²
LIVING AREA

647.57 m²
BUILT AREA

1,092 m²
PLOT

Supplementary digital building survey

PART OF THE BUILDING	INTERIOR AREA	EXTERIOR AREA
Main floor	197.07 m²	228.28 m²
Upper floor	28.55 m²	36.29 m²
Living area B / Apartment 2	112.95 m²	130.16 m²
Living area C / Apartment 3	98.37 m²	116.26 m²
Garage area	20.25 m²	25.60 m²
Total including garage	457.19 m²	536.60 m²

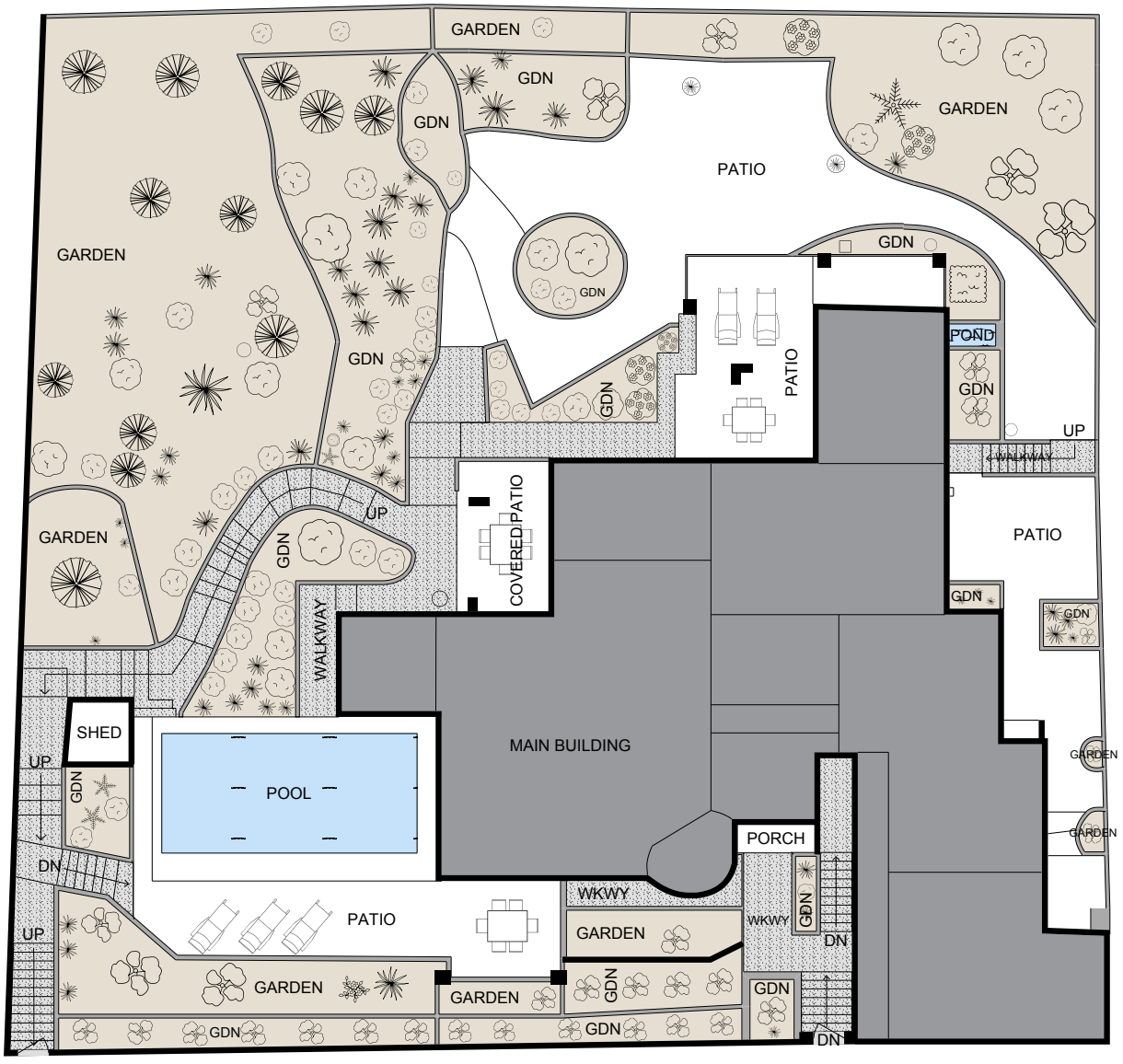
Interior area is measured to the inner face of the exterior walls.
Exterior area includes the building's exterior walls.
Terraces and other open areas are excluded from the exterior area.

Total interior area includes the stairs, interior walls and garage area.

DIGITAL FLOOR PLANS / 01

The outdoor areas

Overview of the garden, pool and terraces



The garden, pool, terraces and paths at a glance. The plan shows how the outdoor areas are arranged and does not replace an official boundary plan.

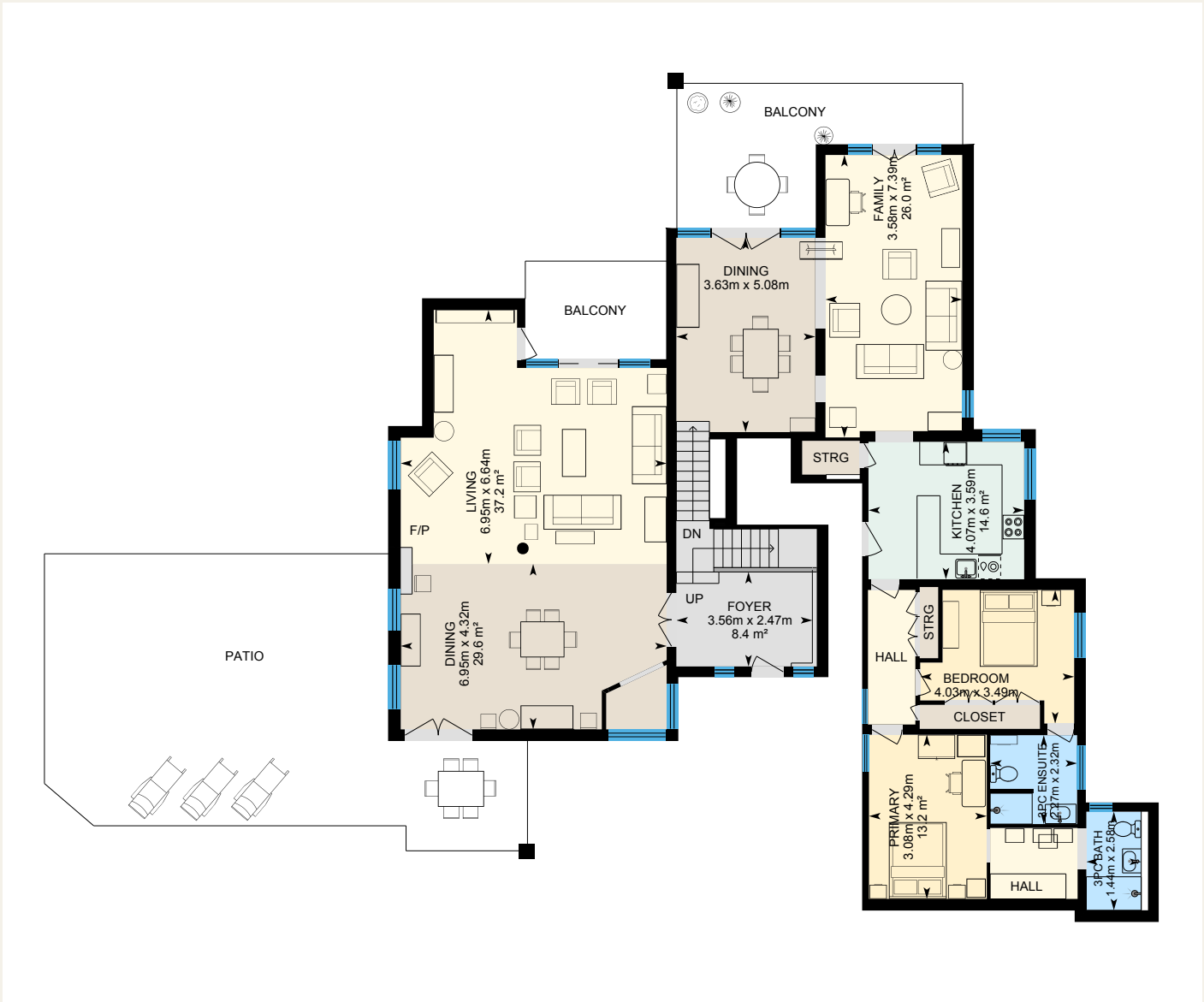
DIGITAL FLOOR PLANS / 02

The main floor

Living area A

Interior area 197.07 m²

Exterior area 228.28 m²



Living and dining areas, a kitchen, two bedrooms and two bathrooms. The digital plan also shows the terraces and the connections between spaces on the main floor.

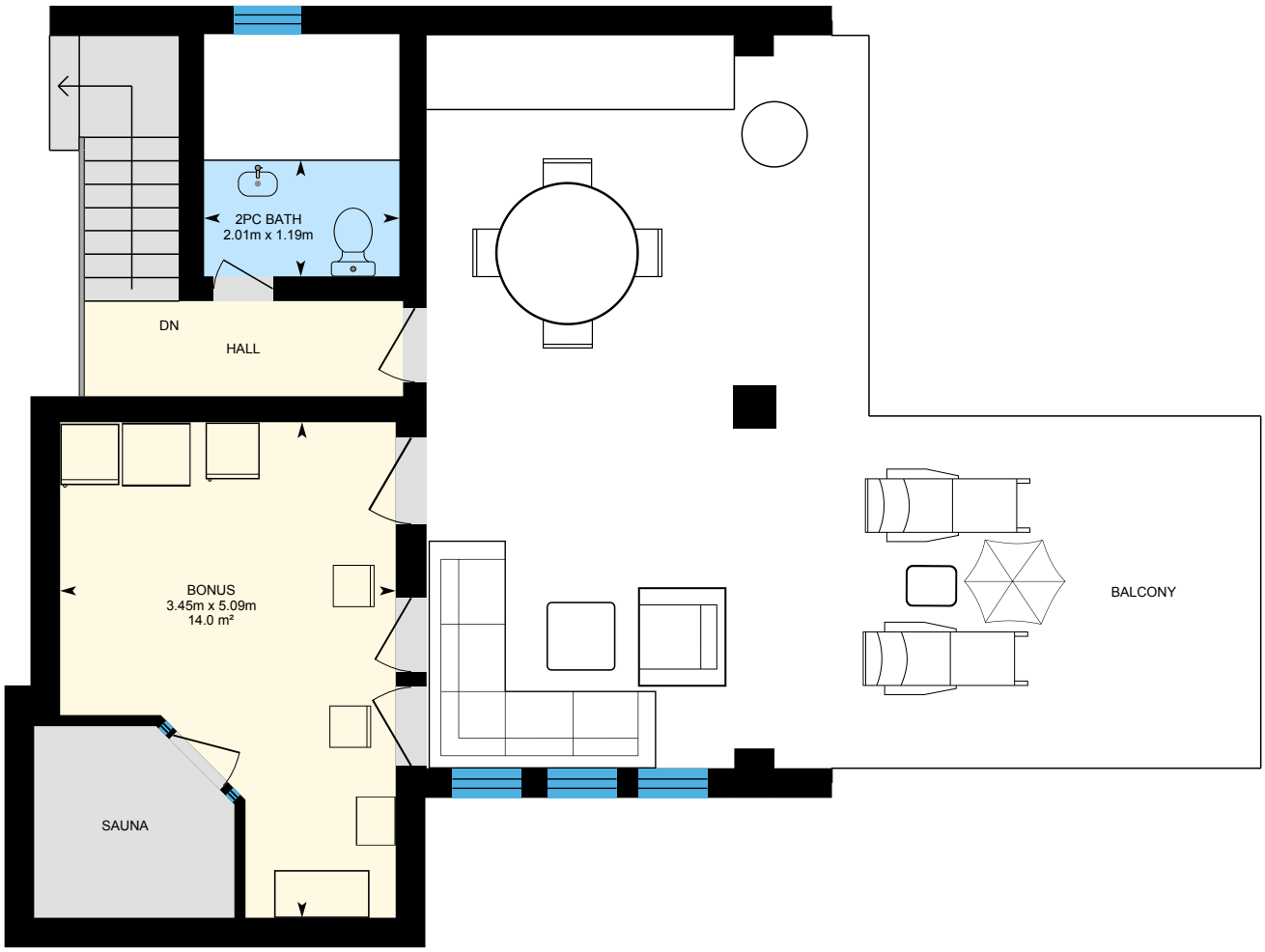
DIGITAL FLOOR PLANS / 03

Sauna & upper floor

Upper floor

Interior area 28.55 m²

Exterior area 36.29 m²



Sauna, additional room and guest WC, with an adjoining balcony and terrace area. The stairs connect this floor to the rest of the house.

DIGITAL FLOOR PLANS / 04

Living area B

Living area B

Interior area 112.95 m²

Exterior area 130.16 m²



Two bedrooms, two bathrooms, a kitchen and a living and dining area. The plan also shows the outdoor spaces and additional storage areas.

DIGITAL FLOOR PLANS / 05

Living area C

Living area C

Interior area 98.37 m²

Exterior area 116.26 m²



Two bedrooms, two bathrooms, a kitchen and family area, plus an office and utility space. The terraces extend the living space outdoors.

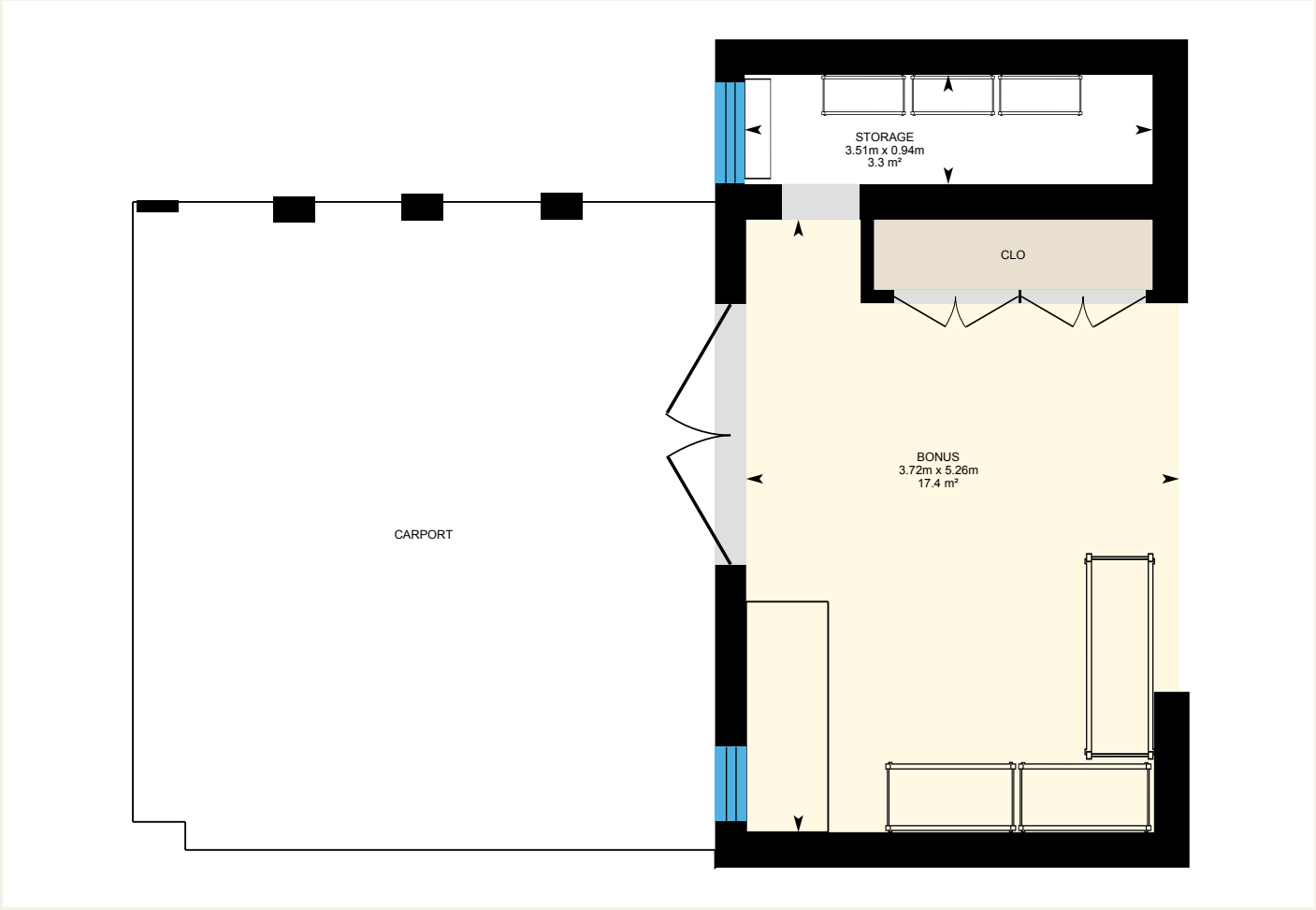
DIGITAL FLOOR PLANS / 06

Garage & carport

Garage and carport

Interior area 20.25 m²

Exterior area 25.60 m²



Covered parking space with adjoining utility and storage areas.

THE VIRTUAL VIEWING

Casa Regina.
At your own pace.



Explore the rooms, terraces and layout of the house on the virtual tour.

OPEN 3D TOUR

One click. A virtual visit.

Scan the QR code or click the link.



CASA REGINA / IBIZA

A private viewing. See it for yourself.

Further documents and private viewings by arrangement with Dom Delmar.

ASKING PRICE

€3,300,000

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