

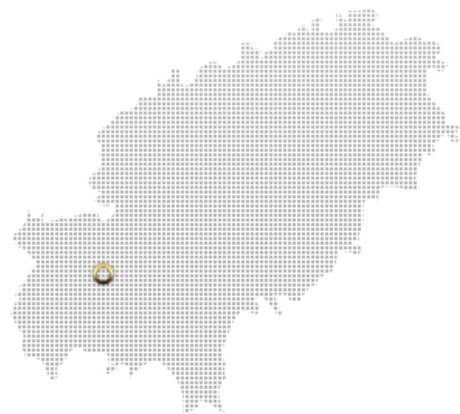
Beautiful and modern Villa close to the beaches of Cala Conte and Cala Bassa for sale - San Agusti



## Overview

<b>Building surface:</b>	391 m <sup>2</sup>
<b>Plot of land:</b>	1,300 m <sup>2</sup>
<b>Distribution:</b>	8 Bed rooms, 5 Bathrooms
<b>Ref.-No.:</b>	2275
<b>Price:</b>	3,250,000.00 €
<b>Location:</b>	San Agusti
<b>View:</b>	Sea view, Country view, Modern, Nice Sea View

## Location



## Description

### The Villa

A stunning 8 bedroom villa, which is divided over three levels with private pool and 180 degrees sea and sunset views. Nestled on a mountain hill on the west-coast of Ibiza, this unique and fully renovated property is a true gem, ready to fulfil your Mediterranean dreams and capture the essence of the Ibiza lifestyle. Important to mention is that the whole house is wheelchair accessible indoor and outdoor.

### Interior

The villa is a unique property spread over three living levels, each with its own private entrance, making it the perfect home for a large family or entertaining with friends, while maintaining privacy from other guests. The main floor, ground floor, and basement floor each offer distinct living areas, complete with living rooms, kitchens, bathrooms, and private driveways. Stepping inside, you will immediately be charmed by the interior design featuring high-quality materials. The house is fully renovated, counting a total of 8 bedrooms, 6 bathrooms and 2 guest toilets across a total of 391m<sup>2</sup> of living spaces:

- First floor: Enter through the main entrance to find the dining area with an open kitchen and island, connected to a large terrace with stunning sea views. This floor also includes a living room, a separate TV room, 3 bedrooms, 2 bathrooms, and a guest toilet
- Ground floor: Accessible from the parking area or poolside, this level includes a living room with an open kitchen, a guest toilet, 2 bedrooms with en-suite bathrooms, 2 additional bedrooms sharing a bathroom, and a laundry room
- Basement level: Features a separate guest apartment under the pool, with a private driveway and parking for two cars. This apartment includes a kitchen, living room, bedroom, and bathroom, with beautiful sea views even from this lowest level

### Exterior

Each level of the house offers plenty of outdoor terrace spaces for sunbathing or relaxing under covered areas. All terraces provide wide-open sea views, given the high mountain location. Well-maintained and tastefully renovated, the terraces are perfect for gatherings and relaxation.

- Pool area: Features an outdoor kitchen bar, comfortable lounge beds, a large private infinity pool with a waterfall feature, and an outdoor shower. Enjoy the utmost privacy from neighbouring houses and witness the most beautiful sunsets every evening
- Garden features: Require minimal maintenance while creating a beautiful Mediterranean green oasis around the house. The entire property is fenced for privacy and security
- Multiple terraces: Offer outdoor living features, including a private terrace connected to the main bedroom. Practical storage spaces are also available

### Location

Perfectly situated high on a hill close to the beaches of Cala Conte and Cala Bassa, this villa offers easy access to nearby restaurants, supermarkets, and other amenities. Blending modern comforts with the natural beauty of Ibiza's west coast to enjoy the beautiful sunsets for a comfortable lifestyle experience. Whether as a permanent home or vacation retreat, El Refugio invites you to experience a luxurious Mediterranean lifestyle at its finest.

### Key features

- Wheelchair access throughout the entire property, both indoors and outdoors
- Divided over 3 living levels, each with its own private entrance
- Stunning sea and sunset views from each level
- Fully renovated and turnkey ready
- Large family home counting a total of 8 bedrooms
- Perfect for entertainment with ample privacy



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Coci Patrizia Tappert and Uwe Richtberg  
Founder and managing directors

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