

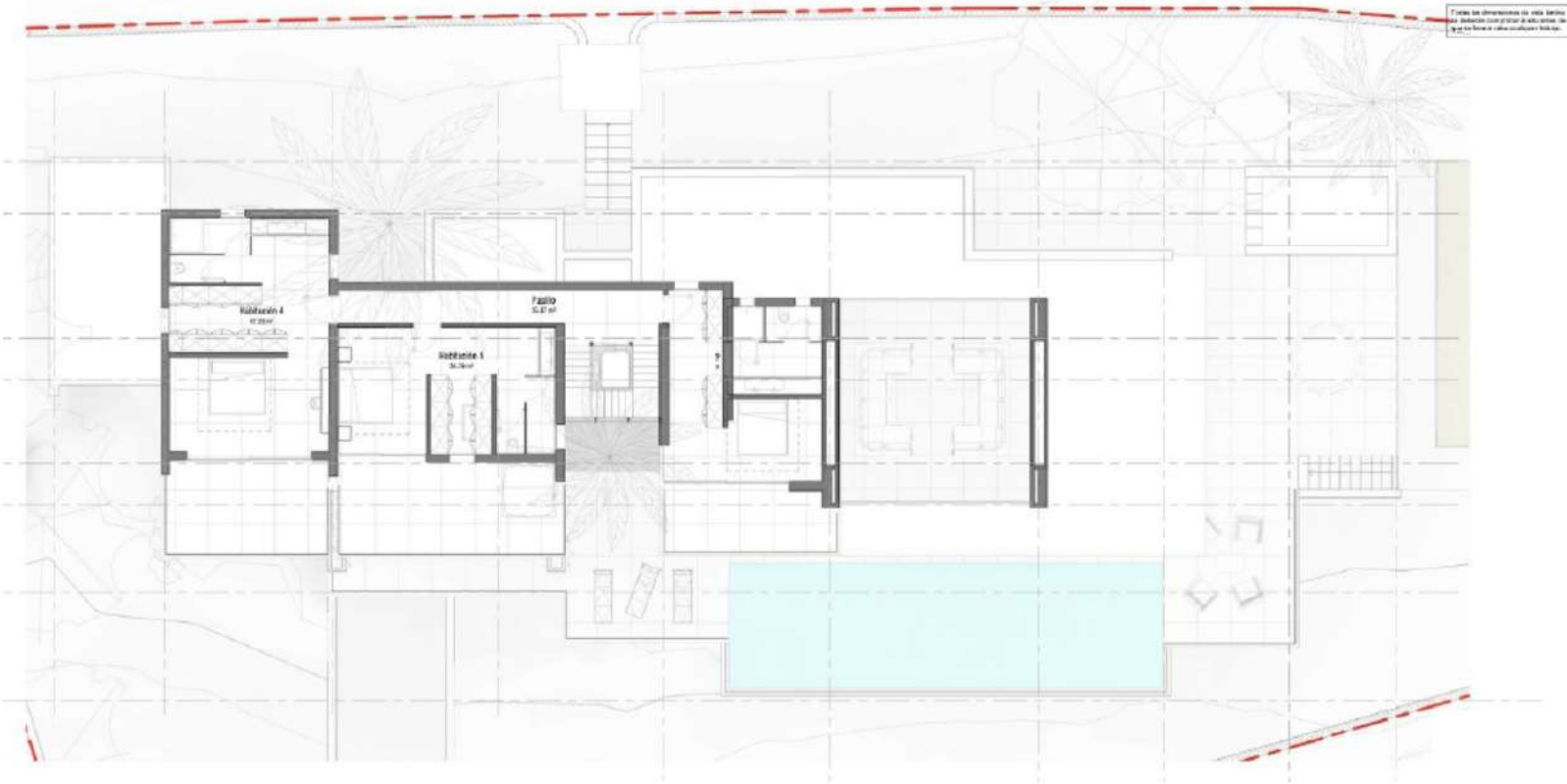
## Net usable areas: *Semi-basement*

Reference	m²	SF
Gym/Spa	88.87	956.59
Bathroom	5.63	60.60
Studio	56.06	603.42
Sauna	6.89	74.16
Wine Cellar	7.99	86
Garage	119.21	1,283.16
Storage	13.45	144.77
Mechanical	14.01	150.80
Electrical	11.19	120.45
Movie theater	49.14	528.94
Spa Dressing Room	9.84	105.92
<b>Total</b>	<b>382.28</b>	<b>4,114.82</b>



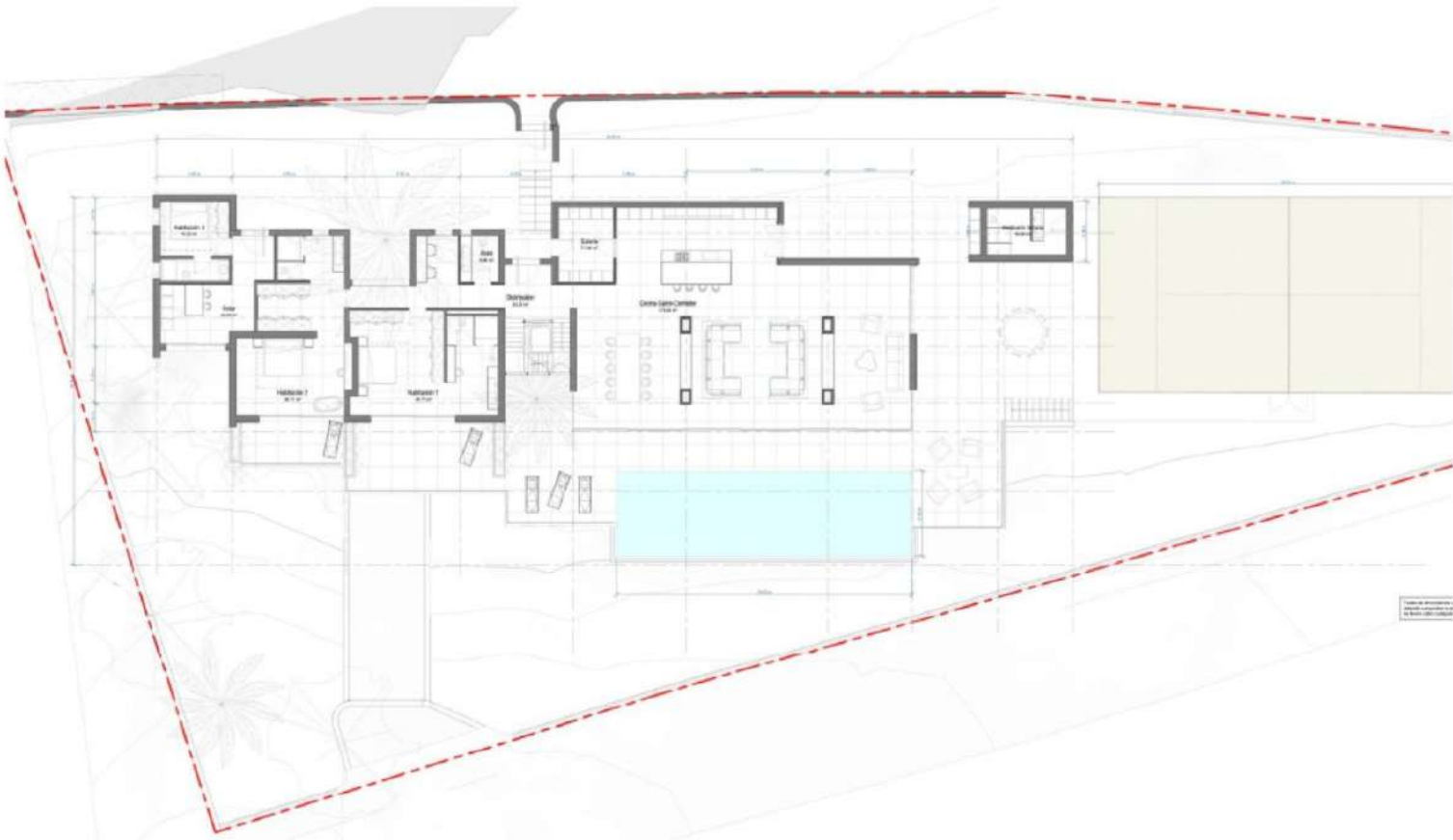
# Net usable areas: *Ground Floor*

Reference	m²	SF
Kitchen-living room-dining room	174.84	1,882
Room 1	40.71	438
Room 2	45.11	485.5
Family Room	20.05	215.9
Room 3	15.52	167.1
Laundry Room	11.94	128.5
Terrace Dressing Room	10.09	108.6
Bathroom	4.94	53.2
Foyer	34.5	371.5
<b>Total</b>	<b>357.7</b>	<b>3,851.7</b>



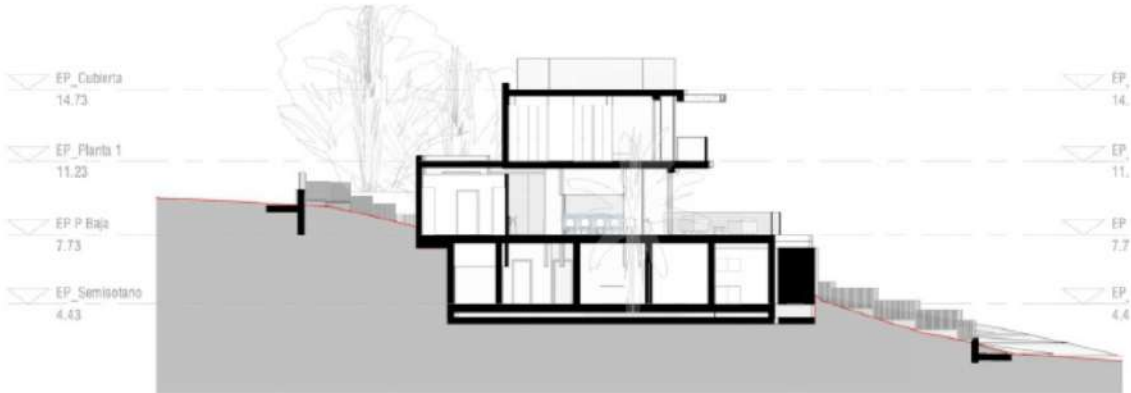
Net usable areas: *First Floor*

Reference	m <sup>2</sup>	SF
Room 4	47.03	506.2
Room 5	34.79	374.4
Room 6	35.06	377.5
Hall	25.87	278.5
<b>Total</b>	<b>142.75</b>	<b>1,536.8</b>

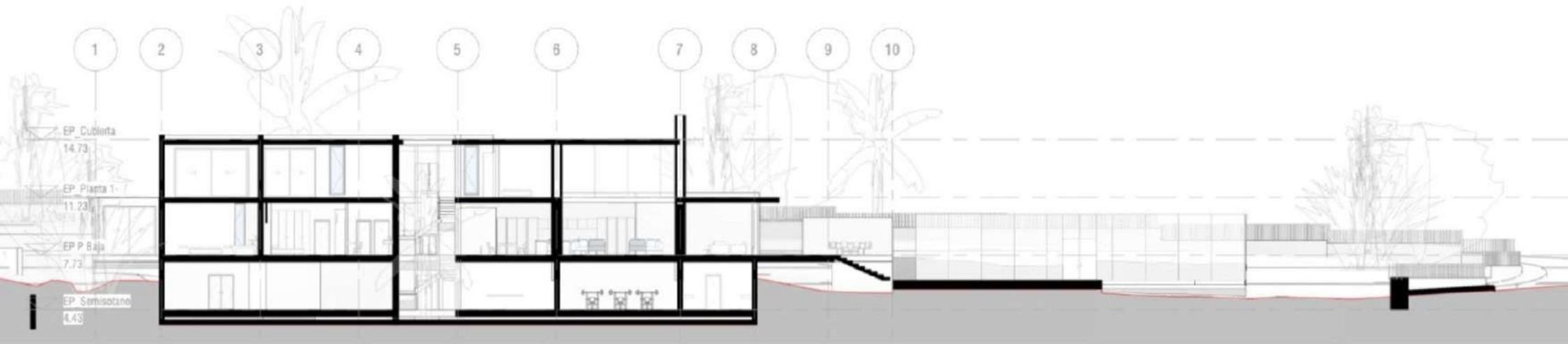


# Net usable and built areas

Use (type)	Usable area		Built area	
	m²	SF	m²	SF
Semi-basement	382.28	4,114.82	442.02	4,757.86
Ground Floor	357.7	3,850.25	453.07	4,876.80
First Floor	142.75	1,536.55	193.35	2,081.20
Total	882.73	9,501.62	646.43	6,958.11



The semi-basement is designed to blend seamlessly with the natural slope of the site featuring a height of 3.3 meters from the finished ceiling to the ground floor pavement.



## Key Highlights

- **Type:** Three-story luxury villa
- **Views:** Panoramic ocean views
- **Land Area:** 2,425.71 m<sup>2</sup> | 26,100 SF
- **Living Area:** 882.73 m<sup>2</sup> | 9,493 SF

### Property Features

- **Architecture:** Contemporary design blending modernity with Ibiza's natural charm and mediterranean style.
- **Floors:** Three levels—semi-basement, ground floor, and first floor
  - Minimum 3-meter ceiling heights on each floor
- **Bedrooms:** 6
- **Bathrooms:** 8—each bedroom has a private bathroom
- **Swimming Pools:** 2
  - Outdoor pool (15.60 x 4.50 m)
  - Indoor spa pool
- **Luxury Amenities:**
  - Gym
  - Spa with sauna
  - Padel tennis court (20 x 10 m)
- **Gardens:** Landscaped gardens with 1,305 m<sup>2</sup> of greenery and 35 mature trees
- **Orientation:** South-facing for optimal natural light

### Project Details

- **Building License Status:** Submitted February 2024, ETA March 2025.

