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Can Draco

A spectacular, secluded hillside sanctuary
overlooking Cala Xarraca, where art and architecture
meet spectacular Mediterranean sunsets.

€17,500,000





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Set within 15,000 square metres of protected pine forest above Cala Xarraca, Can Draco occupies a secluded hillside with uninterrupted views across the Mediterranean. With no neighbouring rooftops in sight, the property enjoys exceptional privacy and spectacular sunsets over Ibiza's northern coastline.

Recently built and designed by renowned French artist Cyril de Commarque, the house curves around a circular tower, its architecture responding to the limestone landscape. Sand-rendered walls, deep-set timber windows and vaulted ceilings lend the interiors a handcrafted quality. In several rooms, natural rock formations emerge through the walls and floors, becoming part of the house itself.

The interiors are richly individual, with an angular green stone kitchen, double-sided fireplace and eclectic furnishings reflecting the owner's artistic sensibility.





Five bedrooms occupy the main residence, including an extraordinary principal suite within the circular tower. Here, a circular bathtub sits beneath an arched window overlooking the Mediterranean, offering an intimate vantage point from which to watch the sun disappear into the sea.

A separate two-bedroom casita, currently serving as an artist's studio, provides independent accommodation or a dedicated creative retreat.

Outside, the swimming pool follows the hillside's natural curve, overlooking a canopy of pine trees. Stone terraces, built-in daybeds and gardens planted with cacti, palms and Mediterranean shrubs create spaces for quiet contemplation and entertaining.

Despite its seclusion, the village of Sant Joan, with its cafés and celebrated Sunday market, is just seven minutes away by car.





















































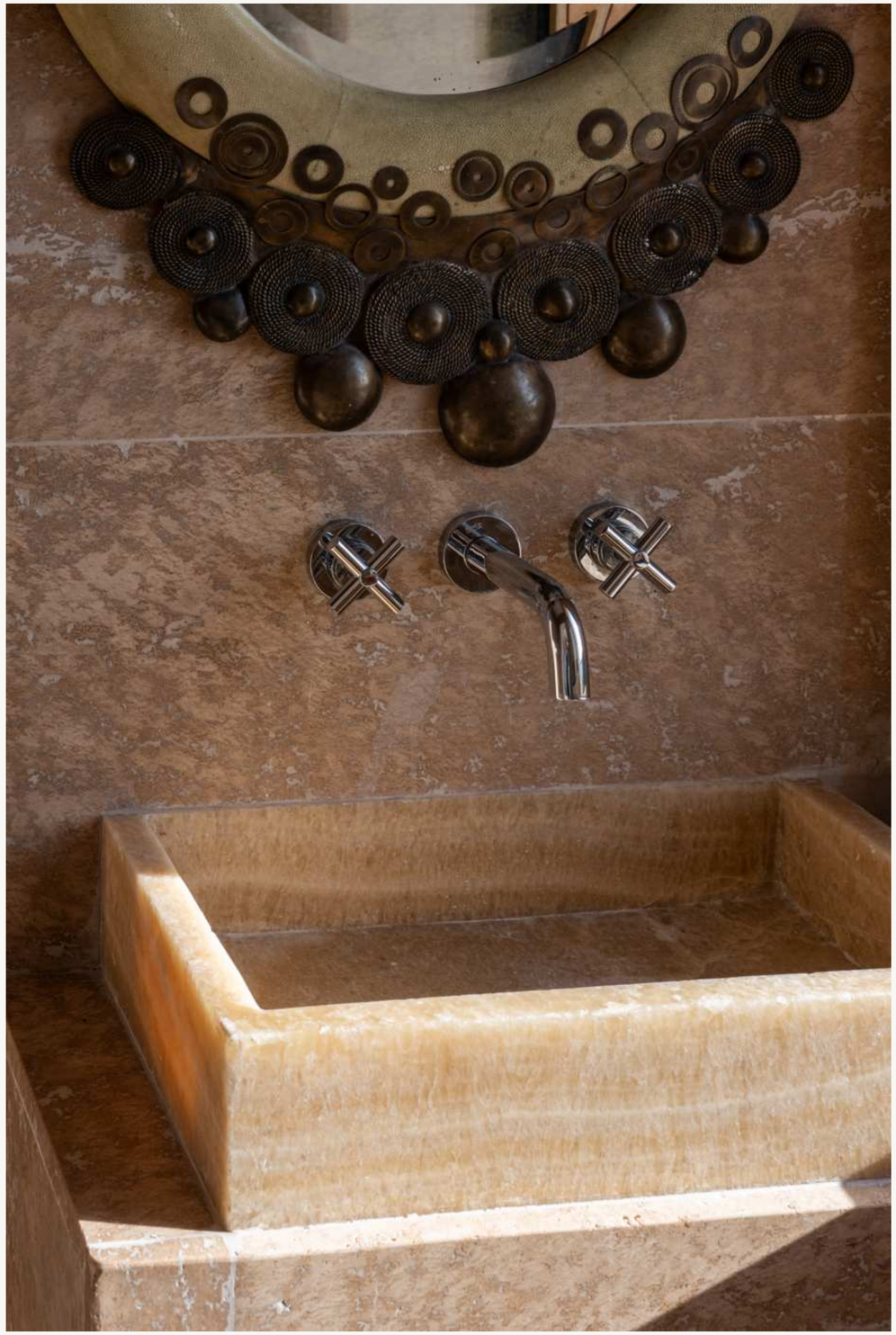

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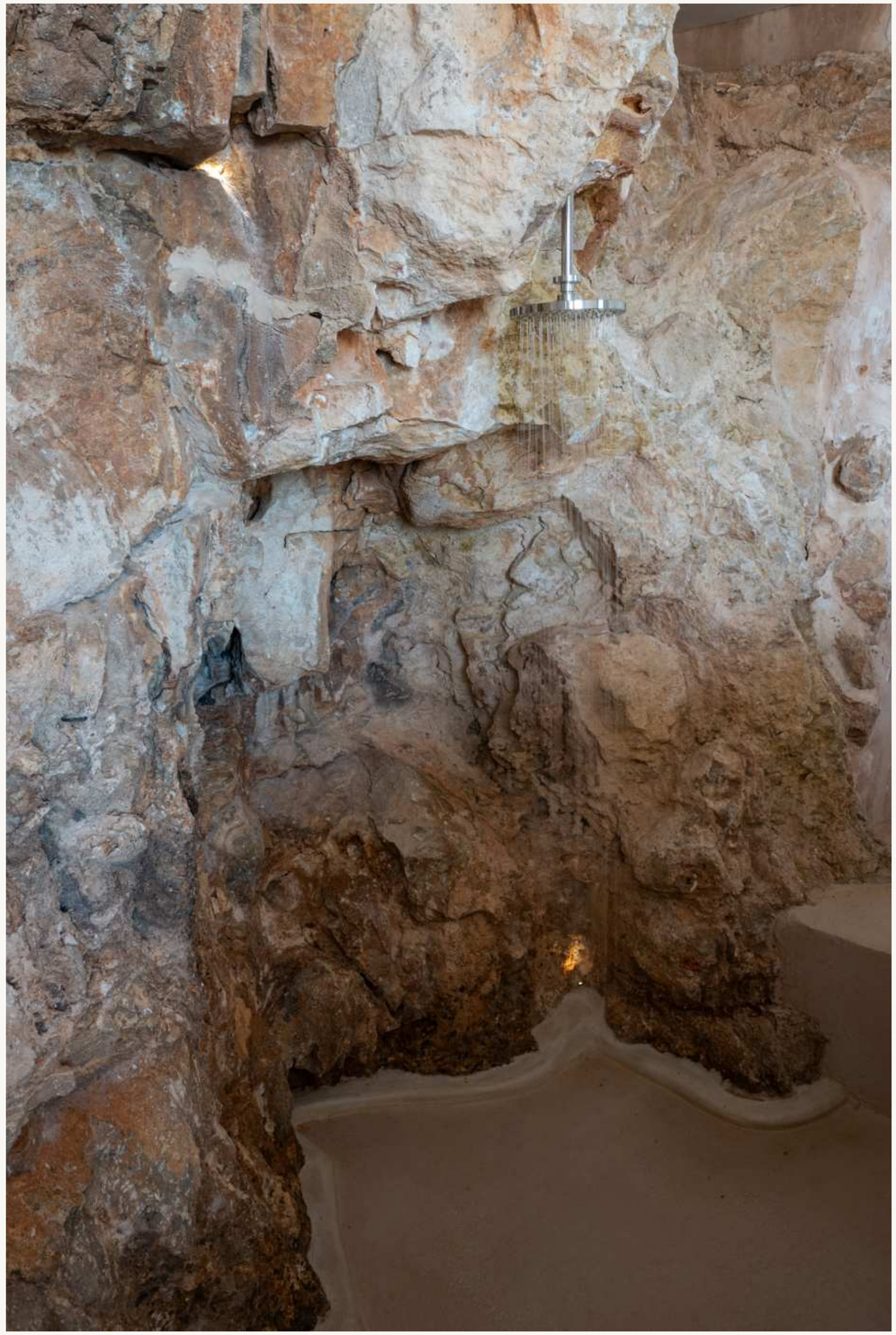








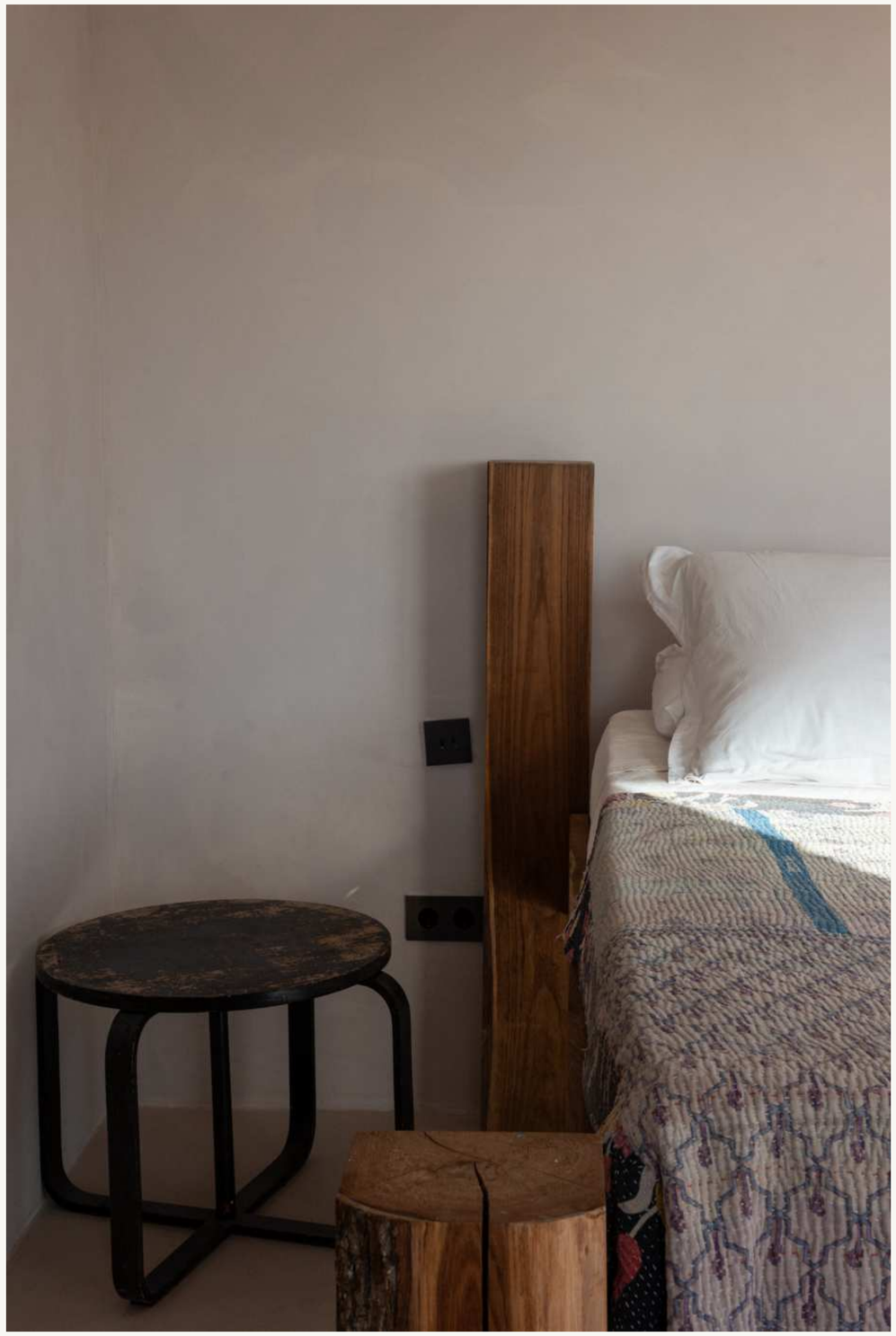




















Set high on a forested hillside in the quiet north, Can Draco is a place to live at the island's own pace.

A trail runs from the grounds through the pines to the coast. Swim at Cala Xarraca, the bay below the house, or drive on to Portinatx for a drink by the sea at sunset. Sant Joan is close, with its cafés, artisan shops and Sunday market. For year-round living, Santa Gertrudis and Morna International College are within reach. And when you want the noise of the south, Ibiza Town is an easy drive away.

Sant Joan Village: 7 to 10 minutes

Cala Xarraca: 12 to 15 minutes

Portinatx: 10 to 12 minutes

Ibiza Town: 30 to 35 minutes

Ibiza Airport: 35 to 40 minutes



The Details

Price
€17,500,000

Build Size
520 m²

Location
Cala Xarraca

Bedrooms
7 Bedrooms

Plot Size
15,000 m²

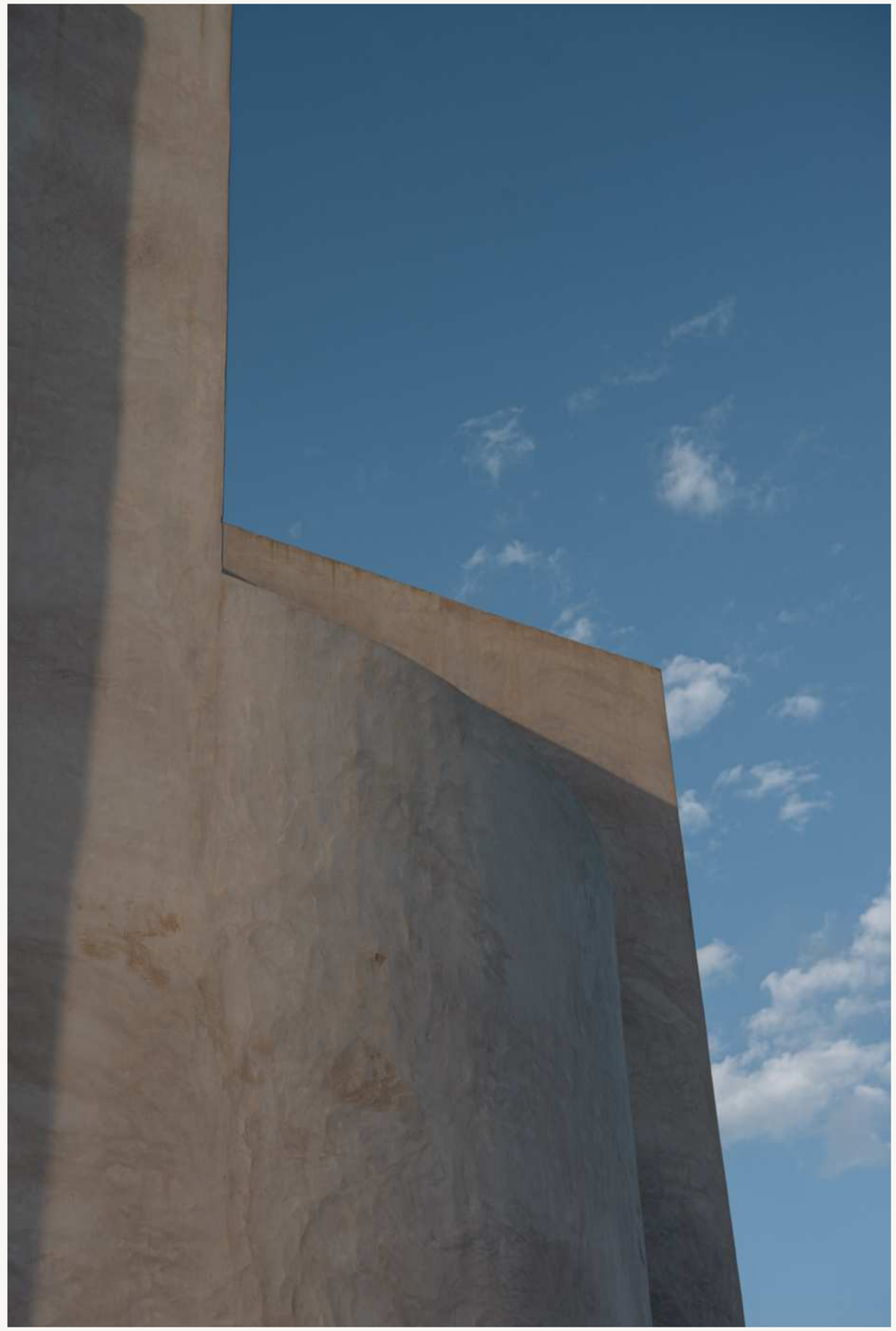
Municipality
Sant Joan de Labritja

Bathrooms
7 Bathrooms

Architect / Designer
Cyril de Commarque

The Highlights

- Fifteen thousand square metres of protected pine forest
- Gravel courtyard with palms, cacti and a carved stone guardian statue
- Walking trail through the forest to the coast
- Mediterranean garden, fed by a private well
- Vanishing-edge pool facing the forest and Cala Xarraca
- Stone-paved terraces and viewing platforms
- Built-in daybeds in pink upholstery
- Uninterrupted sunset views over the Mediterranean
- Kitchen island cut from a single block of green stone
- Double-sided fireplace between dining and living
- Five en suite bedrooms in the main house
- Principal suite in the tower, round bath facing the sea
- Natural rock exposed in two bedrooms, one shower carved into stone
- Waxed concrete floors, timber-framed windows throughout
- Eclectic, owner-curated furniture: brass beds, kantha quilts, vintage pieces
- Two-bedroom casita, currently used as an artist's studio







F O R M - *an independent real estate advisory representing private homeowners, family offices, developers and architects, with an emphasis on discretion, transparency and market intelligence.*

Our primary focus is advising and representing homeowners and developers across exceptional private residences, architecturally driven homes, plots, reforms and new projects. We work closely with many of the island's leading architects, craftsmen and design studios to deliver considered, high-quality properties.

We work with a strictly limited number of active buyer searches at any one time, allowing us to offer a discreet, highly personalised and attentive level of service, while providing unrivalled access to both on- and off-market opportunities across the island.

Through these relationships, we're also able to connect clients with trusted expertise throughout the process, from planning lawyers and tax advisors to project managers and house managers, ensuring the right specialist is available at the right time.

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