FORM | ibiza

Villa Martinet

A contemporary six-bedroom project in Cap Martinet, with sea views, expansive terraces and independent guest accommodation.

€7,495,000





A contemporary six-bedroom project in Cap Martinet, with sea views, expansive terraces and independent guest accommodation.

In the established residential enclave of Cap Martinet, Villa Martinet is a contemporary six-bedroom residence defined by generous proportions, clean architectural lines and views towards the Mediterranean. Occupying a plot of just over 1,000 m², the property offers approximately 468 m² of constructed space across a main house and independent guest annex.

The principal living area extends across more than 100 m², bringing together the kitchen, dining and reception spaces beneath expansive glazing. Sliding glass doors open onto a covered terrace, where outdoor dining and seating areas overlook the swimming pool and gardens.

Inside, pale stone, dark timber, marble and restrained black detailing create an understated contemporary atmosphere. Natural light moves through the open interiors, while carefully positioned windows frame the surrounding greenery.

Three en-suite bedrooms occupy the upper floor of the main residence, each with terrace access. A separate annex accommodates three further bedrooms and bathrooms, together with a generous sitting room, offering independence for family and guests.

Outside, landscaped gardens and tropical planting surround the swimming pool, with shaded terraces providing comfortable spaces for entertaining throughout the warmer months. A substantial private garage occupies the lower level.

Cap Martinet combines the tranquillity of an established residential neighbourhood with proximity to Ibiza's principal amenities. Marina Botafoch is approximately five minutes away, while Talamanca beach, the village of Jesús and Ibiza Town are all within easy reach.





















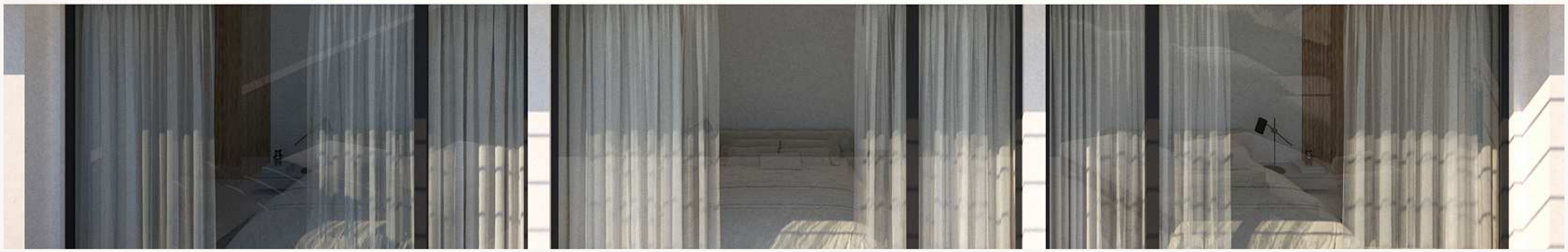
















Villa Martinet sits in the quiet enclave of Cap Martinet in Jesús, with Ibiza Town and the sea close at hand.

Start the morning with a swim at Talamanca, then stop in at Destino Five Ibiza on the way home. Jesús has its cafés for everyday life. In the evening, take a table by the water at Marina Botafoch, or wander the old town and the walls of Dalt Vila. The island is on your doorstep, and still you come home to your own garden.

Destino Five Ibiza : Under 5 minutes

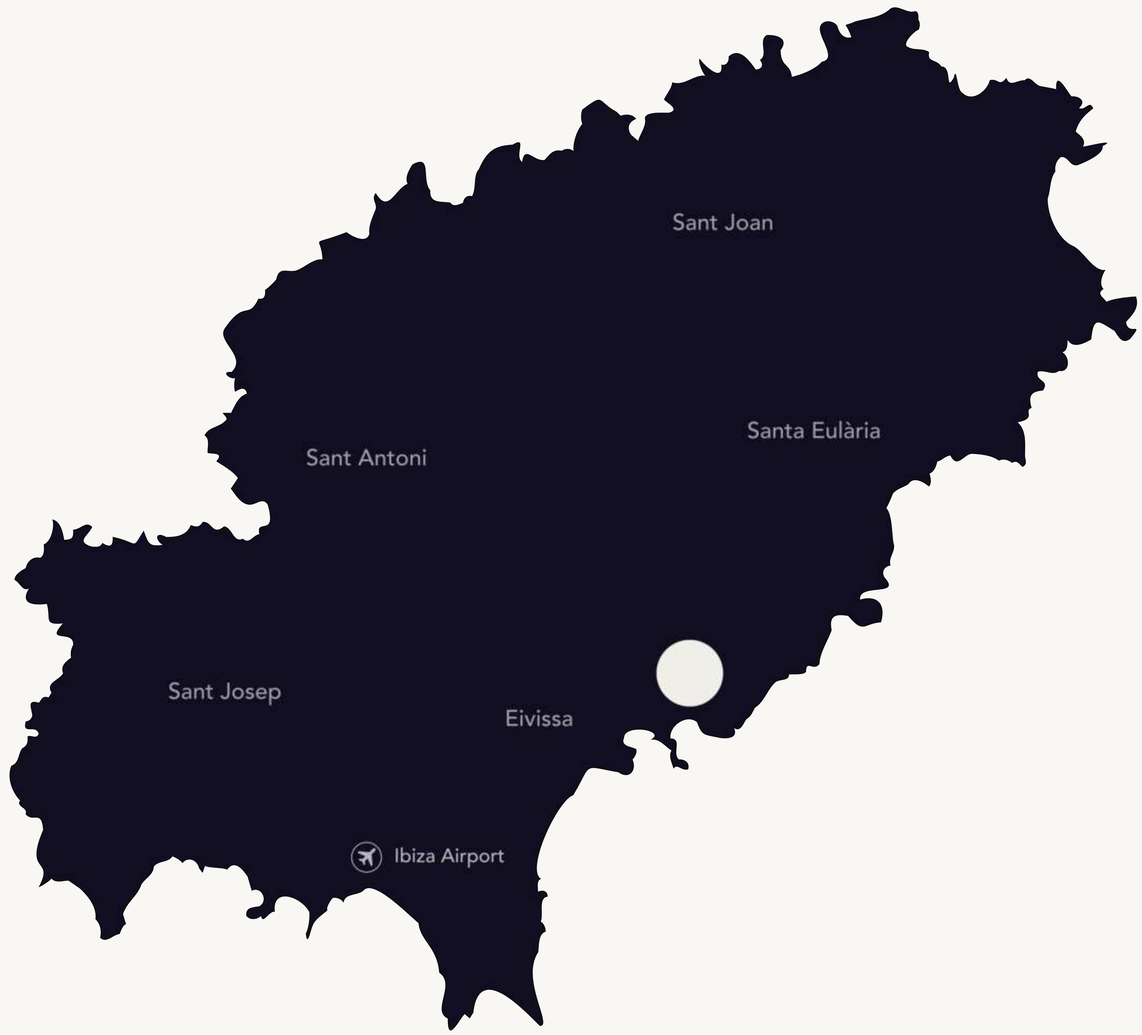
Playa de Talamanca : Under 5 minutes

Jesús : Under 5 minutes

Marina Botafoch : 5 minutes

Eivissa (Ibiza Town) : 10 to 15 minutes

Ibiza Airport : 15 to 20 minutes



The Details

Price
€7,495,000

Build Size
438 m²

Location
Cap Martinet

Bedrooms
6 Bedrooms

Plot Size
1,063 m²

Municipality
Santa Eulària des Riu

Bathrooms
6 Bathrooms

Architect / Designer
Alicia Medina Vargas
(AMV Architecture)

The Highlights

- Contemporary six-bedroom residence in the established area of Cap Martinet
- Plot of just over 1,000 m² with views towards the Mediterranean
- Approximately 468 m² of constructed space across a main house
- Principal living area of more than 100 m² beneath expansive glazing
- Sliding glass doors opening onto a covered terrace
- Outdoor dining and seating areas overlooking the swimming pool and gardens
- Pale stone, dark timber, marble and restrained black detailing
- Three en-suite bedrooms on the upper floor, each with terrace access
- Landscaped gardens and tropical planting surrounding the pool
- Swimming pool of approximately 42 m²
- Shaded terraces for entertaining through the warmer months
- Independent annex with three bedrooms and bathrooms
- Generous annex sitting room
- Substantial private garage on the lower level
- Separate technical rooms for the house and the pool
- 60 m³ rainwater cistern
- Completion scheduled for the end of 2027







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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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