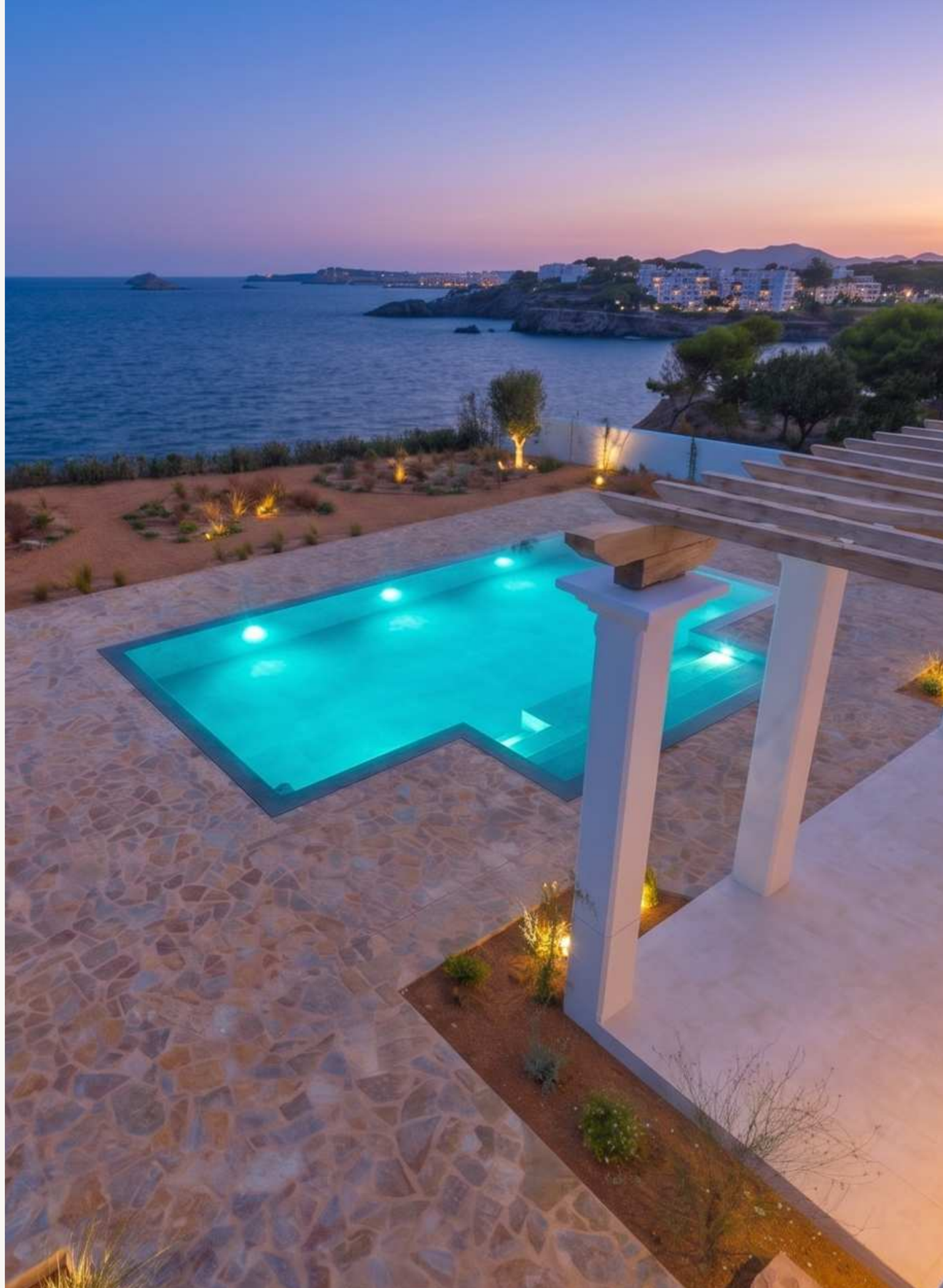
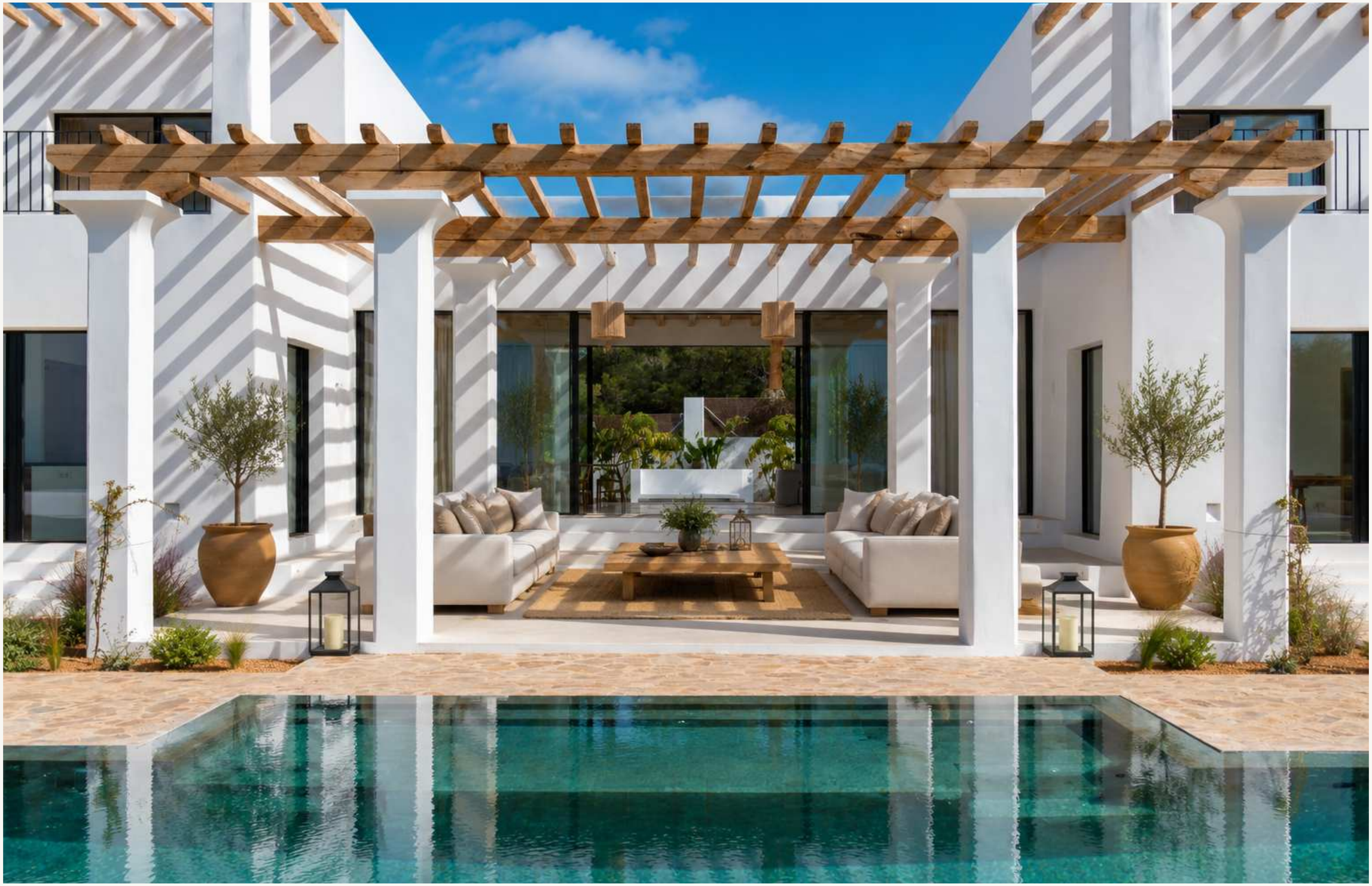
FORM | ibiza

Villa Miramar

A newly built frontline Blakstad villa on Ibiza's northeast coast, with five en-suite bedrooms, a 12 x 6 metre pool and a pine-lined footpath to a fishing cove.

€8,900,000





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Occupying an exceptional frontline position just outside San Carlos, Villa Miramar is a newly built five-bedroom residence surrounded by landscaped gardens and pine trees, with the Mediterranean just beyond.

Designed by renowned Ibiza architects Blakstad, the villa combines traditional Ibicencan architecture with contemporary comfort. Set within a 1,700 m² plot, the property offers approximately 421 m² of built space, including pergolas, with natural materials, generous proportions and an effortless connection between indoors and out.

The ground floor centres around an expansive living and dining area opening directly onto the gardens and terraces. A beautifully appointed kitchen connects with an outdoor dining space, while three en-suite bedrooms complete this level.

Upstairs, two further en-suite bedrooms enjoy independent entrances and private outdoor showers, creating secluded retreats for family and guests.





Outside, established Mediterranean planting surrounds a 12 × 6 metre swimming pool, with shaded lounges, covered dining terraces and open-air spaces designed for relaxed coastal living.

A pine-lined footpath leads towards Cala Llenya, passing through the trees to a picturesque fishing cove and the sandy beach beyond, connecting the house with the natural beauty of Ibiza's northeastern coastline.

Despite its peaceful setting, the village of San Carlos, with its cafés, restaurants and year-round community, is just minutes away. Santa Eulalia and its marina are approximately ten minutes by car.

Villa Miramar offers a rare combination of architectural character, frontline coastal living and easy access to the sea.

































Villa Miramar stands on the northeast coast, where a footpath runs through the pines to a fishing cove and the sand of Cala Llenya.

Here the day starts with a swim, and the sea is only a short walk away. Beyond Cala Llenya, quieter coves wait along the coast. San Carlos is close, with coffee at Bar Anita and a community that stays all year. Las Dalias brings its markets and live music. Santa Eulalia has its marina for a longer afternoon, and Ibiza Town is there when you want it.

Cala Llenya: 2 to 5 minutes

San Carlos: 5 to 10 minutes

Santa Eulalia: 15 to 20 minutes

Ibiza Town: 30 to 40 minutes

Ibiza Airport: 35 to 45 minutes



The Details

Price
€8,900,000

Build Size
421 m²

Location
Cala Llenya

Bedrooms
5 Bedrooms

Plot Size
1,700 m²

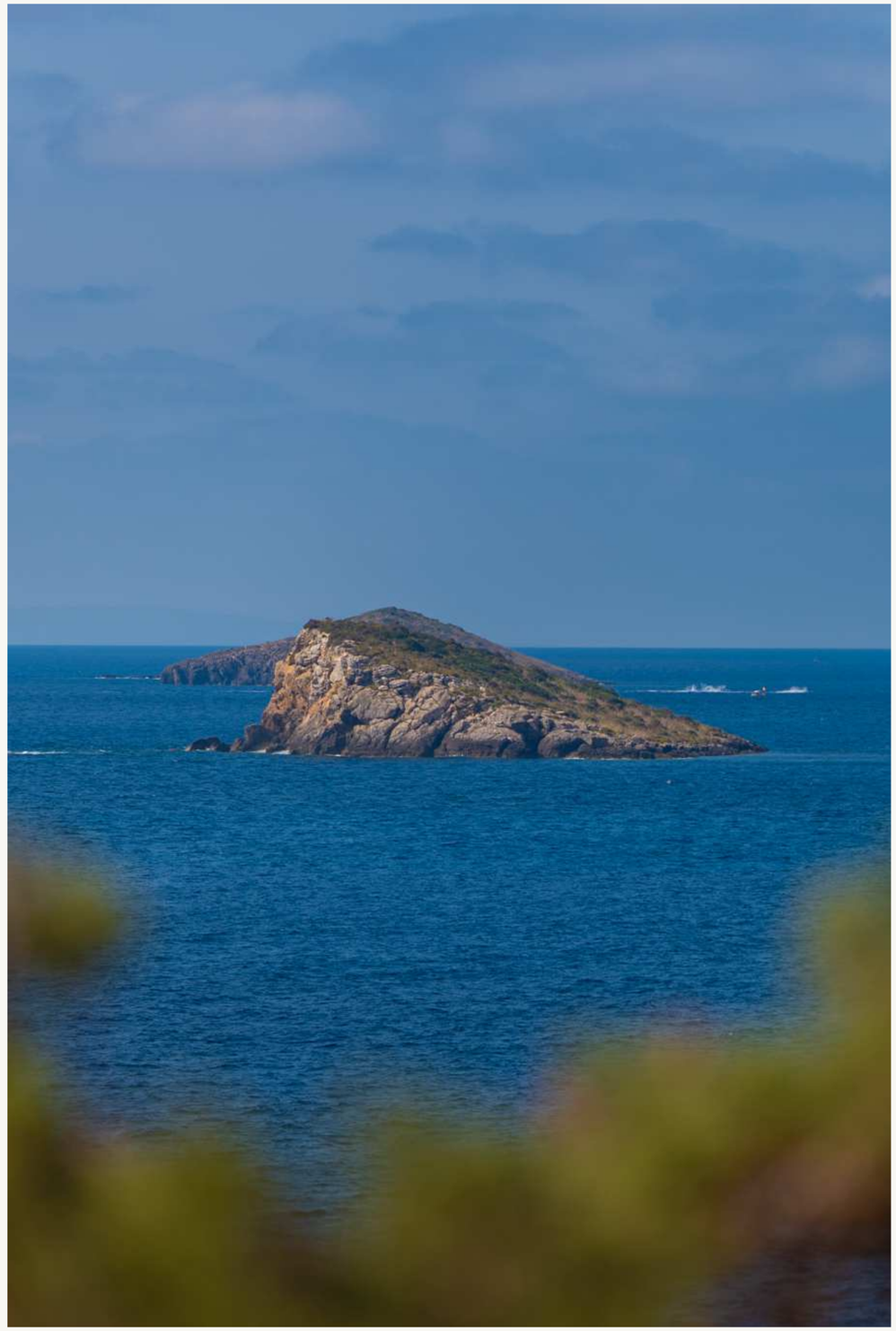
Municipality
Santa Eulària des Riu

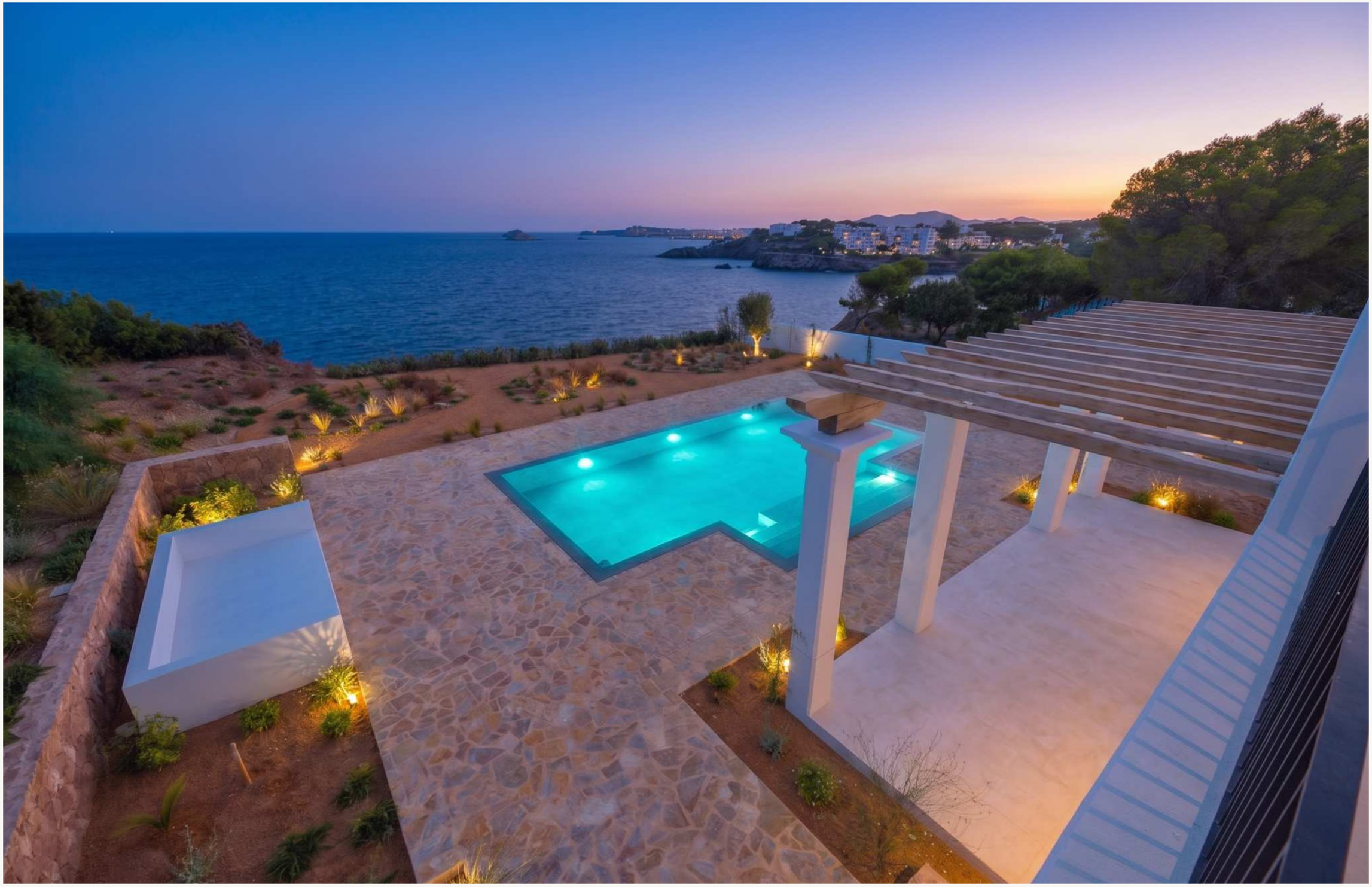
Bathrooms
5 Bathrooms

Architect / Designer
Blakstad

The Highlights

- Newly built frontline villa designed by Blakstad
- Direct access to Ibiza's northeast coastline
- Pine-lined footpath to a fishing cove and Cala Llenya beach
- 1,700 m² plot of landscaped gardens and pine trees
- Approximately 421 m² of built space, including pergolas
- Five en-suite bedrooms with fitted wardrobes
- Two upstairs suites with independent entrances and private outdoor showers
- Expansive living and dining area opening onto the gardens and terraces
- Kitchen connected to an outdoor dining space
- Interior patio with a water feature and wooden pergolas
- Guest bathroom on the ground floor
- 12 x 6 metre swimming pool facing the sea
- Natural stone terraces around the pool
- Shaded lounges and covered dining terraces
- Established Mediterranean planting throughout
- Underfloor heating and air conditioning
- Alarm, electric fence and gate
- Basement storage







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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