FORM | ibiza

# *Villa Iberica*

A tranquil coastal retreat in Es Cubells, with magnificent Mediterranean sea views, established gardens and a traditional fisherman's hut.

*Price On Application*



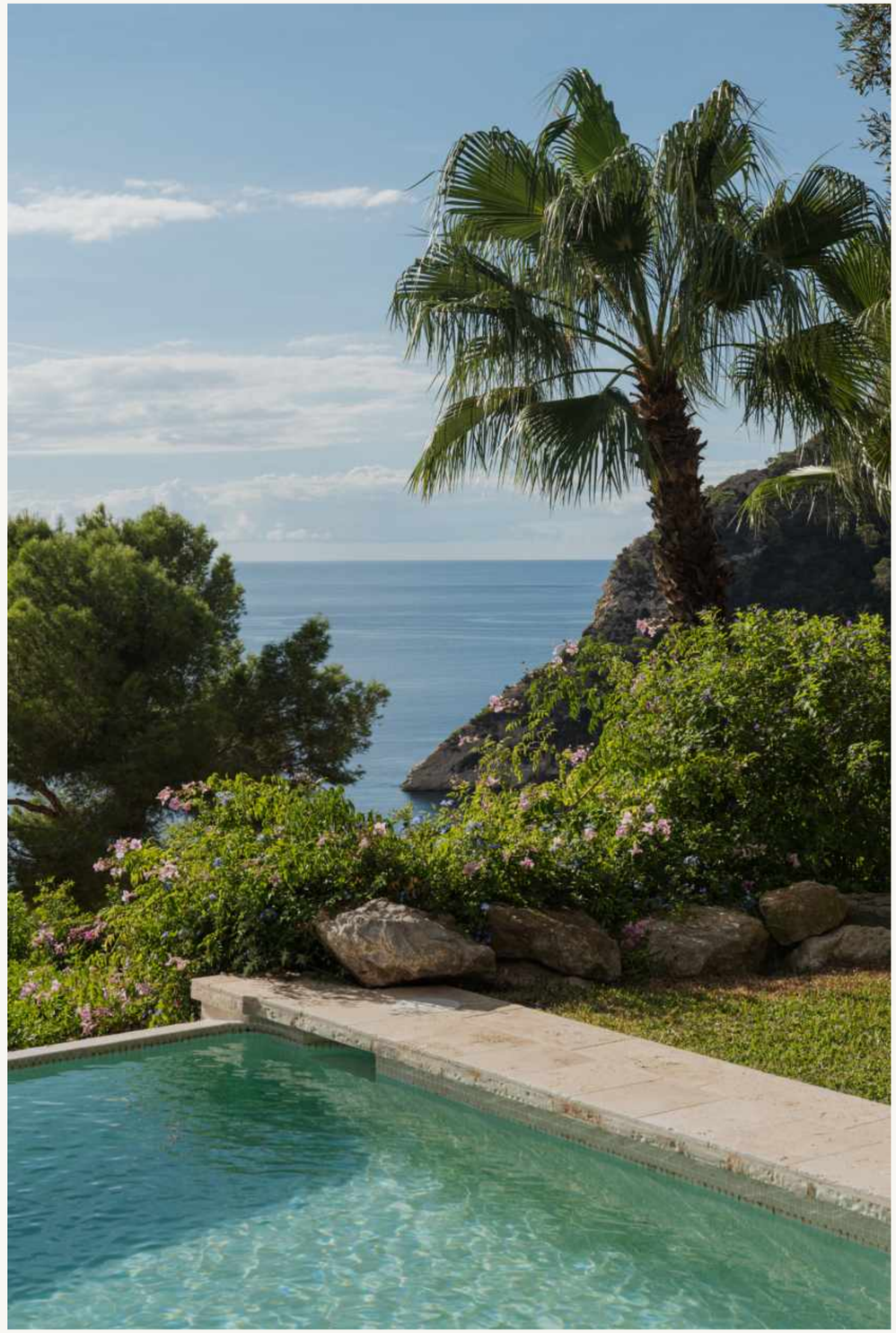


## *A tranquil coastal retreat in Es Cubells, with magnificent Mediterranean sea views, established gardens and a traditional fisherman's hut.*

Set on Ibiza's southern coast, Villa Iberica enjoys an exceptional position in Es Cubells, with uninterrupted views across the sea towards Formentera. Surrounded by mature gardens, the five-bedroom residence offers a rare sense of privacy and tranquillity.

Arranged over two floors, the house combines traditional Ibizan architecture with understated interiors. Terracotta floors, natural stone and soft arches lend warmth and character, while its south-facing orientation fills the rooms with natural light.

The ground floor includes a generous living room with fireplace, a separate library and a kitchen and dining area opening directly onto the terraces. Four bedrooms enjoy sea views and outdoor access. Upstairs, the principal suite has its own sitting area, dressing room, bathroom and private terrace overlooking the horizon.





The gardens are central to life at Villa Iberica. Olive and citrus trees, palms, flowering plants and sweeping lawns create a lush, established landscape, with numerous secluded corners for reading, relaxing and entertaining. Shaded seating areas and several outdoor dining terraces offer different settings throughout the day.

A short path leads to the swimming pool, positioned separately from the house, with an outdoor kitchen, bar and terraces overlooking the sea.

An especially rare feature is the property’s own caseta de varadero, a much sought-after traditional Ibizan fisherman’s hut, along with a mooring for a 15-metre boat, connecting the house to the island’s maritime heritage.

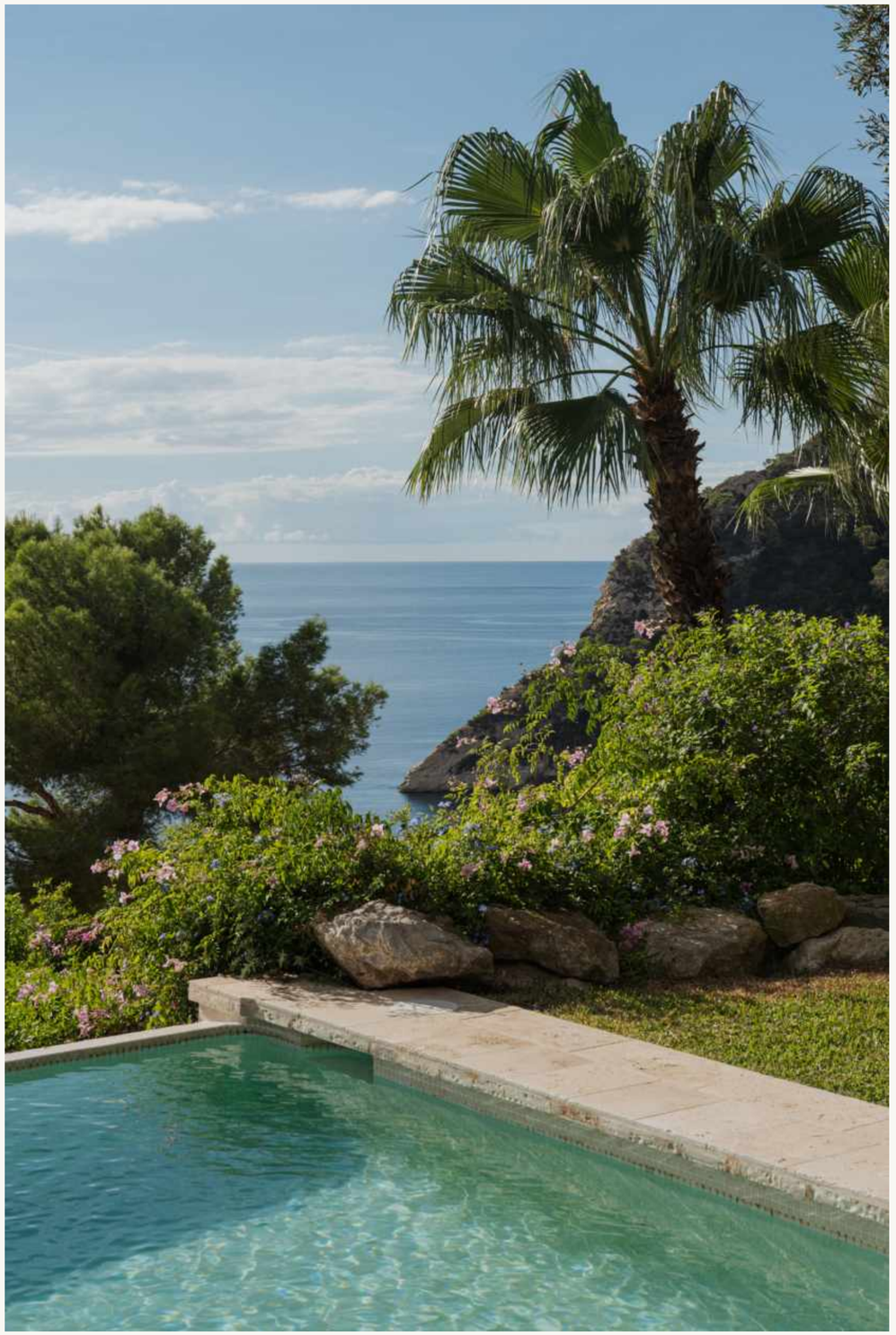
The village of Es Cubells is minutes away, while the picturesque cove of Ses Boques is within walking distance.







































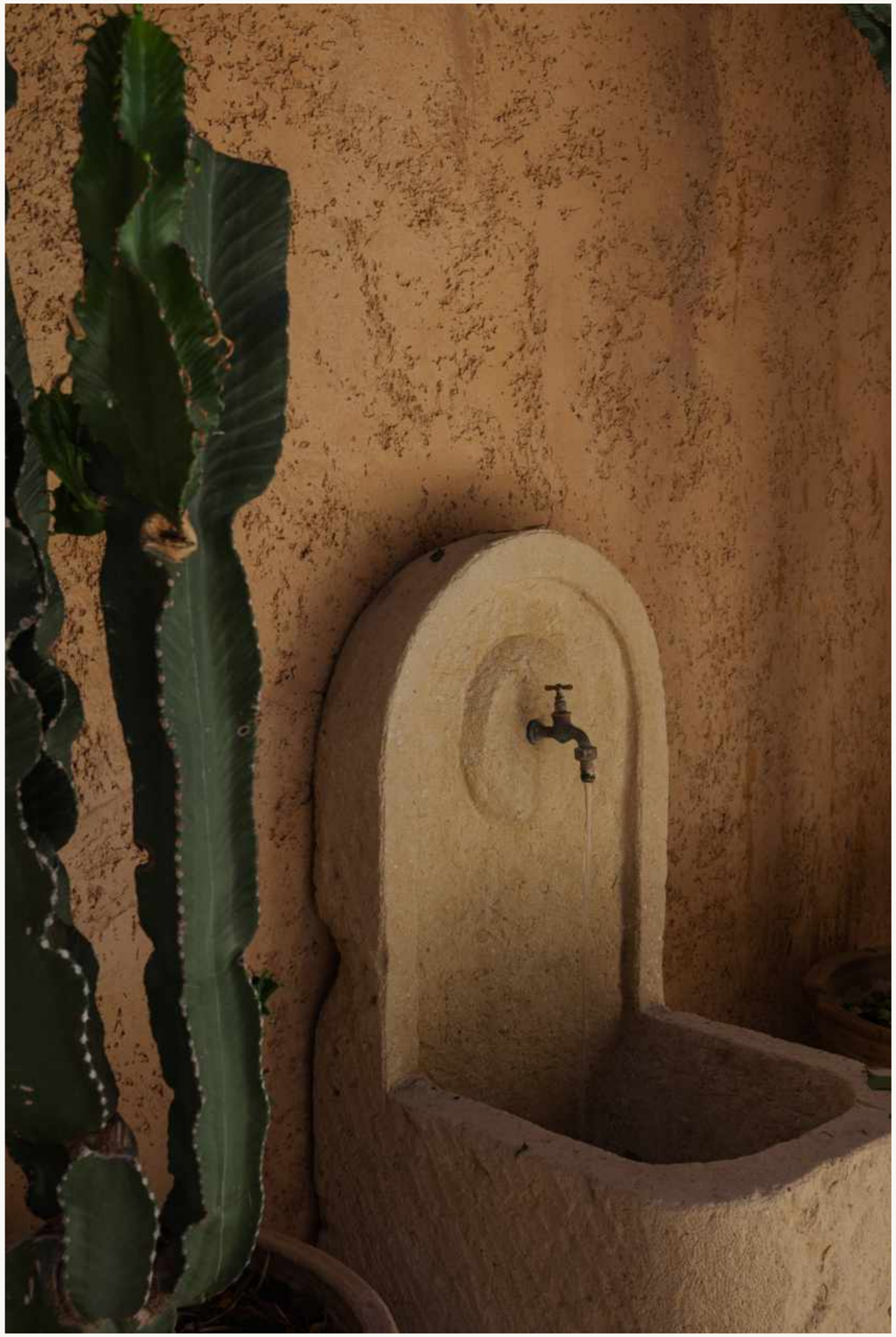








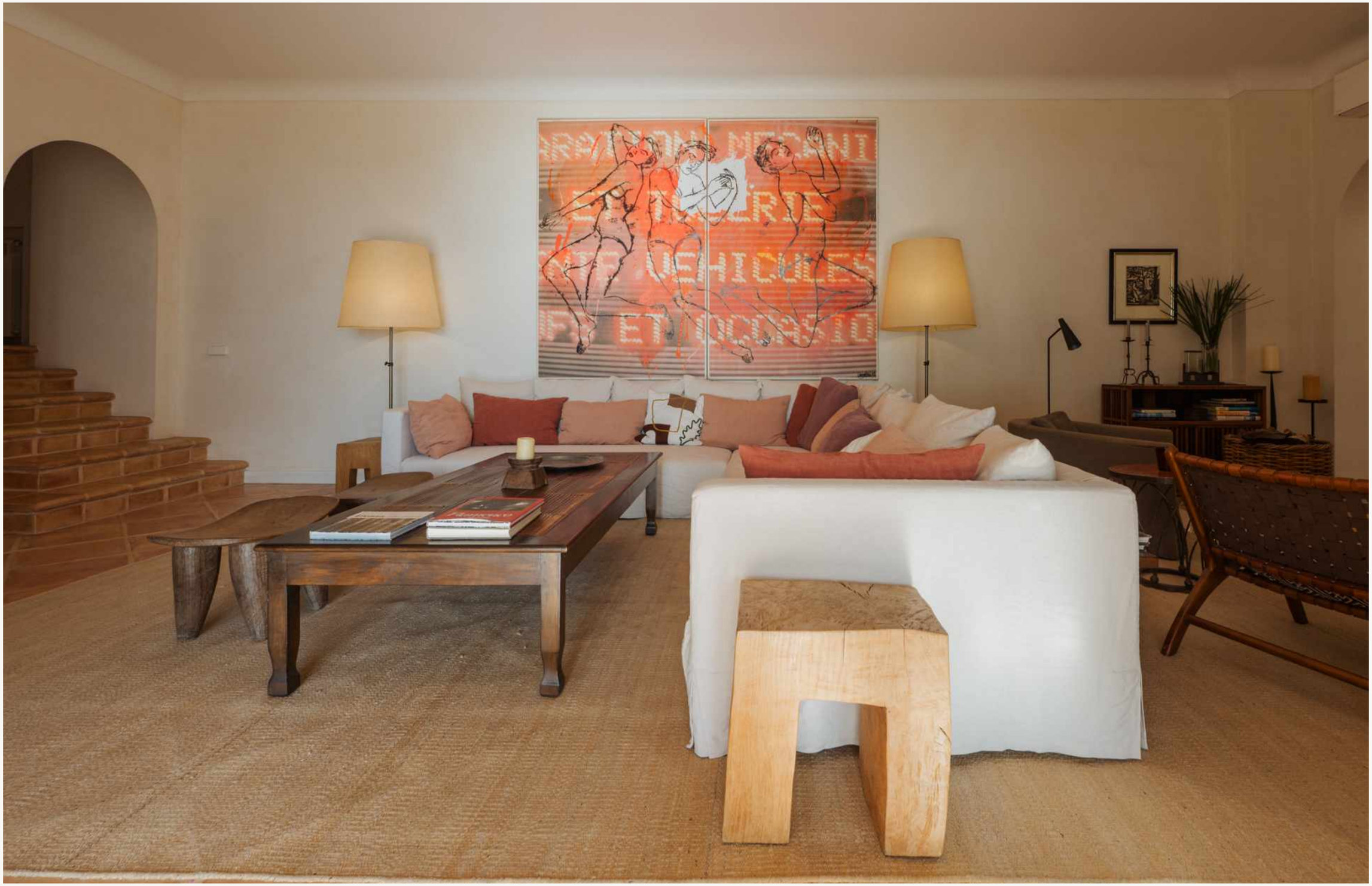














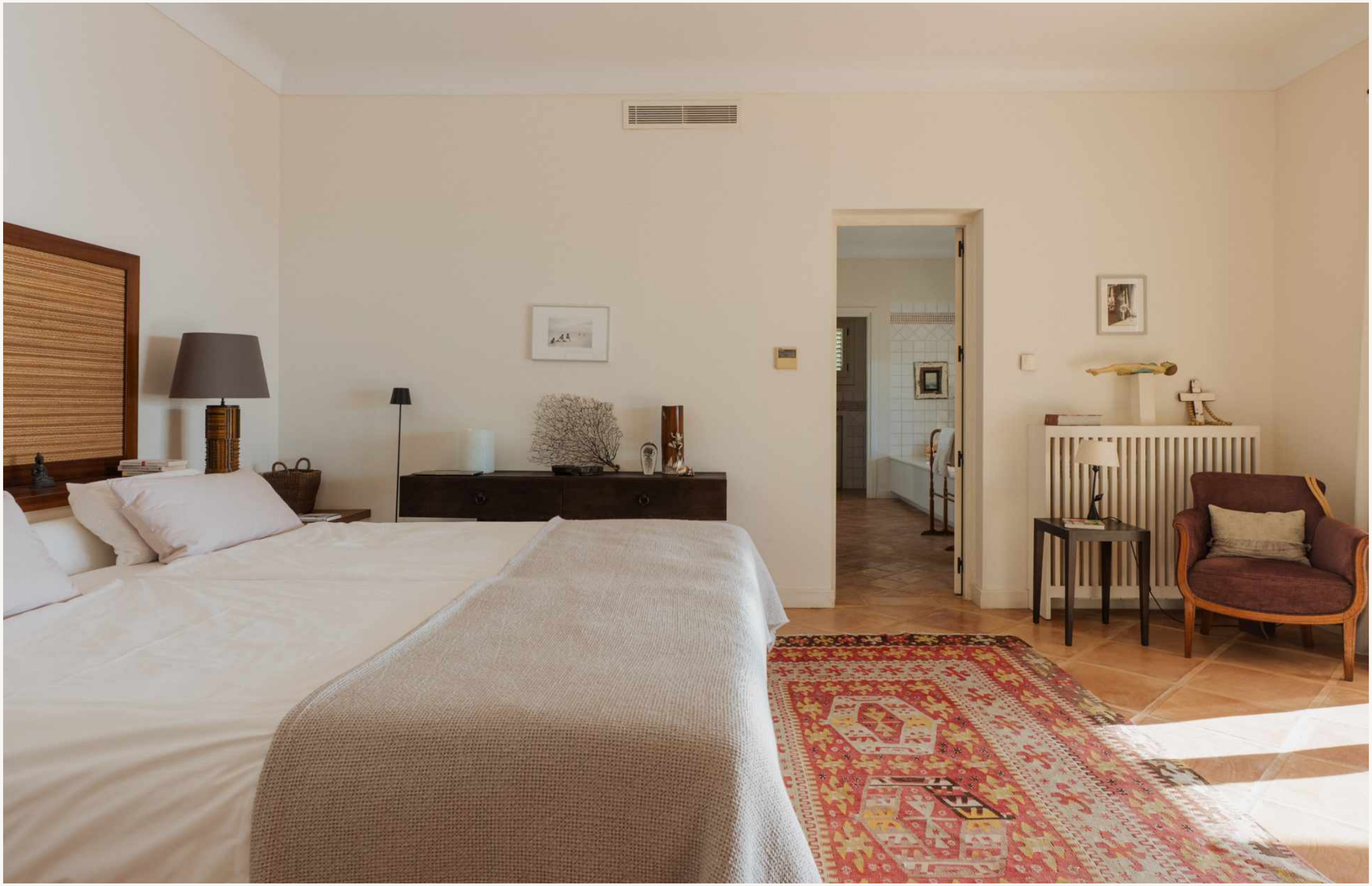




























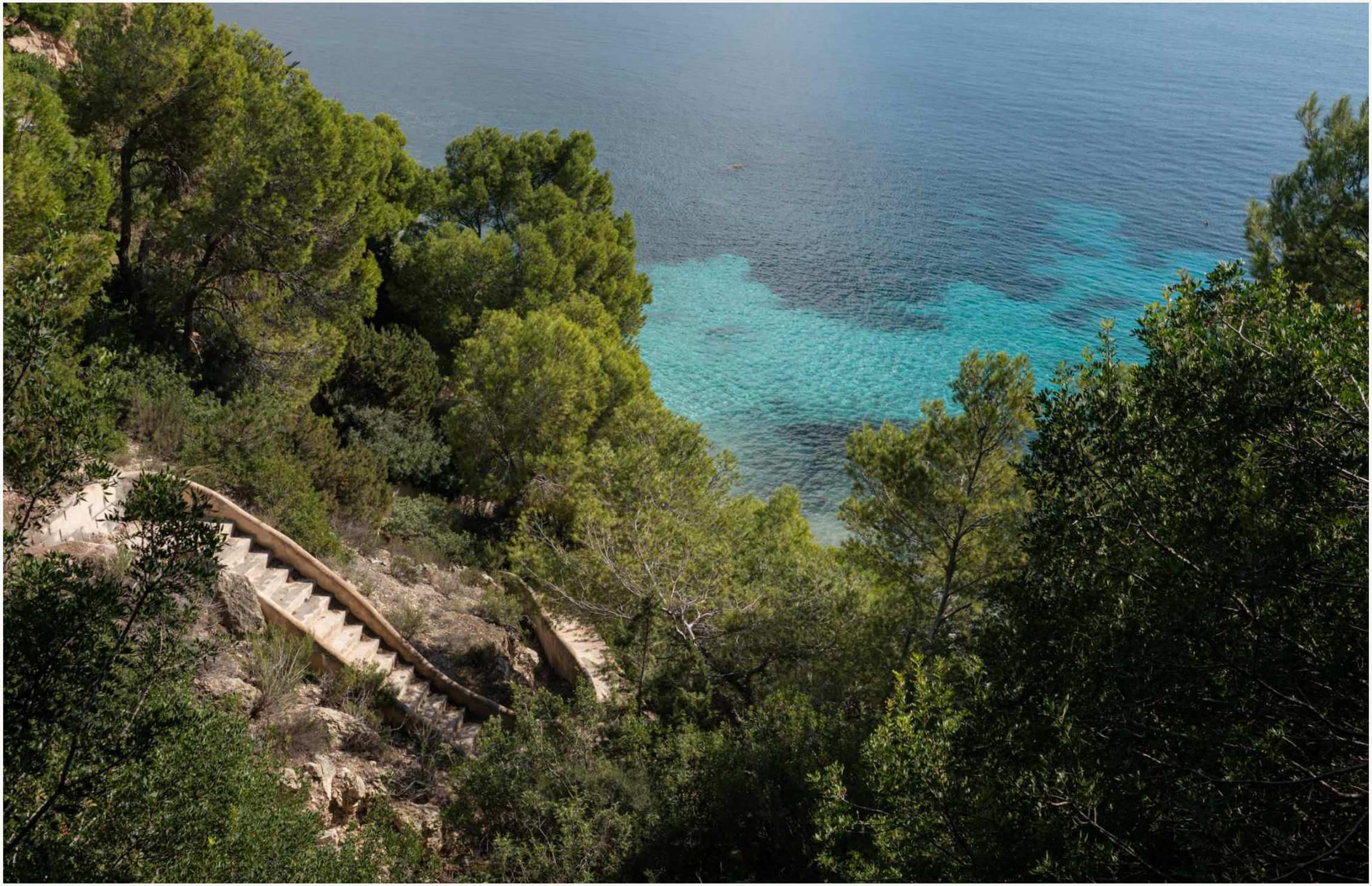
















*The Location*

## *Perched above Ibiza's southern coastline, Es Cubells is a sought-after village known for its dramatic cliffs and views to Formentera.*

Below, quiet coves including Es Cubells and Ses Boques offer clear water and a more secluded side of the island. Lunch by the sea at Ses Boques centres on fresh fish, seafood and traditional Ibizan cooking, while nearby Es Torrent, Porroig and Cala Jondal broaden the choice of beaches and restaurants along the south coast. Despite its peaceful setting, Es Cubells remains within easy reach of Sant Josep, Ibiza Town and the airport.

**Ses Boques** : 2 minutes

**Sant Josep Village** : 10 minutes

**Es Torrent** : 10 minutes

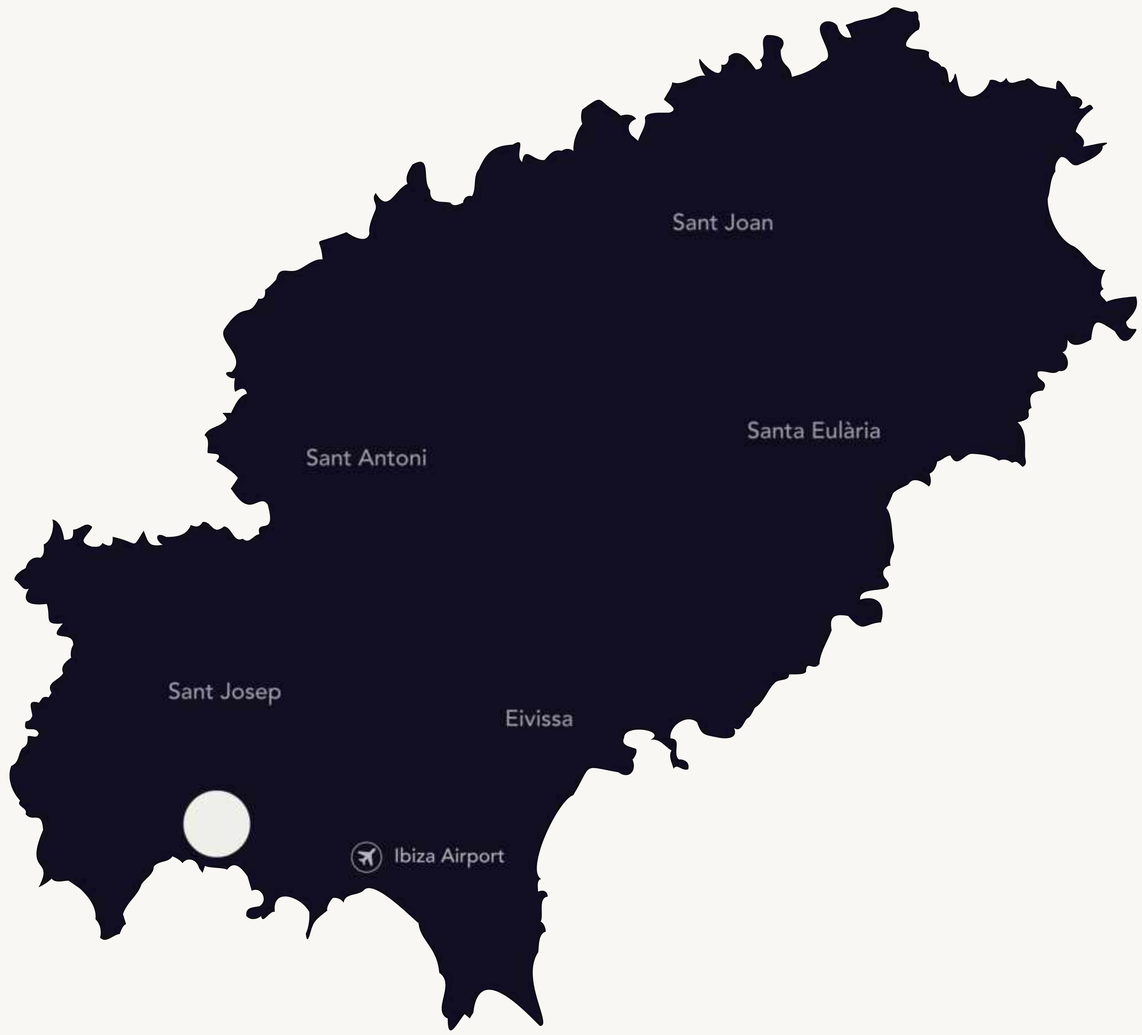
**Porroig** : 12 minutes

**Cala Llentrisca** : 15 minutes + short walk

**Cala Jondal** : 15 minutes

**Blue Marlin** : 15 minutes

**Ibiza Airport** : 20 minutes



## *The Details*

*Price*
Price On Application

*Build Size*
600 m²

*Location*
Es Cubells

*Bedrooms*
5 Bedrooms

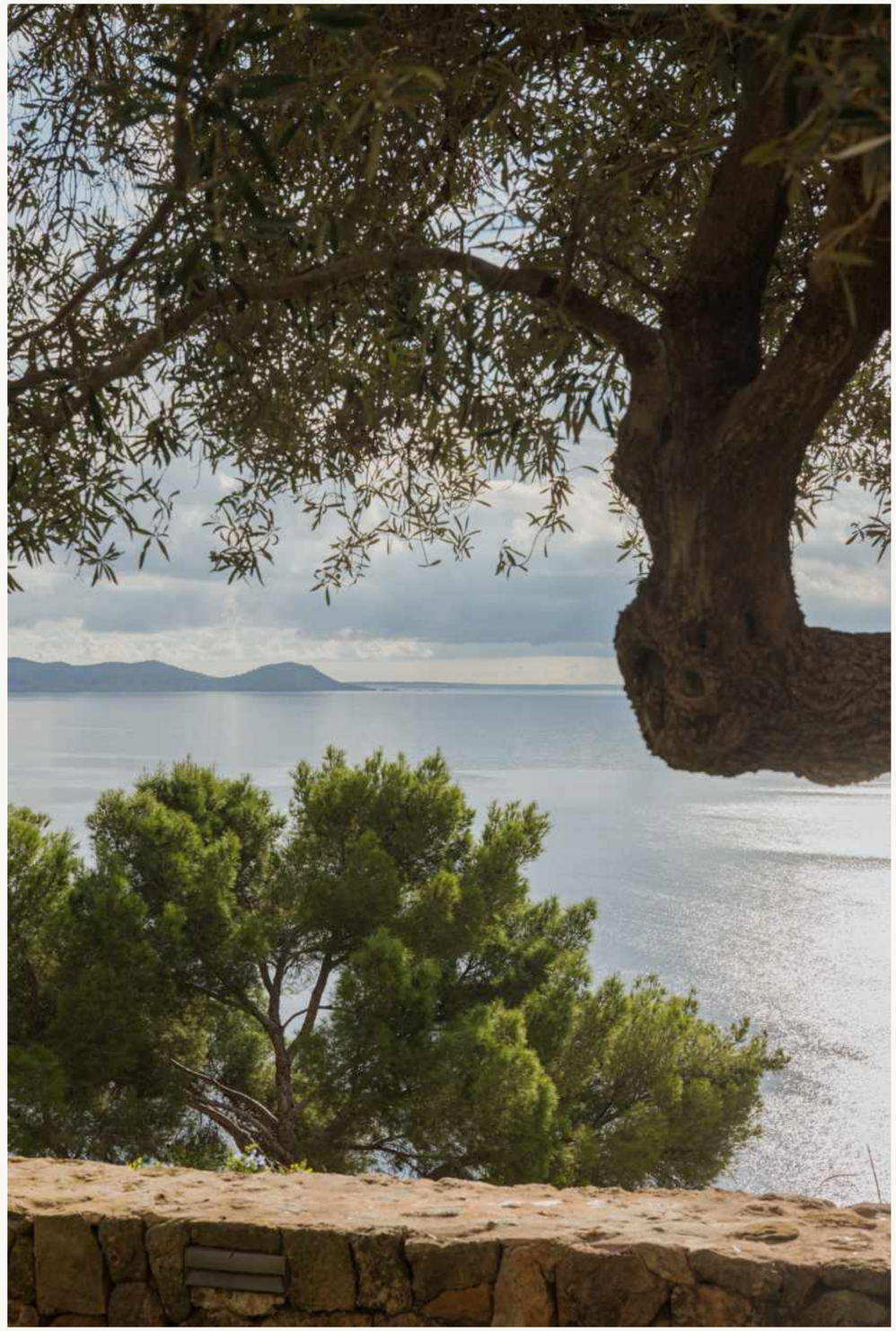
*Plot Size*
2,900 m²

*Municipality*
Sant Josep de sa Talaia

*Bathrooms*
5 Bathrooms

## *The Highlights*

- Five-bedroom, five-bathroom villa across two floors
- 600 m² built on a 2,900 m² plot
- High above the southern coast with uninterrupted sea views to Formentera
- South-facing, drawing light into the rooms all day
- Traditional Mediterranean architecture with terracotta floors and natural stone
- Kitchen and dining area opening directly onto the terrace
- Generous living room with fireplace
- Separate billiards room
- Four ground-floor bedrooms with direct terrace access and sea views
- Principal suite upstairs with sitting area, dressing room and en-suite bathroom
- Private terrace off the principal suite overlooking the horizon
- Terraced gardens planted with olive and citrus trees, palms and Mediterranean flowers
- Wide lawns and shaded seating areas around the house
- Two outdoor dining terraces for long lunches
- South-facing swimming pool, set slightly apart from the house
- Outdoor kitchen and bar
- Sun terraces and informal lounging areas
- Cove of Ses Boques reachable on foot







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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.

## *Contact*


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