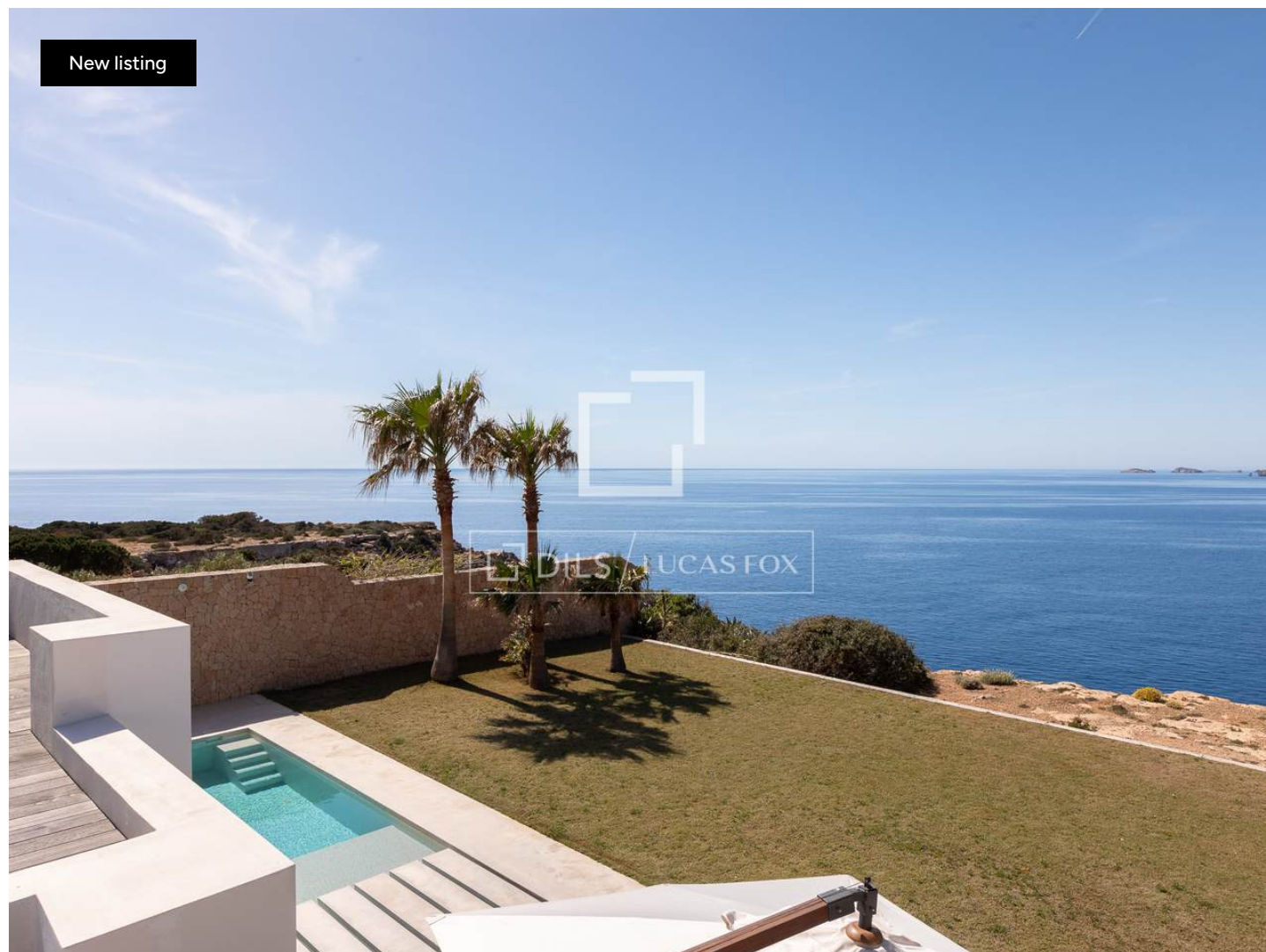


€6,450,000 House / Villa - For sale - New listing

Frontline Luxury Sea View Villa with Direct Sea Access for sale in Calo d'en Real, San José

Spain » Balearic Islands » Ibiza » San José » 07830

4	5	270m ²	800m ²
Bedrooms	Bathrooms	Floorplan	Plot size



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Exceptional villa in Caló d'en Real with 270° sea views, direct sea access, 4 bedrooms, pool, rooftop terrace and underfloor heating, presented in impeccable condition.

This exceptional contemporary villa of approximately 270 m² is set on a private 800 m² plot within the exclusive Caló d'en Real development, in Ibiza's sought-after southwest.

Positioned frontline to the sea, the property enjoys sweeping 270° panoramic views over the Mediterranean and surrounding islands, including s'Esparta and Bledas, as well as partial lateral views of Es Vedrà, adding a distinctive and mystical dimension to its already privileged setting.

With direct sea access just a one-minute walk away and spectacular year-round sunsets, it offers a rare combination of privacy, natural beauty and proximity to the island's finest beaches and amenities.

Presented in impeccable condition, the villa reflects meticulous year-round maintenance and a high level of care. Its architecture and interiors embrace a refined minimalist Mediterranean style, where clean lines, natural tones and high-quality materials create a serene and elegant atmosphere throughout.

Frameless panoramic windows feature in every room, flooding the interiors with natural light and seamlessly connecting indoor and outdoor living while framing uninterrupted sea views.

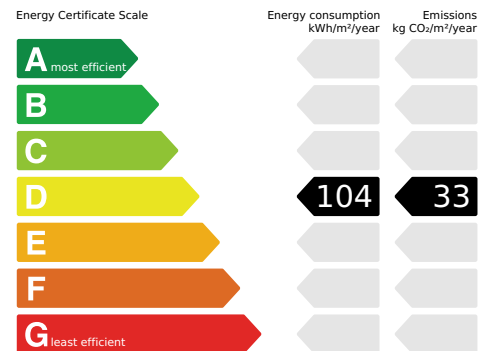
The exterior spaces are centred around a landscaped courtyard with mature tropical vegetation, including palm trees, creating a peaceful and private environment.

A spacious swimming pool, surrounded by lawn, enjoys open views towards the sea and islands. The property also offers a covered terrace with an outdoor dining area and chill-out space, as well as multiple additional terraces designed for relaxation and entertaining.

An elevated rooftop terrace provides spectacular panoramic views, including Es Vedrà and unforgettable sunsets. Direct access to sea and a small, secluded cove further enhances the exclusivity of the property.



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The villa is distributed across several levels to maximise privacy and comfort. The main living area features a spacious lounge and a fully equipped kitchen that integrates naturally with the living space, both with direct access to the exterior.

The property offers four well-appointed bedrooms, including two ensuite bedrooms and a master suite with walk-in wardrobe, as well as an additional independent ensuite bedroom, a guest toilet, and a fully independent staff room.

An external staircase provides access to the upper independent areas, ensuring maximum privacy for guests and staff. A separate laundry room and storage space complete the functional layout.

High-quality technical features include underfloor heating, integrated hot and cold air conditioning, fibre optic internet, a water osmosis system, and a comprehensive alarm and surveillance system.

The property is fully connected to mains water, electricity and sewage, ensuring comfort, efficiency and reliability throughout the year.

Located within a prestigious private community, the villa benefits from a peaceful and secure environment, including summer night security and access to nearby facilities such as a hotel with tennis courts.

It is ideally positioned just 10 minutes from San José and close to renowned beaches including Cala Vadella, Cala Molí and Cala Carbó, while Ibiza Town is approximately 25 minutes away.

This property is ideally suited for those seeking a frontline residence in Ibiza, whether as a refined year-round home or an exclusive holiday retreat for family and friends.

Combining direct sea access, exceptional views, privacy and high-quality finishes, it represents a rare opportunity in one of the island's most desirable enclaves.

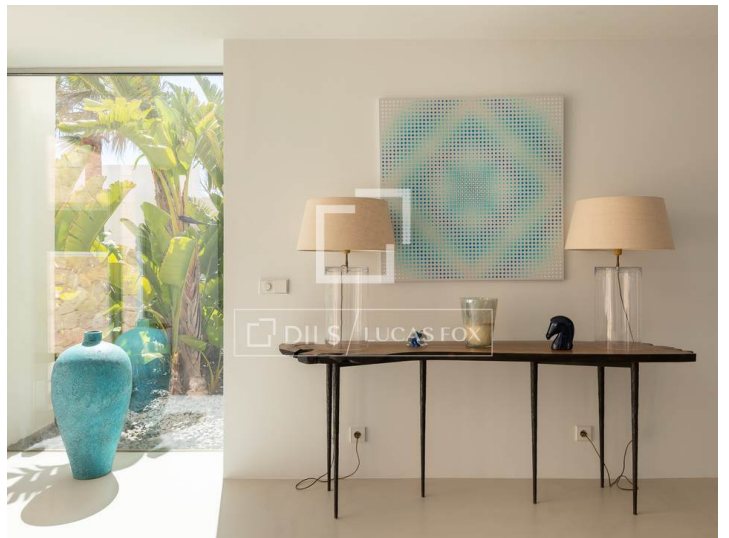
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