

- CAN LUNA – KM 2 SAN JOSE ROAD

Elegant, newly renovated 6 bedroom villa with magnificent sea views. Ideally located off KM2 of San Josep road, this tasteful modern villa is designed for peaceful enjoyment, combining privacy, tranquility and luxury.

Upon crossing the majestic doorway to the home, you are met with stunning sea views cushioned by grandiose trees...the open and stylishly-decorated living room is ample and airy, and accommodates a large relaxation space & dinning area, an American kitchen, whilst opening onto a splendid terrace.

The generous master bedroom enjoys a king size bed equally striking views and is elegantly decorated, with an open shower and a substantial dresser.

The wooden staircase winds down to three more bedrooms, each with their own en-suite bathrooms, king size beds, tasteful amenities, ample spaces, terraces/garden areas and views...

Stroll out to the pool area to find beach-sandy terraces for your sun loungers, chillout zones, an outdoor kitchen / barbecue and dining area with a large teak table that seats up to 14 people where guests can enjoy a meal, or just the ambiance of the illuminated pool and terraces at night... all as nestled away from noise and traffic as the rest of the house.

Down some stairs and find two more double bedrooms (King Size beds, en suite bathroom, Aircon, Wifi) with views of the gardens, each one with its en-suite bathroom, king size bed and optional private access from the road.

- Fully equipped kitchen (gas hob, oven, microwave, 2 fridges, freezer, dishwasher, kettle, Nespresso coffee machine, toaster, blender) with a breakfast counter for 6 people
- Bedroom 1: Master (king) with bathroom en-suite (shower), AC, safe box, walk-in closet, blackout blinds, with views to the sea - Top floor

- Bedroom 2: Master (king) with bathroom en-suite (shower), AC, blackout blinds, opens up onto a private terrace with views to the forest
- Bedroom 3: (king) bathroom en-suite (shower), AC, blackout blinds with views to the forest
- Bedroom 4: Master (king) with bathroom en-suite (shower & outdoor shower) private access to the pool area

## GUEST BEDROOMS

- With independent entrance
- Bedroom 5: (2 x singles or king) with bathroom en-suite (shower), AC, blackout blinds
- Bedroom 6: (2 x singles or king) with bathroom en-suite (shower), AC, blackout blinds

## POOL AREA

- Pool (10m x 4m)
- 6 Sunbeds
- 2 double sun beds
- 5 Parasols
- Covered dining table for 12 to 14 people
- Fridge
- BBQ (gas)
- Chill out area
- Parking for 6 cars

## OTHER AMENITIES

- Wi-Fi internet connection (Satellite)
- A/C in all bedrooms
- Alarm system
- Floor heating in the main house
- TV satellite (Astra)
- Indoor Sonos system
- BBQ (gas)
- Laundry room with washing machine and dryer

## LOCATION:

- KM2 San Jose road. 4 min drive up the hill.
- Nearest beach is **10 min**
- Nearest town is **Ibiza or San Jose 10 to 15 min**
- Marina Botafoch **10 to 15 min**
- Airport 10 min
- Supermarket 10 min

AREA:

- Interior: 400 sqm
- Terraces: 80 sqm
- Porch (covered terrace): 65 sqm