

# DOMUS NOVA



Villa Martinet, Cap Martinet  
€ 5.200.000

A serene six-bedroom villa with tourist rental license, cloistered by towering pine trees and with rolling hilltop views of the Mediterranean Sea below.

Sitting within the desirable neighbourhood of Cap Martinet, this six-bedroom villa fuses earth-toned interiors with a contemporary aesthetic, all with the white-sands of Talamanca beach on its doorstep. Featuring rustic touches that pay homage to traditional Ibicencan design and echo the lush surroundings, it's a home that has also been designed with the practicalities of 21st century living in mind, complete with a tourist rental license.

On the ground floor of the house, a spacious, open-plan kitchen and dining area. The kitchen, a contemporary yet pared-back space, where wooden accents add warmth to slick, black integrated cabinetry and marble worktops. It's considerably zoned by a generous island-cum-breakfast-bar. The formal, light-flooded dining room is complete with polished floors and uplit storage.







Floor-to-ceiling sliding doors open up the entire floor to the outside and lend access to a private terrace, where an infinity pool affords wraparound views of the historic Dalt Vila and rolling mountains. Around the corner, a comfortable reception room with log fire and a state-of-the-art sound system. Sharing the floor are two double bedrooms, one with its own contemporary en-suite bathroom. They're restful spaces, with crisp, white walls and large windows. Outside, an al-fresco dining area with its own outdoor kitchen and bench seating.

Past an exposed stone wall which roots the villa in its natural surroundings, a cantilevered timber staircase leads upstairs, where three double bedrooms comprise the space. The master is a contemporary idyll; muted palettes, sleek floors and doors leading out to a fully decked rooftop terrace. It's served by a modern en suite, with a large freestanding bath, twin rainfall showers and a muralled splashback that makes for a striking focal point.



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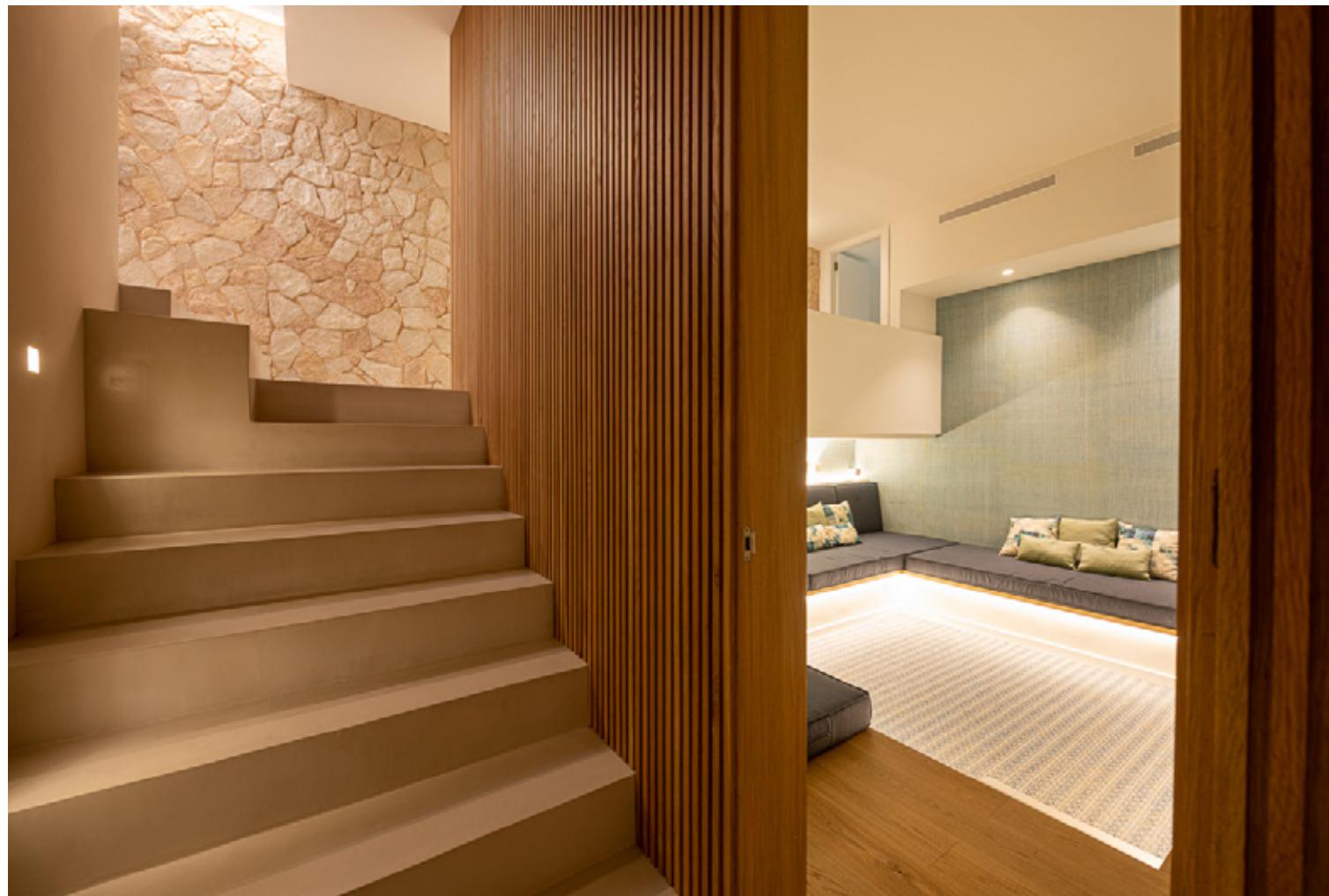
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Along the corridor, two further bedrooms, both with an abundance of seamless integrated cabinetry and one with an en suite. Two floors down in the basement, a charming bedroom, kitchen and bathroom, ideal for visiting guests. Descend a set of stairs into the sunken floor cinema room, an atmospheric space with ambient uplighting, fitted-bench seating and woven panelled walls. Plus, a gallery-style mezzanine. Next door, a well-equipped home gym with its own bathroom.









## Property Details

Main house with six bedrooms and eight bathrooms  
Open-plan kitchen and dining room  
Cinema room  
Poolside dining area  
Private terraces  
Infinity pool  
Private parking  
Air conditioning and central heating  
Tourist rental license  
Close proximity to Ibiza airport

Size (approximately)

Built: 572 sq m

Land: 1.000 sq m



## Location

Jesús (5 mins)  
Ibiza Town (10 mins)  
Ibiza Airport (15 mins)

Located in the exclusive neighbourhood of Cap Martinet, this six-bedroom villa is just five minutes away from the quaint town of Jesús and benefits from panoramic views of the Mediterranean Sea. For an authentic Mediterranean meal, head to Patchwork at Sa Punta, a picturesque rooftop restaurant. Or, live and eat like a local by venturing to Fish Shack, a favourite amongst residents offering the freshest seafood on the island. Nestled on the cusp of the bay of Talamanca, head to the beach after for a stroll along the white sand. To immerse yourself in the cultural history of Ibiza, amble around the old town of Dalt Vila, a UNESCO World Heritage Site.

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+34 871 515 302

[hello@domusnovaibiza.com](mailto:hello@domusnovaibiza.com)

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