



CASA VELLA

CAP MARTINET · IBIZA

*An exceptional residence overlooking Dalt Vila & the
Mediterranean*

SEASON 2026



The View That Defines Casa Vella

Panoramic views over Talamanca Bay, Marina Botafoch & the historic fortress of Dalt Vila



Exclusive Living in Cap Martinet

Located in prestigious **Cap Martinet**, Casa Vella offers a unique combination of absolute privacy and proximity to the island's vibrant life. This modern residence showcases **panoramic Mediterranean views**, overlooking Talamanca Bay with breathtaking vistas of the historic Eivissa Castle and Dalt Vila.

Spanning **850 m²** of interiors on a magnificent **6 km²** plot, pine-covered hills surround the estate, ensuring tranquility. Neutral tones, natural materials, and high-end Mediterranean finishes define every space throughout.

850 M² INTERIORS

6 KM² PLOT

10 MIN TO IBIZA TOWN

5 MIN TO MARINA BOTAFOCH

WALK TO TALAMANCA BEACH

20 MIN TO AIRPORT



Where Serenity Meets Sophistication

16-metre infinity-edge pool · Teak sun deck · Panoramic Mediterranean views

THE POOL TERRACE

An Infinity of Blue



ACCOMMODATIONS

Luxury Living & Private Suites

12 DOUBLE ENSUITE BEDROOMS

Spacious suites, each with a private terrace offering Mediterranean views. Some suites include dedicated spa facilities. Modern climate control ensures comfort throughout. Additional service rooms available.

Designer En-Suite Bathrooms

Every bedroom features a designer en-suite bathroom with premium fixtures. Select suites include private steam rooms. All bathrooms enjoy natural light and breathtaking views. Minimalist design maintains a serene, spa-like aesthetic.

Expansive Outdoor Spaces

Generous terraces and outdoor living areas seamlessly extend from the elegant interiors, offering abundant space for relaxation and entertaining amidst breathtaking views across the Mediterranean.

Interior Design

Curated furnishings blend contemporary comfort with Mediterranean character. Natural stone, warm wood tones, and crisp white linens create an atmosphere of understated luxury throughout the residence.



Wake Up to the Mediterranean

Each suite opens to private terraces with unobstructed sea views



Private Suites of Distinction

Twelve ensuite bedrooms, each designed as a private retreat with panoramic views



Warmth & Refinement

Natural materials, warm wood tones & crisp white linens define each bedroom



The Master Suite

A generous bedroom sanctuary with bespoke furnishings & rich mahogany floors



The Library Suite

Rustic oak doors, curated bookshelves & soft ambient lighting create an intimate retreat



Interiors of Character

Each living space has been thoughtfully curated to harmonise contemporary comfort with the warmth of Mediterranean design. Expansive glass walls dissolve the boundary between inside and out.

- Open-plan living and dining areas
- Floor-to-ceiling glass walls
- Natural stone and teak accents
- Full climate control throughout
- Premium entertainment systems
- Multiple indoor & outdoor lounges



Seamless Indoor-Outdoor Living

Floor-to-ceiling glass walls frame the Mediterranean panorama from every room

GOLDEN HOUR

Where Sky Meets Sea





The Professional Kitchen

Fully equipped catering kitchen · Marble surfaces · Premium appliances



The Entertainment Bar

Professional outdoor bar · Premium spirits · Stone & copper finishes



Infinity Pool

A 16-metre infinity-edge pool serves as the centrepiece. Luxury sunbeds and parasols define the surrounding lounge area, offering expansive views across the bay.



Entertainment Hub

Professional outdoor bar for evening gatherings with a premium sound system. A wide dining table accommodates all guests under the majestic pine canopy.



Private Spa Facilities

A dedicated spa area offers complete relaxation, featuring a whirlpool tub and steam bath for rejuvenation. Outdoor shower amidst tropical gardens.



Tennis Court

A private on-site court is available for active guests. Professional surface ensures optimal play. Equipment provided upon request.



Mediterranean Gardens

Mature pines, tropical plants & Ibiza stone paths create an oasis of natural beauty



Poolside Retreat

Shaded lounges beneath century-old trees · A world apart from the everyday



The Outdoor Jacuzzi

Set among bougainvillea & citrus groves · Panoramic views over the Ibiza hills



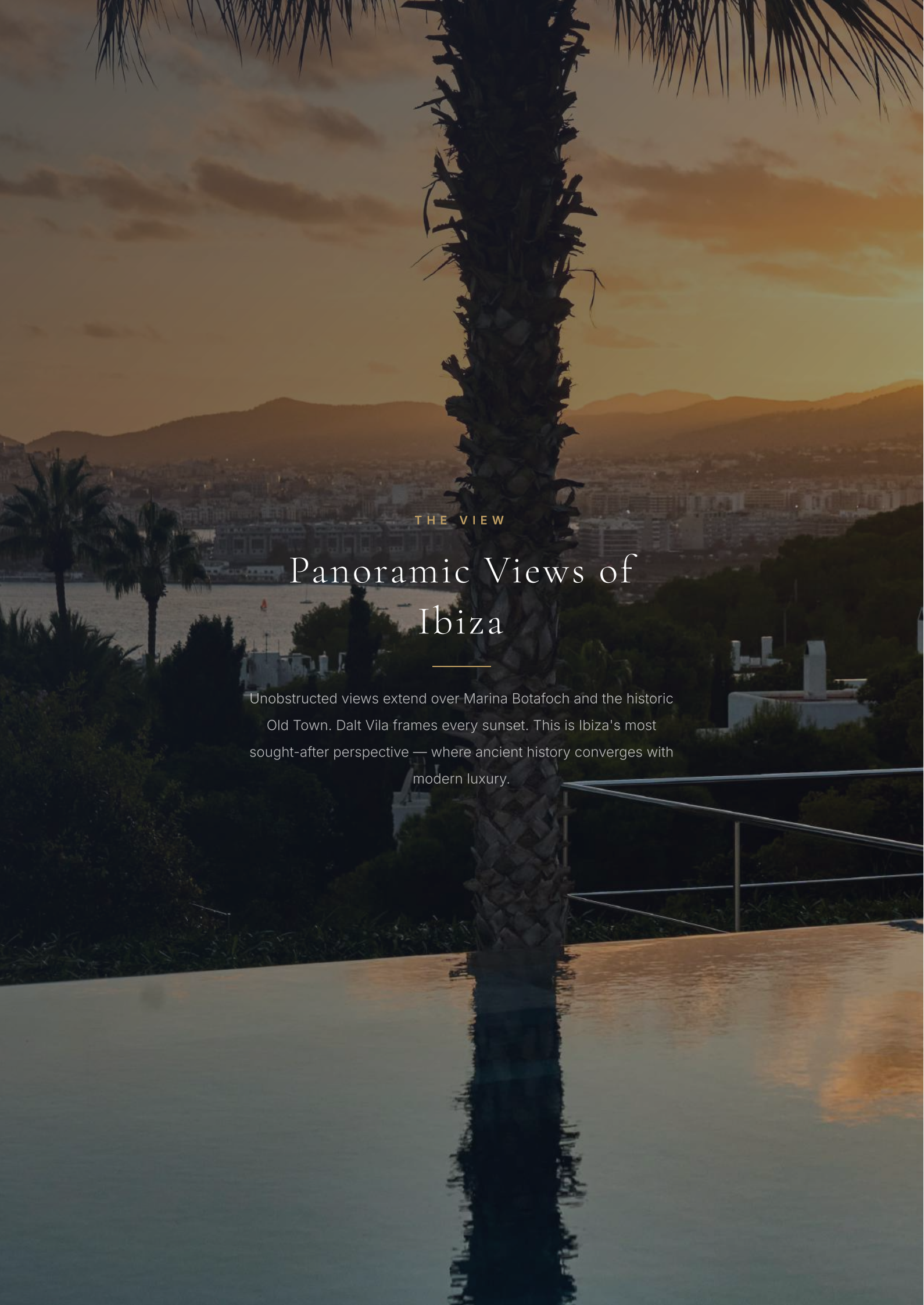
The Courtyard

Sculpted olive trees, artisan wall sculptures & Mediterranean botanicals



The Private Tennis Court

Professional-grade court nestled among mature pines · Equipment provided



THE VIEW

Panoramic Views of Ibiza

Unobstructed views extend over Marina Botafoch and the historic Old Town. Dalt Vila frames every sunset. This is Ibiza's most sought-after perspective — where ancient history converges with modern luxury.



Golden Hour at Casa Vella

The infinity pool catches the last light as the sun sets behind the hills of Ibiza



Evening Elegance

As night falls, Casa Vella transforms into a luminous jewel on the hillside



After Dark

The pool terrace comes alive under the stars, offering a magical evening atmosphere



The Private Gym

Fully equipped fitness studio with premium equipment · Natural light & garden outlook



The Wellness Spa

A private sanctuary of calm · Steam bath, jacuzzi & dedicated relaxation spaces



DESIGN

Architectural Excellence

Inside-Out Living

Large sliding glass doors connect interior lounges to outdoor spaces. Natural sea breezes circulate throughout, creating an atmosphere of effortless Mediterranean living.

Timeless Materials

Authentic stone walls provide character and thermal insulation. Expansive wooden decking offers barefoot comfort. Clean white lines define Mediterranean elegance.

Terraced Design

Multi-level design integrates seamlessly with the hillside landscape. Optimised for daily sunset views. Mature pines offer natural shade and privacy.

Hillside Integration

Traditional stone blends with contemporary glass across multiple levels. Each terrace provides iconic island views, from sunrise over the sea to sunset behind Dalt Vila.

YOUR STAY

Included Services



Daily Housekeeping

Up to **6 hours, 6 days weekly**. Your villa is maintained to the highest standards by our dedicated team.



On-Site Maintenance

A **dedicated on-site caretaker** ensures immediate response for all property requirements around the clock.



Modern Amenities

High-speed Wi-Fi throughout. Satellite TV and full climate control in every room and living area.



Concierge Services

Private staff available upon request. **Yacht charters**, VIP table bookings, restaurant reservations, and bespoke experiences arranged.



Private Chef

Arrange a **private chef** for intimate dinners or large gatherings. Mediterranean and international cuisine with locally sourced ingredients.



Transport & Transfers

Airport transfers and luxury vehicle hire arranged. Private boat charters to Formentera and island excursions available.

