



"VIMIOS IS A FULL-SERVICE PROPERTY AGENT WHO WILL NEVER CHARGE A SELLER COMMISSION IN IBIZA. FORMENTERA. MALLORCA OR MENORCA. TO SELL ON THE ISLANDS NORMALLY COSTS BETWEEN 5-6%, A FIGURE THE SELLER WILL HAVE FACTORED INTO THE ASKING PRICE. TRADITIONALLY, ISLAND AGENTS MARKET THE PROPERTY, AND THE OWNER PAYS - WRONG! THE FACT IS, AS A BUYER WHEN YOU HAND OVER THE PURCHASE COMPLETION CHEQUE THE AGENT WILL DEDUCT THEIR COMMISSION. WITH VIMIOS WE HAVE TURNED THINGS AROUND BY REMOVING ALL COMMISSION FOR A SELLER (0%), 'SWITCHING' TO THE BUYER AT 2%. THIS EQUATES TO A SUBSTANTIAL 3-4% SAVING WITHIN THE OVERALL PURCHASE TRANSACTION. A WIN / WIN FOR THE BUYER AND THE SELLER. SIMPLE. CALCULATE YOUR SAVING HERE. TOGETHER WE ARE DRIVING AGENTS COMMISSION DOWN!"

VILLA IXOS

PUNTA GALERA



STYLE: MODERN VILLA | LOCATION: PUNTA GALERA IBIZA | BEDROOMS: 8 | BATHROOMS: 10 | LIVING 850m2 | PLOT: 36.703 M2 | LARGE POOL

VIMIOS OFFERS THIS LUXURIOUS VILLA WITH CONTEMPORARY AND MINIMALIST ARCHITECTURE, DESIGNED BY THE WORLD RENOWNED BRUNO ERPICUM. TASTEFULLY DECORATED AND EQUIPPED WITH THE HIGHEST QUALITY FIXTURES AND FITTINGS THROUGHOUT.

VILLAS IXOS HAS 800m² OF LIVING SPACE ARRANGED OVER THREE FLOORS. THE MAIN LIVING SPACE ON THE GROUND FLOOR HAS A SEATING AREA OPENING TO A LARGE POOL AND POOL AREA INCLUDING BREAKFAST KITCHEN, BAR AND DINING AREA SEATING UP TO 14 PEOPLE. THERE IS ALSO A SECOND SEATING AREA WITH A DOUBLE HEIGHT CEILING. FRENCH DOORS ALONG BOTH SIDES OF LIVING SPACE OPEN TO THE GARDEN AND POOL TO THE FRONT AND TO THE PATIO AND CITRUS GROVE AT THE REAR OF THE HOUSE. THE PATIO WITH ITS ORNAMENTAL POD PROVIDES A TRANQUIL AL FRESCO DINING AREA.

THE VILLA IN TOTAL HAS SEVEN BEDROOMS. FOUR BEDROOMS ARE SITUATED ON THE GROUND FLOOR, ALL HAVE PRIVATE BATHROOMS AND TERRACES OPENING TO GARDENS. THE SLIGHTLY LARGER BEDROOM ON THIS LEVEL IS THE JUNIOR SUITE WHICH HAS ITS OWN PRIVATE LIVING AREA. ON THE FIRST FLOOR ARE THE MASTER BEDROOM AND PANORAMIC SUITES WHICH HAVE SEA VIEWS AND LARGE TERRACES LEADING TO THE FLAT ROOF OF THE LIVING SPACE. A THIRD BEDROOM ON THIS FLOOR HAS A SMALLER BALCONY OVERLOOKING THE GARDEN AND SWIMMING POOL. LASTLY ALL ROOMS HAVE AIR CONDITIONING AND CENTRAL HEATING.

THE VILLA IS SURROUNDED BY GRASS LAWNS PLANTED WITH MEDITERRANEAN FLORA, CACTI, AND OLIVE TREES. TO THE REAR OF THE VILLA, AND DIRECTLY ACCESSIBLE FROM TWO OF THE BEDROOMS, IS A GROVE BOUNDED BY A TYPICALLY IBIZAN DRY STONE WALL. THERE IS A 17 METER SWIMMING POOL AND SUN TERRACE WITH PLENTY OF SUN BEDS AND PARASOLS AND UPSTAIRS ON THE ROOF TERRACE THERE ARE LARGE CUSHIONS FROM WHICH TO ENJOY THE STUNNING SUNSETS. IN ADDITION THE VILLA HAS A FITNESS ROOM, HAMMAM, JACUZZI, WINE CAVE AND LAUNDRY FACILITIES. ALSO PARKING FOR UP TO EIGHT VEHICLES.

LOCATION NEAR THE POPULAR CALA SALADA BEACH, ALSO SUPERB ROAD ACCESS TO BOTH SAN ANTONIO AND IBIZA TOWN















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