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# Casa San Joan

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## Localization

Country : Spain

City : Balearics Islands Ibiza

Address : Sant Joan de Labritja /Ref; SI 1694

## Properties

Type : Casa

Bedrooms : 8

Bathrooms : 8

Sleepings : 16

Showers : 0

WC : 8

## Features

Chef - Air conditioning - Wifi - Pool - Parking - Cleaning service - Barbecue - Wheelchair access - Garden - Gym - No smoking - Jacuzzi - Safe

## Description

Exquisite luxury villa in the North, with vast outdoor spaces and countryside vistas...

This wonderful, spacious and privileged minimalist style villa is located in a very quiet, tranquil area just 1 km from the village of Sant Joan de Labritja and just 7 km from the well-known beach of ...

In years gone by, the property was a working farm and the traditional irrigation system 'safareig' can still be seen. The fenced plot of 17700m<sup>2</sup> features stunning lawns, and several varieties of fruit trees (orange, lemon, cherry, apple, quince, carob and ancient olive trees). The villa also has its own stable and horse.

Located by the swimming pool 14m x 4m, overlooking the orchard, you will find the Jacuzzi, a spacious 'al fresco' dining area equipped with charcoal barbecue and an outdoor kitchen with a sink, dishwasher and a complete set of crockery and cutlery.

At the back of the house there is a little wooden playhouse with a sand pit, a wonderful space for children to play. Adjacent to the play area there is an outdoor cinema with a large seating area - connected to the smart TV, the cinema screen is projected onto the wall, great for family gatherings in the evenings.

Inside, the house offers 380m<sup>2</sup> of space divided over two floors. The main floor features a spacious living room of 80m<sup>2</sup> with floor to ceiling windows that can be opened fully to enjoy the summer breeze. A fully equipped, open-plan, modern kitchen with access to the swimming pool area is located next to the living room.

There is also a separate guest apartment with living area and bedrooms and the whole property features heating and air conditioning.

### **Accommodation: 550m<sup>2</sup>**

#### *Upper Floor;*

Bedroom 1: Double bedroom (Master bedroom) King size 180cm bed, air conditioning, dressing room, terrace with beautiful views of the garden and pool, en-suite bathroom with shower and stand-alone whirlpool bath.

Bedroom 2: Double bedroom King size 180cm bed, air conditioning, terrace, en-suite bathroom with shower.

#### *Ground Floor;*

Bedroom 3: Double bedroom King size 180cm bed, air conditioning, access to terrace, shared bathroom with bedroom 4

Bedroom 4: Double bedroom King size 180cm bed, air conditioning, shared bathroom with bedroom 3

Bedroom 5: Twin beds 90 cm, air conditioning, en-suite bathroom with shower and outdoor Jacuzzi tub

Bedroom 6: Double bedroom King size 180cm bed, air conditioning, en-suite bathroom with shower and outdoor Jacuzzi tub

#### *Located in Separate Apartment*

Bedroom 7: Double bedroom King size 180cm bed, air conditioning, en-suite bathroom and outside bath

Bedroom 8: Twin beds 90cm beds, air conditioning, bathroom with shower located next-door to bedroom

**Outdoors Features:**

Garden with lawns  
Salt water swimming pool 14m x 4m  
Parasols & sun loungers  
Terrace  
Barbecue  
Outdoor Kitchen  
Outdoor sound system  
Day bed  
Fish pond  
Fully fenced  
Outdoor bathroom  
Outdoor chill out  
Outdoor cinema  
Outdoor dining area  
Outdoor hot tub  
Private parking

**Features & Amenities:**

Sleeps 16: 8 Bedrooms, 8 Bathrooms & WC  
Air conditioning  
Wi-Fi Internet  
Fitness Room  
Fully equipped kitchen with fridge freezer, dishwasher, coffee machine etc  
Laundry Room with Washing machine & Tumble dryer  
Pool towels provided  
Hair dryer  
Heating  
Jacuzzi bath  
Office area  
Safe  
Sonos sound system  
Smart TV  
Children's play area

**Children:**

Children welcome

**Services Included in the Rental:**

Welcome amenities  
Continental breakfast with the Private Chef and assistant from Monday to Saturday from 09:00 - 10:30 h. Included in rental price from 1st July to 31st August (*ingredients extra*)  
HIGH SEASON (1st July to 31 August) - Cleaning service Monday, Wednesday and Friday 3 hours / day. Change of towels twice a week, change of sheets once a week.  
GARDENER: Gardener service from Monday to Saturday, pool and jacuzzi cleaning once a week.  
LOW SEASON (March 20 to 1st July & 1st September to end November) - Cleaning services Tuesday and Thursday 3 hours / day. Change of towels + change of sheets once a week.  
GARDENER: Gardener service from Monday to Saturday, pool and jacuzzi cleaning once a week

**Extras Not Included in the Rental: on request when booking & subject to availability**

Refundable Security Deposit 5000 € to be paid with the final rental instalment  
Eco tourist tax maybe applicable per person/night to be paid on arrival TBA when booking  
Continental breakfast with the Private Chef and assistant low season March to 1st July & 1st September to end of November extra  
All food and beverages costs extra  
Additional maid service starting from 25 € per hour  
Chef, Housekeeper, Driver, Security on request  
Food & beverage costs to be paid locally  
Breakfast chef is an extra cost in low season, 20th March to 11th May and 20th Sept to 30th November

**Please Note:**

No smoking inside the villa  
No pets allowed

Check-in time – 16.00 pm  
Check-out time – 10.00 am  
Car rental recommended  
Wheel-chair accessible

**Location:**

San Joan de Labritja 2 km  
Ibiza town 23 km  
Ibiza Marina 22 km  
Airport 29 km

**Galerie**















