

# DOMUS NOVA



Can Romeros, Cala Llenya  
€4.500.000



An outstanding investment opportunity to acquire a 2,040-square-metre frontline plot with submitted plans to replace the existing property with a Blakstad-designed, seven-bedroom villa featuring sweeping ocean views.

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Outstanding investment opportunity to own a frontline villa

Open-plan kitchen and reception room

One additional reception room

Dining room

Principal bedroom suite with dressing room

Three additional bedroom suites in the main house

Guesthouse with three further bedroom suites

Several terraces

Landscaped gardens

Uninterrupted ocean views

Access to the sea

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Plot size - 2,040 sq m

Current build size - 140 sq m

Proposed foot print (main house) - 369 sq m

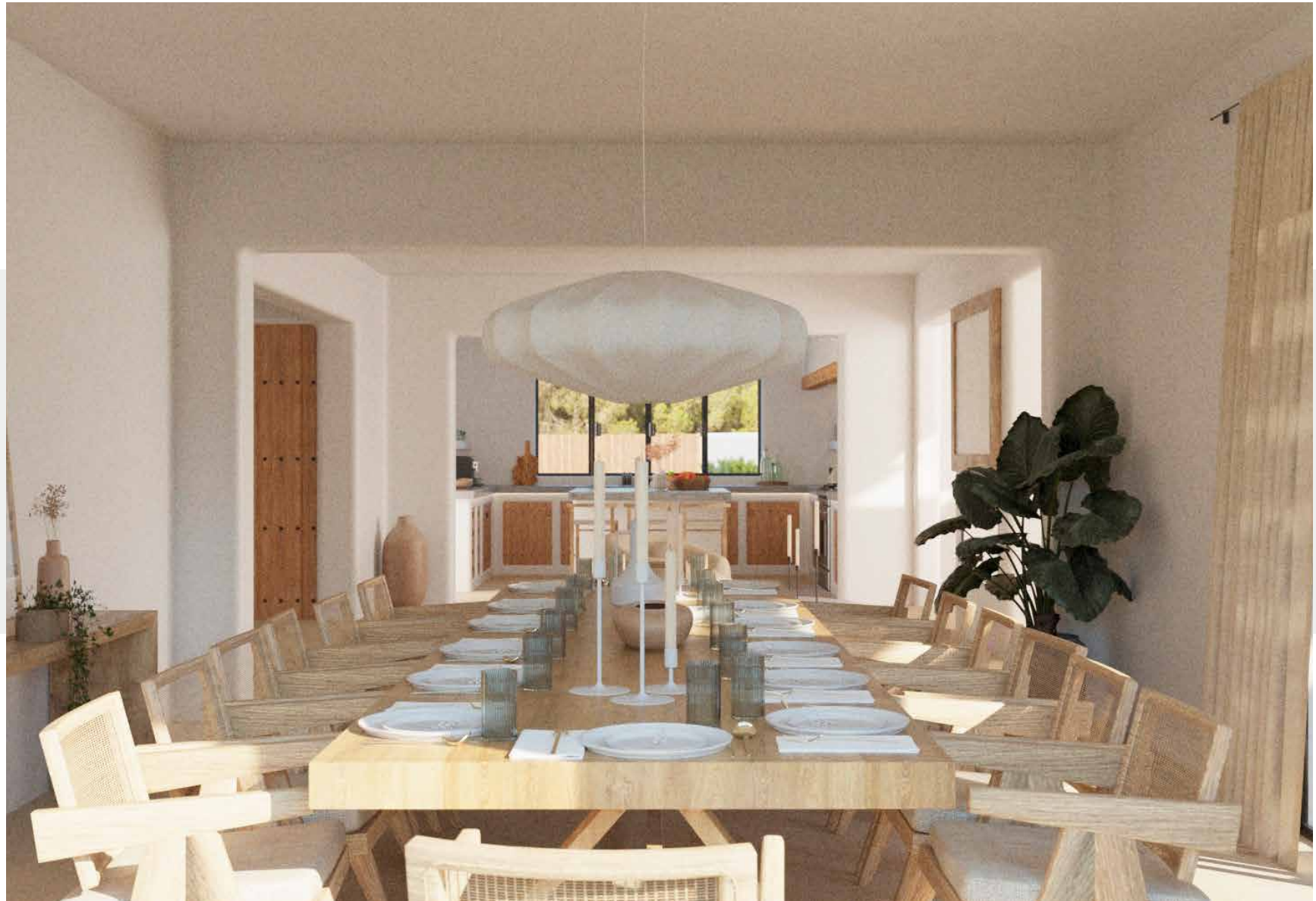
Proposed foot print (guest house) - 98 sq m

7 bedrooms / 7 bathrooms

\*CGIs are for illustrative purposes only, are indicative and do not necessarily represent final specification or layout











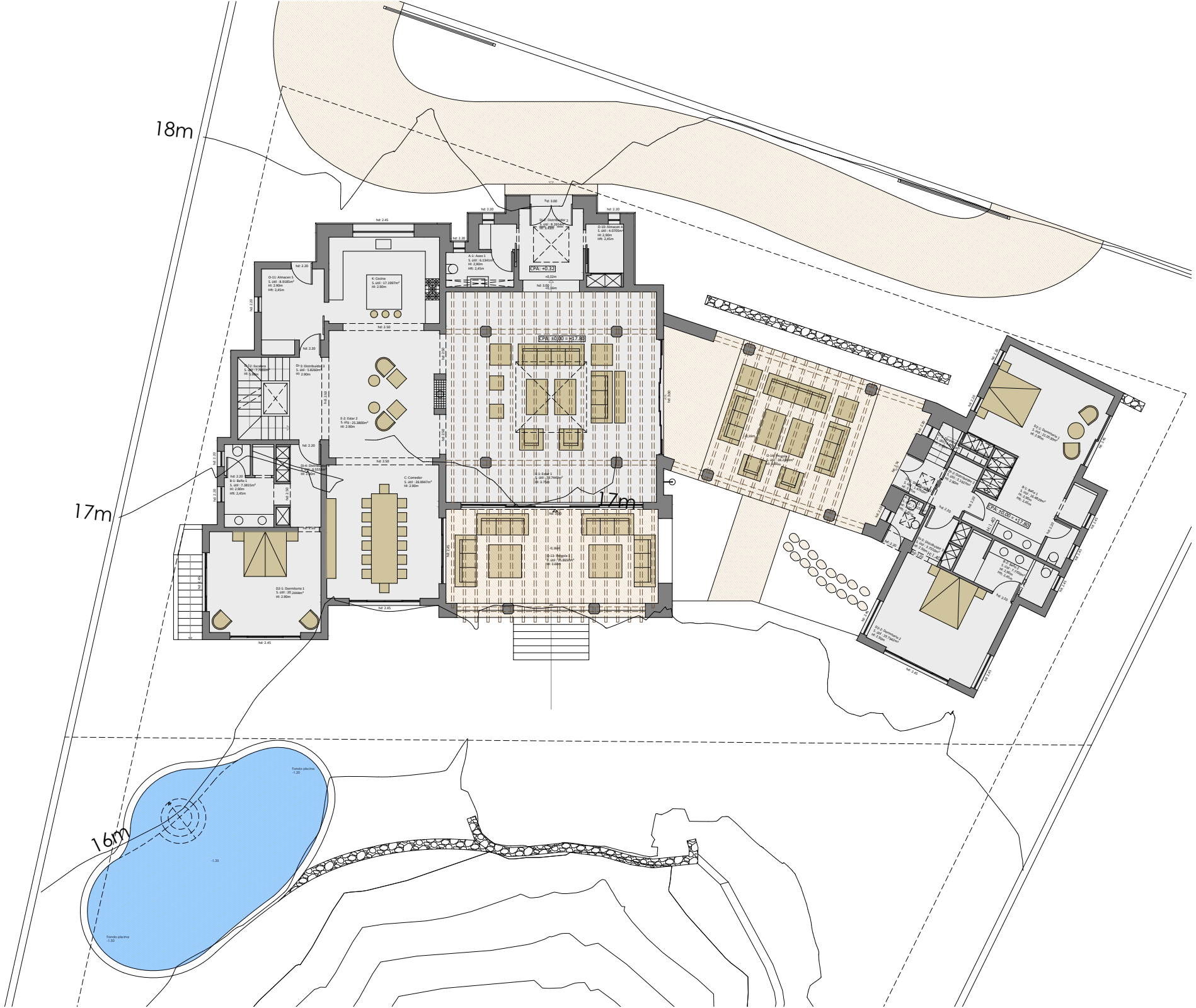










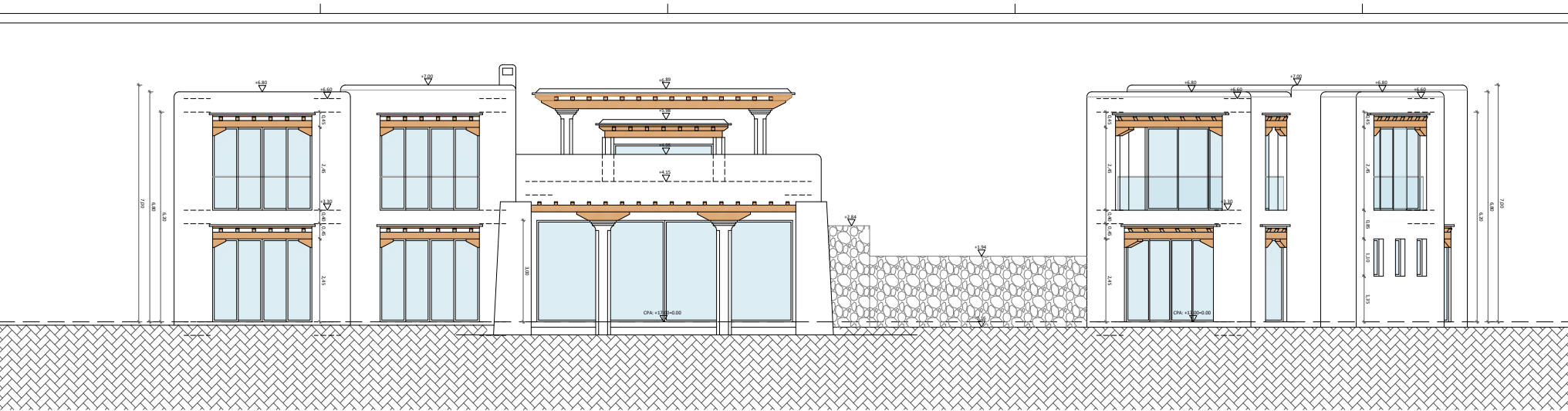


Proposed Floorplan - Ground Floor

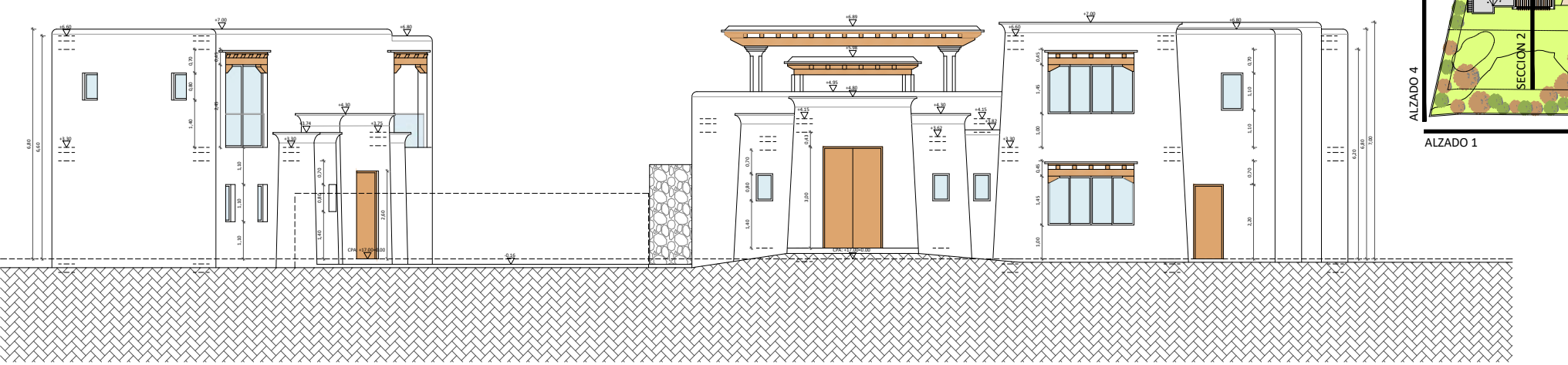


Proposed Floorplan - First Floor

Proposed Elevation

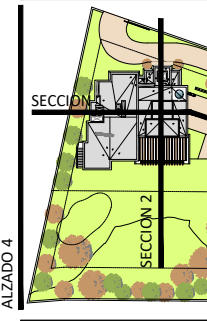


ALZADO 1



ALZADO 2

ALZADO 2



ALZADO 4

ALZADO 1



## Location

In the village of Cala Llenya just outside San Carlos, Can Romeros offers ocean views both inside and out. Accessed via a private pathway, the sandy shores and turquoise waters of Cala Llenya are popular all year round. Enjoy an indulgent lunch at El Bigotes. Be sure to try the Bullit. A short drive inland, renowned “hippy” village San Carlos is a haven for free spirits. Browse the eclectic stalls at the nearby market or stop for tapas at Bar Anita, one of the oldest bars on Ibiza. Head south to round off your day with dinner and dancing at Chirincana.

### Driving distances

San Carlos – 5 mins

Santa Eulària – 10 mins

Ibiza Town – 22 mins

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