

# Villa Abejaruco

**Region:** Ibiza   **Sleeps:** 10

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## Overview

Villa Abejaruco delivers contemporary luxury in one of Ibiza's most sought-after settings. Set in the hills above Ibiza Town, this striking villa combines sleek architectural lines with panoramic views stretching over Dalt Vila and the island of Formentera. Inside, the mood is light and airy, with natural light pouring into the open-plan kitchen, dining, and living areas—ideal for both relaxed family time and sociable evenings. Each of the five double bedrooms is designed for comfort, with three en-suite shower rooms and one spacious shared bathroom. Individually operated underfloor air conditioning in each room ensures every guest stays cool, no matter the season.

Step outside and you'll be welcomed by the shimmering pool, a focal point for leisurely mornings and sun-soaked afternoons. The villa's standout feature is its vast, south-facing terrace on the penthouse floor - accessible by a sculptural oak staircase or private lift - complete with a dining table for unforgettable sunset meals. With a covered garage for two cars and extra driveway space, practicalities are taken care of.

Just a short walk from Destino and Sa Punta, and within easy reach of Talamanca Beach and Marina Botafoch, Villa Abejaruco puts you close to Ibiza's dining, nightlife, and beach clubs. Please note: the villa is in a residential area, and respectful behaviour is expected.

## Facilities

Chef/Cook Available • New Villas 2025 • Garage • Villa • Tennis Nearby • Watersports • Private Pool • Beach Nearby • Golf Nearby • Maid Service Available • Wi-Fi/Internet • Air-Con • Modern • Pre-Stocked Fridge Available • Transfers Available • Babysitting Available • Recommended • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • Satellite TV • Parking Space • Canoeing/Kayaking • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips



# Interior & Grounds

## *Lower Ground Floor*

- Private garage with space for 2 cars
- Access to lift and internal staircase
- Bedroom with double bed and ensuite bathroom

## *Ground Floor (entry level)*

- Seamless flow to terrace and pool area
- Bedroom with queen-size bed and en-suite shower room
- Bedroom with queen-size bed
- Bedroom with queen-size bed
- Shared bathroom

## *First Floor*

- Open-plan designer kitchen, dining, and living area with floor-to-ceiling windows, access to terrace
- Bedroom with double bed and ensuite bathroom
- Large south-facing terrace with dining table and panoramic views over Dalt Vila and Formentera

## *Exterior Grounds*

- Private swimming pool
- Sun loungers
- Terrace with outdoor dining and seating area
- Parking

## **Additional Facilities**

- Individually operated underfloor air conditioning in all rooms
- Wi-Fi connection
- Dishwasher
- Coffee machine
- Washing machine
- Lift access across all levels



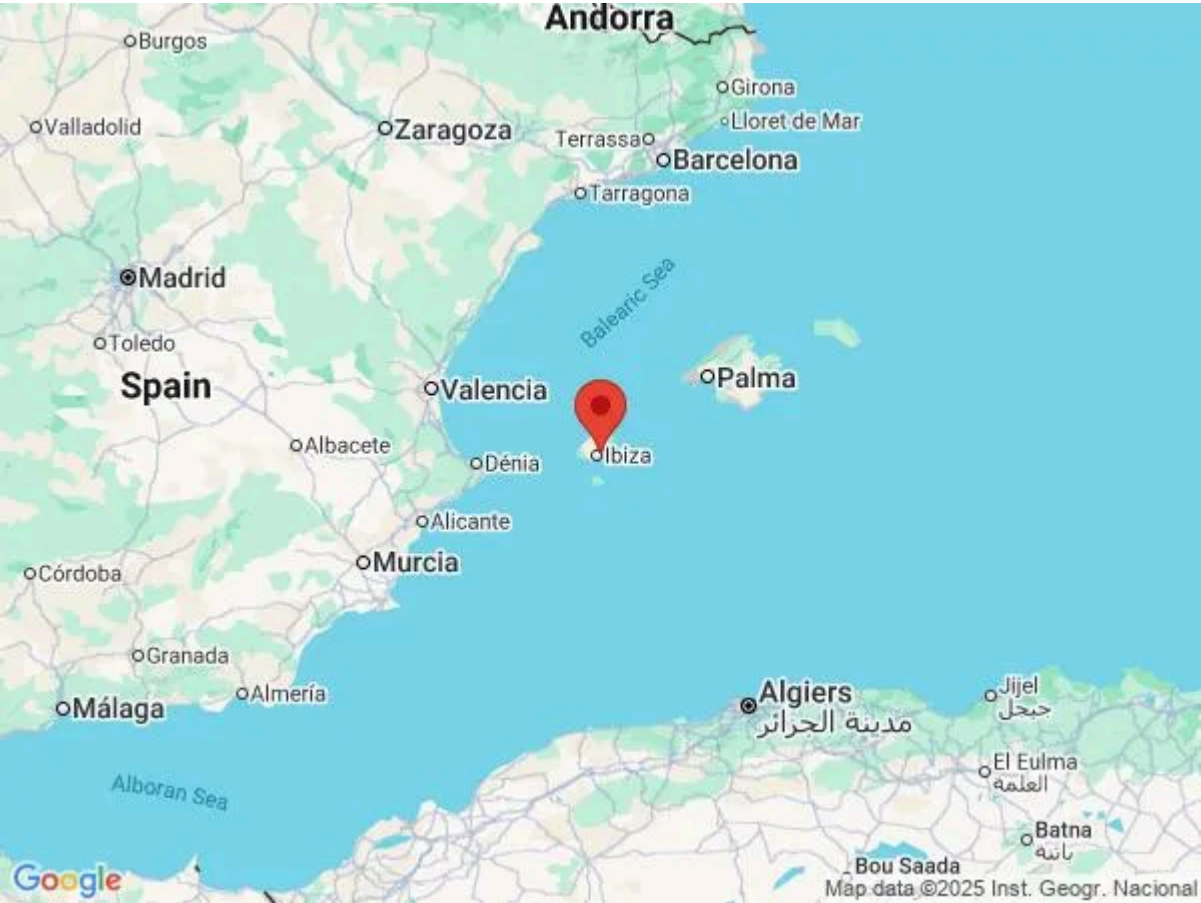
# Location & Local Information

Villa Abejaruco is perfectly positioned for guests wanting to experience the best of Ibiza’s vibrant lifestyle while enjoying the privacy of a hillside setting. Located just minutes from the stylish restaurants of Sa Punta and the beach club buzz of Destino, the villa sits within walking distance of some of the island’s most iconic spots. Talamanca Beach, known for its long stretch of golden sand and calm waters, is just a 5 minute drive away - ideal for daytime swims or laid-back lunches by the sea.

From the villa, it’s also an easy trip to Marina Botafoch, a lively hub of upscale dining, designer shopping, and sleek yachts. The historic centre of Ibiza Town is just beyond, offering a rich mix of culture, nightlife, and boutique browsing in the cobbled streets of Dalt Vila. Despite the proximity to all this action, Villa Abejaruco is set in a peaceful residential area, offering a sense of calm and seclusion after a day out exploring.

## Local Amenities

Nearest Airport	Ibiza Airport (13 km)
Nearest Bar/Pub	Bar Cosmi (500 m)
Nearest Beach	Talamanca Beach (2 km)
Nearest City	Ibiza Town (6 km)
Nearest Ferry Port	Ibiza Port (6 km)
Nearest Golf	Golf Ibiza (7 km)
Nearest Restaurant	Clap House Ibiza (300 m)
Nearest Supermarket	Eroski (4 km)
Nearest Tennis	Tennis Club Ibiza (6 km)
Nearest Town	Talamanca (4 km)



## What we love

- The panoramic views over Dalt Vila and Formentera from the expansive rooftop terrace are unmissable
- Stylish, light-filled interiors with underfloor air conditioning in every room make spending time indoors as well as outdoors a joy
- The villa is in a prime location close to Destino, Sa Punta, and Talamanca Beach, yet peacefully tucked in a residential area

## What you should know...

- The villa is located in a residential neighbourhood, so guests are asked to respect the local noise policy
- While the pool is private, it is unfenced, so families with young children should take care
- Air conditioning is provided via underfloor systems individually controlled in each room
- The villa spans three floors, but a lift is available for easier access
- There are lots of stairs on the exterior of the property and around the pool terrace, which should be kept in mind for those with limited mobility

# Terms & Conditions

- **Security deposit:** Along with the accidental damage waiver, a €4,000 security deposit is required, payable via credit card to the property manager upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3-8 pm. Arrivals after this time will incur an administrative charge of €80. Early arrivals are sometimes available, on request before arrival, and with an additional charge.
- **Departure time:** 10 am. A late check-out may be available to guests, on request before departure, and with an additional charge.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Please note that a non-refundable 50% deposit is required to confirm a booking at this property (or full payment if booking is within 12 weeks of departure).
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes, included in the rental price. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking and vaping are not permitted.
- **Other 2:** Guests will be required to sign a copy of the owner's rental terms before the arrival.
- **Minimum stay:** 2 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** Balearic Eco Tourist Tax of €2.20 per person per night for over 16's is not included in the rental price and will need to be paid locally in cash on arrival.
- **Internet access?:** Yes, included in the rental price.
- **Pool towels included?:** Yes, included in the rental price. Extra towels are available to guests for €5 per towel. Please request these during the booking process if required.
- **Stag & Hen Do Allowed? :** Not permitted. Loud music and excessive noise is not permitted between 23:00-08:00. If this rule is not followed, guests may be subject to a fine or be asked to leave the property.
- **Damage Waiver:** A non-refundable damage waiver is included in the rental price and covers all accidental damages to/in the property. The property manager reserves the right to charge the client an additional amount if necessary.