

CAP MARTINET · 70

Four luxury residences.

A more private way
to live in Ibiza.

NEW DEVELOPMENT · IBIZA



CAP MARTINET · 70

LOCATION

JESÚS · SANTA EULÀRIA DES RIU

In Jesús, one of the island's most exclusive areas.

Just four luxury residences, conceived around privacy, design and exceptional quality, in one of Ibiza's most exclusive residential settings.

PROJECT ADDRESS

Carrer des Cap Martinet 70A · Jesús

[VIEW LOCATION ON MAP](#)

TALAMANCA

5 min

MARINA BOTAFOCH

5 min

DALT VILA

10 min

AIRPORT

20 min

Approximate driving times.

01 · THE PROJECT

A small development, by design.

Just four residences, designed to offer space, privacy and a more intimate way of living in Ibiza than a large residential community.

The homes offer generous indoor and outdoor spaces, private gardens on the ground floor, and large terraces and roof terraces in the upper residences.

04

Homes, and no more

03

Floors + roof terrace

1/1

Private pool for every home

70

The plot number





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ARCHITECTURE

Privacy, light and outdoor living.

Contemporary architecture, clean lines and a considered connection between indoors and out.

Spaces designed to enjoy the light, climate and open air while retaining a sense of privacy.

Every detail, from the layout to the materials and joinery, is conceived to the standard of a luxury home.

02 · THE RESIDENCES

Calm interiors: sand, stone and wood.

Generous glazing, open spaces and a continuous connection between indoors and out. The project creates a serene, light-filled atmosphere designed for year-round living in Ibiza.



LIVING ROOM · SEAMLESS CONNECTION TO THE OUTDOORS



KITCHEN · OPEN AND INTEGRATED

Details that make a home.



Bedrooms conceived as private retreats, kitchens integrated with the living space, and bathrooms where materials, lighting and fittings receive the same care as the architecture.

- Bedrooms with en-suite bathrooms
- Fully equipped, high-end kitchens
- Carefully selected materials and finishes

THE FOUR RESIDENCES

Four ways to enjoy Ibiza, each with its own private pool.

A

GARDEN RESIDENCE

3 en-suite bedrooms

Private pool · 1 garage parking space

100.10 m²

BUILT INTERIOR

85.00 m²

OUTDOOR AREA

B

GARDEN RESIDENCE

4 en-suite bedrooms

Private pool · 1 garage parking space

117.20 m²

BUILT INTERIOR

100.00 m²

OUTDOOR AREA

C

PENTHOUSE WITH TERRACE

3 en-suite bedrooms

Private pool · 1 garage parking space

110.60 m²

BUILT INTERIOR

55.00 m²

OUTDOOR AREA

D

PENTHOUSE WITH TERRACE

3 en-suite bedrooms

Private pool · 1 garage parking space

110.60 m²

BUILT INTERIOR

50.00 m²

OUTDOOR AREA

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Vivienda A

RESIDENCE A

3 DORMITORIOS EN SUITE

3 EN-SUITE BEDROOMS

PLANTA BAJA + PLANTA PRIMERA

GROUND FLOOR + FIRST FLOOR

4 VIVIENDAS · 4 RESIDENCES



SUPERFICIES CONSTRUIDAS

BUILT AREAS

Interior	100,10 m²
Exterior	85,00 m²
TOTAL	185,10 m²

Todas las superficies indicadas son construidas.
All stated areas are built areas.

CARACTERÍSTICAS

FEATURES

- 3 dormitorios en suite
3 en-suite bedrooms
- Aseo de invitados
Guest WC
- Jardín privado
Private garden
- Piscina privada
Private pool

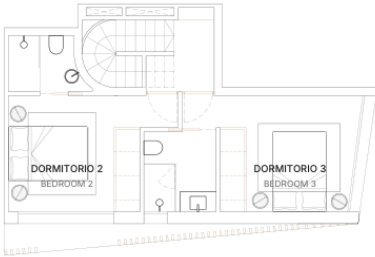
VIVIENDA A · RESIDENCE A

PLANO COMERCIAL · SALES PLAN

PLANTA BAJA
GROUND FLOOR



PLANTA PRIMERA
FIRST FLOOR



NOTA: el presente plano es un avance de proyecto y es orientativo, no constituye documento contractual sujeto a modificaciones por exigencias técnicas, jurídicas o administrativas derivadas de la obtención de todos los permisos y licencias reglamentarios, así como por necesidades constructivas o de diseño derivadas del desarrollo del proyecto y de la Dirección de Obra. Las superficies útiles tienen carácter provisional. La jardinería, el mobiliario urbano y el amueblamiento es ficticio teniendo validez únicamente a efectos decorativos.

Garden residence · 100.10 m² built interior · 85.00 m² outdoor space

CAP MARTINET · 70

Vivienda B

RESIDENCE B

4 DORMITORIOS EN SUITE
4 EN-SUITE BEDROOMS

PLANTA BAJA + PLANTA PRIMERA
GROUND FLOOR + FIRST FLOOR

4 VIVIENDAS · 4 RESIDENCES

A

B

C

D

SUPERFICIES CONSTRUIDAS
BUILT AREAS

Interior	117,20 m²
Exterior	100,00 m²
TOTAL	217,20 m²

Todas las superficies indicadas son construidas.
All stated areas are built areas.

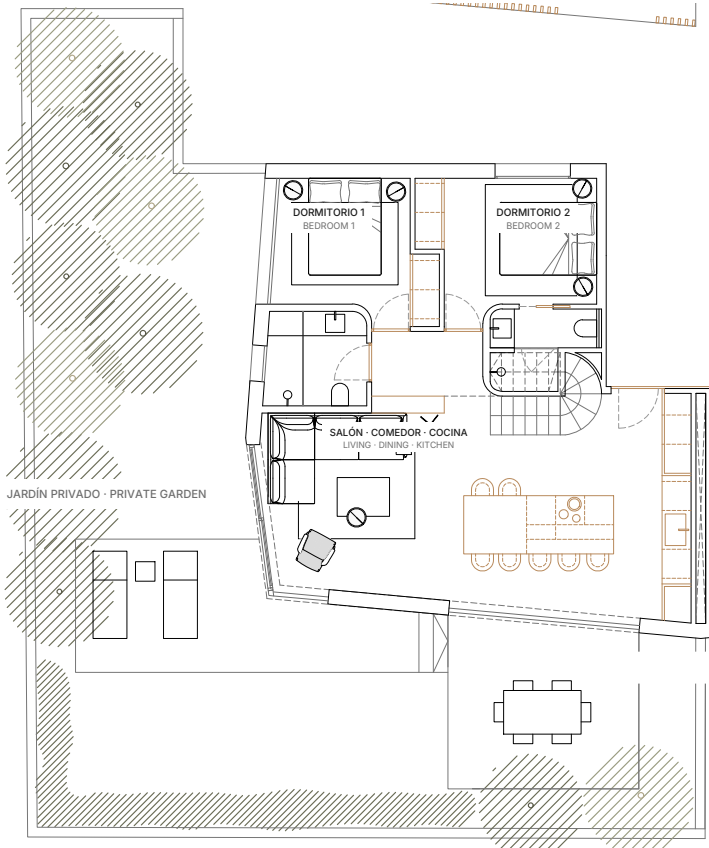
CARACTERÍSTICAS
FEATURES

- 4 dormitorios en suite
4 en-suite bedrooms
- Jardín privado
Private garden
- Piscina privada
Private pool

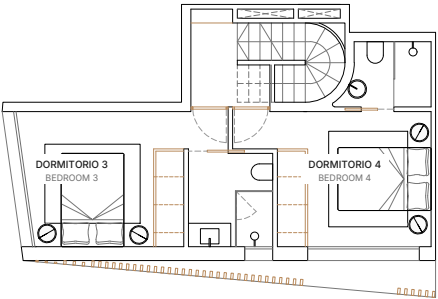
VIVIENDA B · RESIDENCE B

PLANO COMERCIAL · SALES PLAN

PLANTA BAJA
GROUND FLOOR



PLANTA PRIMERA
FIRST FLOOR



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Garden residence · 117.20 m² built interior · 100.00 m² outdoor space

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Vivienda C

RESIDENCE C

3 DORMITORIOS EN SUITE

3 EN-SUITE BEDROOMS

PLANTA PRIMERA + PLANTA ÁTICO
+ TERRAZA SUPERIOR

FIRST FLOOR + PENTHOUSE FLOOR
+ PRIVATE ROOF TERRACE

4 VIVIENDAS · 4 RESIDENCES



SUPERFICIES CONSTRUIDAS

BUILT AREAS

Interior	110,60 m²
Exterior	
Exterior	55,00 m²
TOTAL	165,60 m²

Todas las superficies indicadas son construidas.
All stated areas are built areas.

CARACTERÍSTICAS

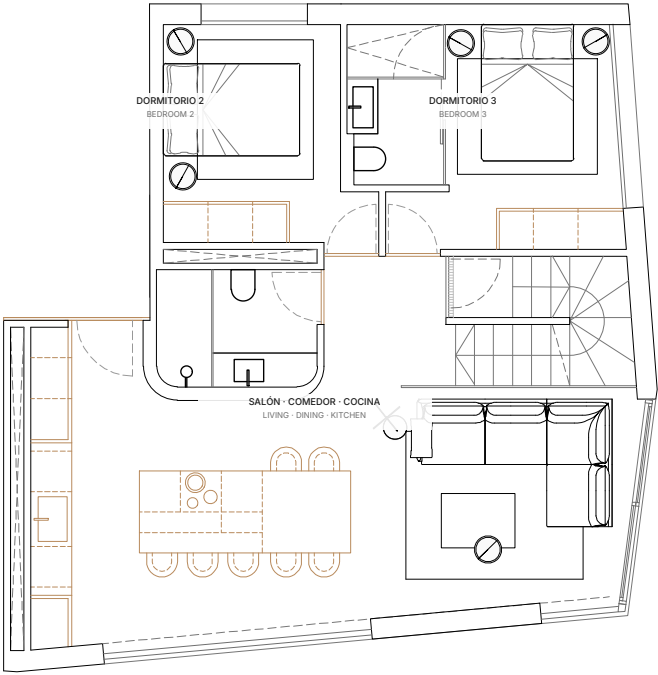
FEATURES

- 3 dormitorios en suite
3 en-suite bedrooms
- Aseo de invitados
Guest WC
- Terraza superior privada
Private roof terrace
- Piscina privada en terraza superior
Private pool on roof terrace

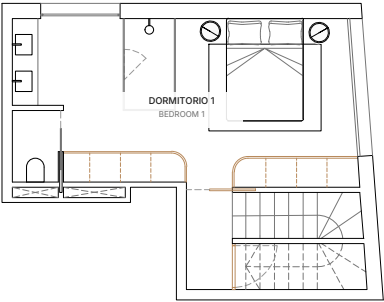
VIVIENDA C · RESIDENCE C

PLANO COMERCIAL · SALES PLAN

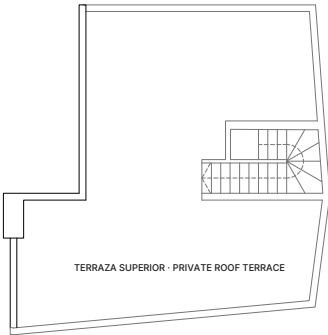
PLANTA ÁTICO
PENTHOUSE FLOOR



PLANTA PRIMERA
FIRST FLOOR



TERRAZA SUPERIOR
PRIVATE ROOF TERRACE



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Penthouse with terrace · 110.60 m² built interior · 55.00 m² outdoor space

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Vivienda D

RESIDENCE D

3 DORMITORIOS EN SUITE

3 EN-SUITE BEDROOMS

PLANTA PRIMERA + PLANTA ÁTICO
+ TERRAZA SUPERIOR

FIRST FLOOR + PENTHOUSE FLOOR
+ PRIVATE ROOF TERRACE

4 VIVIENDAS · 4 RESIDENCES

A

B

C

D

SUPERFICIES CONSTRUIDAS

BUILT AREAS

Interior	110,60 m²
Exterior	50,00 m²
TOTAL	160,60 m²

Todas las superficies indicadas son construidas.
All stated areas are built areas.

CARACTERÍSTICAS

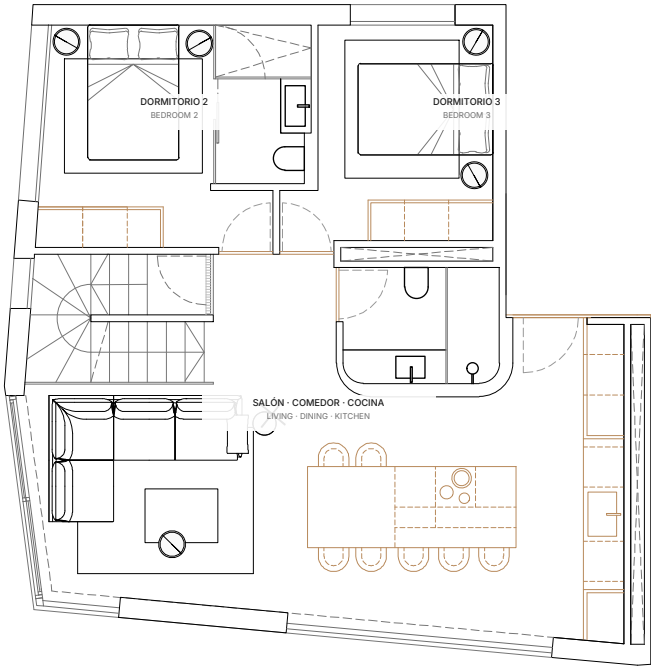
FEATURES

- 3 dormitorios en suite
3 en-suite bedrooms
- Aseo de invitados
Guest WC
- Terraza superior privada
Private roof terrace
- Piscina privada en terraza superior
Private pool on roof terrace

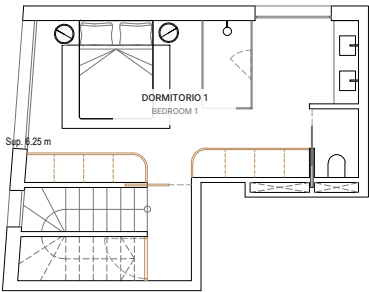
VIVIENDA D · RESIDENCE D

PLANO COMERCIAL · SALES PLAN

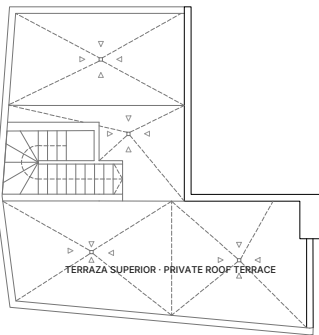
PLANTA ÁTICO
PENTHOUSE FLOOR



PLANTA PRIMERA
FIRST FLOOR



TERRAZA SUPERIOR
PRIVATE ROOF TERRACE



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Penthouse with terrace · 110.60 m² built interior · 50.00 m² outdoor space

03 · SPECIFICATIONS

What the photos cannot show.

STRUCTURE

Reinforced concrete to Spanish Building Code (CTE) standards. Statutory ten-year building warranty.

FAÇADE

Contemporary white rendered façade. High-performance thermal and acoustic insulation.

EXTERNAL JOINERY

Anthracite-grey Technal frames with a thermal break. Double low-emissivity glazing.

INTERNAL JOINERY

Reinforced entrance door. Flush white lacquered doors. Fitted built-in wardrobes.

FLOORING

Living Ceramic porcelain tiles or similar, 90 × 90 cm. Slip-resistant finish on terraces.

ROOF

Flat, walkable roof with private terraces for the upper residences. Motorised access.

POOLS

Private prefabricated pool for each home, at ground level or on the roof terrace.

PAINT

Smooth pearl-white paint.

KITCHEN

Molteni cabinetry with storage column, integrated Miele appliances and compact quartz worktop.

BATHROOMS

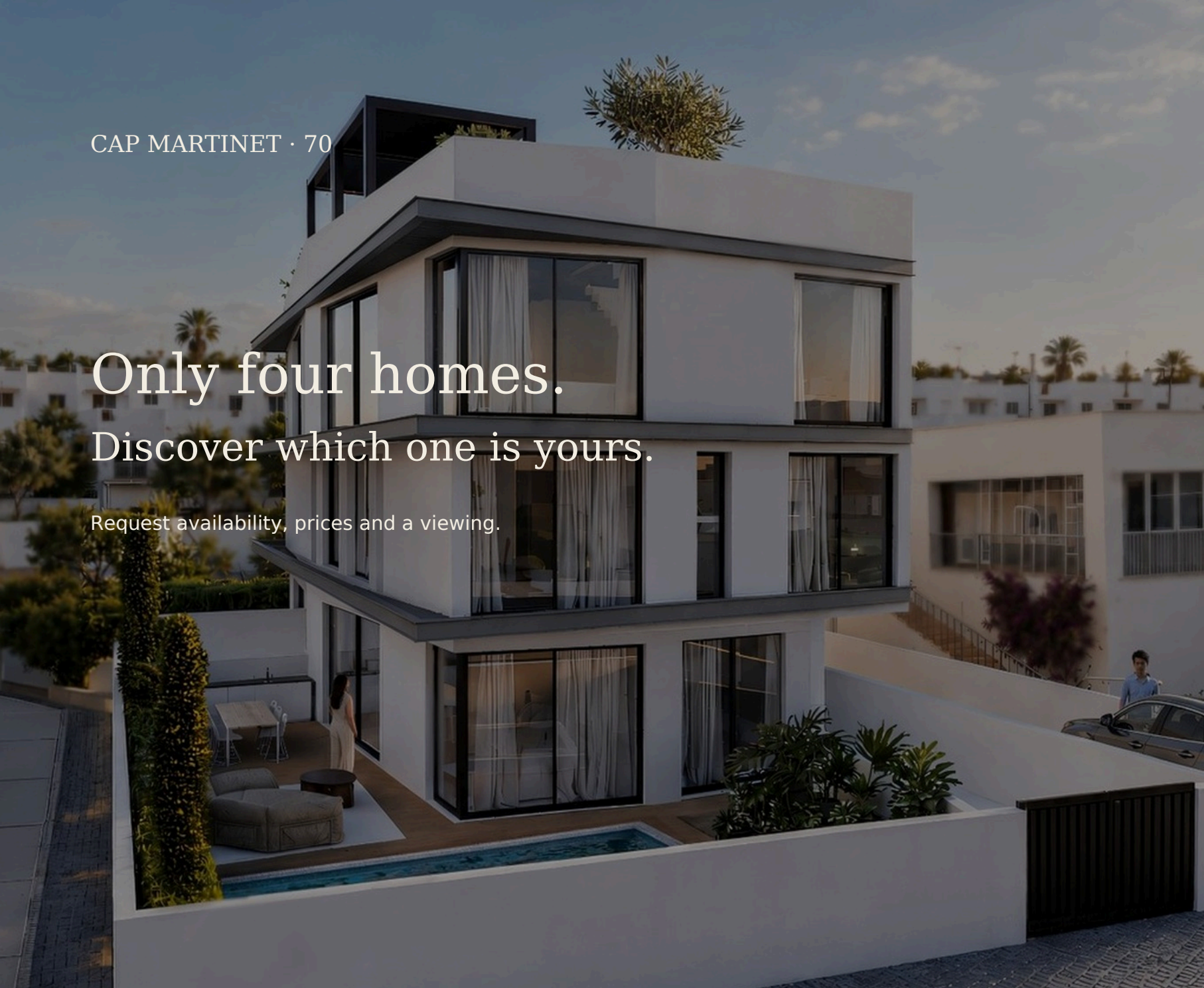
Antonio Lupi concealed taps in graphite. Wall-hung sanitaryware in matte white; concealed cistern.

BUILDING SERVICES

Ducted heating and cooling. Aerothermal hot water system. Mechanical ventilation.

ELECTRICS & PARKING

Bticino Living Now fittings. One garage space per residence, EV charging pre-installation and storage.



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Only four homes. Discover which one is yours.

Request availability, prices and a viewing.

ENQUIRE · WWW.CAPMARTINET70.COM

Carrer des Cap Martinet 70A · Jesús · Ibiza

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