



# VILLA CAN NEMO

## Cap Martinet, Ibiza

**A tranquil luxury property, providing privacy at ultimate top location on Ibiza island.**

Villa Can Nemo is located in one of the most sought after areas of Ibiza island, Cap Martinet. The exclusive, large and secluded property is situated on a hill top only 450 meters away from the sea with a spectacular view to the open sea and the island of Formentera. Villa Can Nemo is located on a huge 15000 sqm plot and offers one of the most

spectacular outdoor are and garden, ideal for invitations and events. The outdoor entertainment area and terraces expand over more than 5000 square meters. Villa Can Nemo itself offers six bedrooms and approx. 500 sqm living area, all equipped and furnished to the very highest standards. Some of Ibiza's best hotspots and secluded beaches are

just a few minutes away. Ibiza town and the marina can be reached within a short 5 minutes drive. Villa Can Nemo is the ideal combination of luxury, privacy and top location on Ibiza island.



# THE VILLA

## Villa Can Nemo, Ibiza

**Renovated to the highest standards, Villa Can Nemo has become a unique place**

Villa Can Nemo has been renovated from 2014 to 2017 with the focus to create a unique and luxurious property that stands out in Ibiza.

During the first phase of the renovation the focus has been on landscaping with the goal to create a spacious and well designed outdoor space with a green and subtropical garden.

People in Ibiza spent most of the year outside, so the outdoor space and garden were arranged to be in harmony with the architecture and be in fact

an extension of the indoor living space.

A new large entrance patio with a black marble overflow pond lead the visitor to the new main entrance which immediately opens the view to a spectacular sea view throughout the living room.

The 120 sum living room goes seamlessly over into a large covered terrace with spacious lounge areas on each side, from where the visitor goes to the large pool terrace area. The cream white natural stone floor which

is used throughout all indoor and outdoor areas unites the different zones and creates one huge and spectacular indoor and outdoor living space.

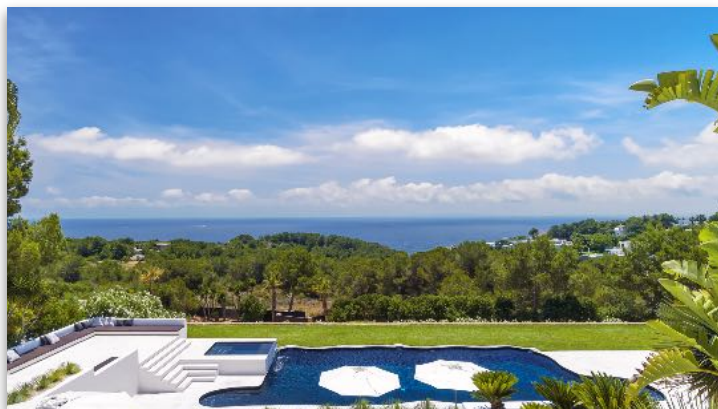


A unique large pool terrace and smaller private terraces are centered by a large 17 by 7 meter pool and jacuzzi area

The huge pool, 17 by 7 meters, is the centre of a vast pool terrace area, covered by cream white natural stone. It is joined with a jacuzzi and a relaxing waterfall. The pool, with shallow entrances on each side, is

shallower toward the villa side (1.3 meters) allowing the swimmers to enjoy a cooling drink whilst chatting with the friends on the sun benches, and very deep towards the seaside.

Additional individual terrace areas in front of the bedrooms provide more privacy.





Embedded into a subtropical and green garden, large lawn terraces stretch from the left and right of Villa Can Nemo

Large lawn terraces extend the pool terrace and lead to additional big lounge areas and a spacious and covered outdoor dining area with a design outdoor kitchen, being able to cater 24 people dining outside.

These vast, spacious and thoughtfully designed outdoor spaces have the potential to arrange unforgettable events or allow the residents to spend time with the friends in an ultra-luxurious environment.

This all comes with a fantastic outdoor sound system, three speaker zones with a total of 30 speakers and 3 subwoofers, from the patio to the pool terrace towards the outdoor dining area.





# THE INSIDE

## Villa Can Nemo, Ibiza

The inside: one of Ibiza's finest luxury villas.

The moment you enter Villa Can Nemo, you realise that you have become part of one of Ibiza's finest luxury villas. Throughout the entire villa, everything is furnished and equipped to the highest standards: automated floor to ceiling sliding doors, Bang & Olufsen speakers and TVs, contemporary designer furniture from Vitra, B&B Italia, Minotti, Heerenhuis and many more. Wall mounted iPads let you control more than 40 light zones within the villa and

50 outside, all with the push of a scene button. The cream white natural stone tiles extend toward the covered and pool terrace, as well to the large entrance patio, providing you with the sense that the inside and outside melt into one large living area. The interior design and carefully selected materials are mind-blowing, and go beyond a too often to flashy Ibiza interior: you will feel home, the moment you enter Villa Can Nemo.

The living room has approximately 120 square meters and offers spectacular sea views to the island of Formentera.



The fusion of indoor and outdoor areas create a unique luxurious living spaces

The 120 sum living room's main sitting area extends toward the 45 sqm covered terrace, only separated by the automated floor to ceiling sliding doors, which you would want to keep open

almost all the time, day and night. The covered terrace has to sitting lounges, left and right, providing shadow during daytime and spectacular view to the sea and Formentera.

Left and right to the main entrance you find a fireplace sitting area and a TV lounge with top end Bang & Olufsen equipment.





# THE KITCHEN(S)

## Villa Can Nemo, Ibiza

**A luxurious kitchen with only the finest appliances**

The all-white large Bulthaup B3 kitchen with a large cooking island, Silestone tops and high-end appliances will be a hotspot to socialise and cook with your family and friends.

The kitchen is linked to a spacious dining area with a spectacular and large dining table that seats 12 people.

Both areas have almost floor to ceiling windows which offer amazing sea views.

Kitchen and dining area are both equipped with Bang & Olufsen wall-

mounted speakers and subwoofers, as well as on Bang & Olufsen TV in the kitchen.

All kitchen appliances high-end devices coming from Gaggenau Germany and consist of:

2 extra large fridges,  
1 large wine cooler,  
1 large cooking top,  
one tepanyaki cooking top,  
1 steam oven,  
1 large oven,  
1 oven/microwave,  
1 dishwasher.

The kitchen has as well a staff entrance and large storage areas in the

entrance as well in a storage area behind the fridges. The kitchen features also a door towards the lawn terraces with an optional outdoor breakfast area.

The spacious covered outdoor dining area on the east side of the villa boasts a large mobile outdoor kitchen from Jokodomus, a stylish set of cooking modules with Corian and stainless steel tops and drawers.



Large dining and cooking area to socialise with your family and best friends

The 65 square meter kitchen and dining area are a beautiful and stylish place to hang out with your family or friends. Automatic in-built sun shades protect it well from the July/August sun around the hottest time of

the day, and the almost floor to ceiling windows provide an amazing view to the sea and Formentera for the rest of the day and at night.







# THE MASTER BEDROOM

## Villa Can Nemo, Ibiza

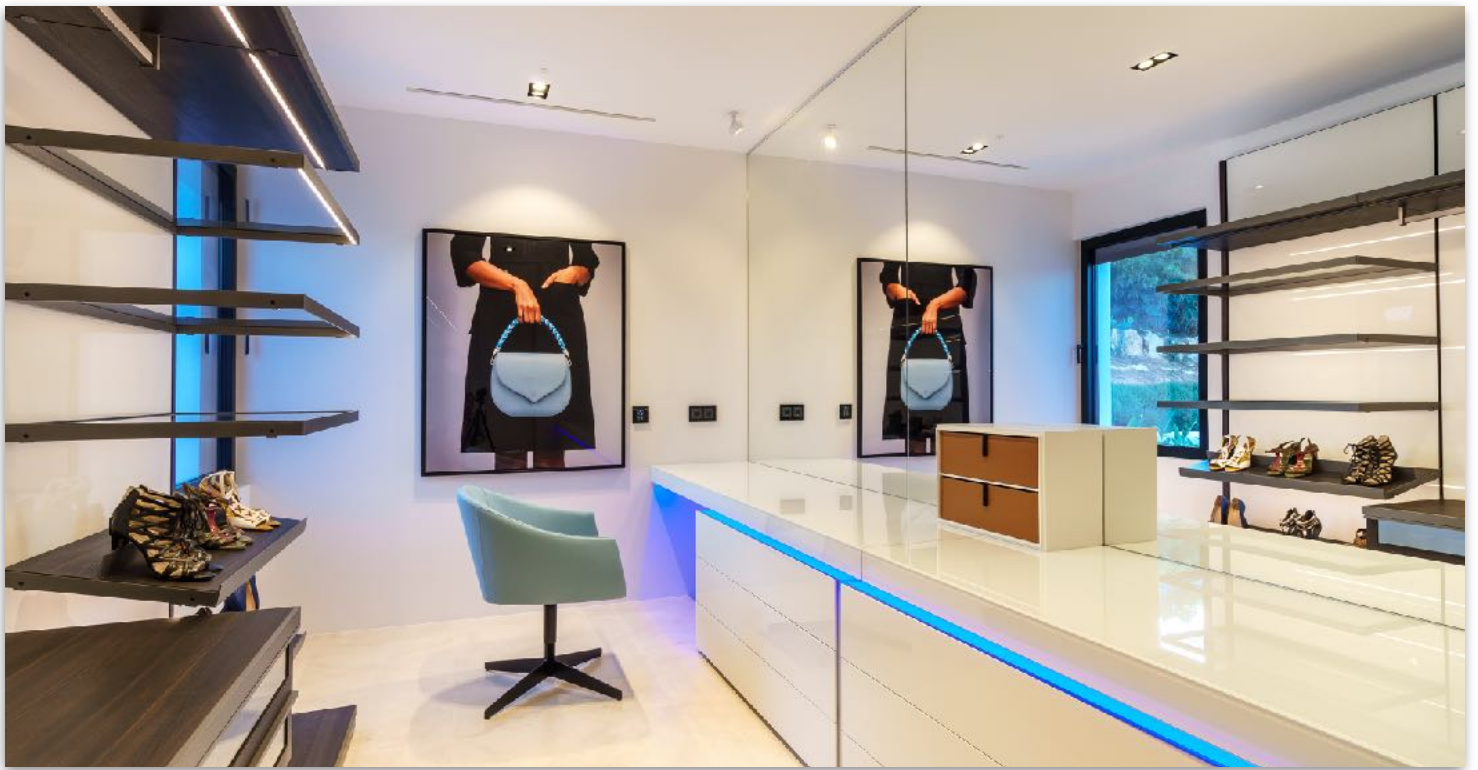
**Luxurious and beautifully designed master bedroom with breathtaking views to the sea and the island of Formentera**

The 70 sqm master bedroom with its open space bathroom and a large Italian designed dressing are one of Villa Can Nemo's highlights. It is located in the top floor of Villa Can Nemo and has a large 100 sqm terrace. Through the large master bedroom and bathroom windows, a breathtaking view of the sea and the island of Formentera is visible.

The Swiss custom-made bathroom is equipped with exclusive dark chrome Philippe Starck bathroom fittings. The furniture has Corian tops

and dark-tinted natural solid oak front panels. Even from the large walk-in shower, the sea view can be enjoyed. The master bedroom is equipped with a high-end Bang & Olufsen TV and 5 custom-colored speakers, including a subwoofer. An in-built iPad provides access through the home automation system to control and manage the entire villa: its lighting system inside and outside, its air conditioning and its security systems. The master bedroom's furniture are truly design pieces from Ligne Roset,

Bonaldo Italy and from Dix Heures Dix. Like all other bedrooms in the house, the windows are equipped with automated and in-built blackout shutters that 100% darken the master bedroom for anyone who enjoys a long sleep.



A luxurious dressing and an exclusive open space bathroom are part for the large master bedroom

The large Italian designed walk-in dressing is manufactured by Poliform. A custom made long table top and full size mirrors make it one of Ibiza's most stylish dressing room.

All together, the master bedroom, its large luxurious master bathroom and the super-stylish dressing are a highlight of Villa Can Nemo. Someone might not want to leave it anymore once settled in,

as it sets a luxurious standard that goes beyond the white island.





**The large master bedroom terrace offers privacy and spectacular sea view to Formentera**

In front of the master bedroom and bathroom a large 100 sqm private terrace provides a unique and tranquil area of retreat, overlooking the property, its pool terraces and lawns and 400 meters

of protected forests to the sea. The terrace is faced south and provides daily and spectacular views to the beautiful island of Formentera. At night the master bedrooms terrace invites you for a last drink

before going to bed as the vast sub-tropical gardens visible from the private master bedroom terrace are lightened by more than outdoor 300 LED lights.





# THE GUEST ROOMS

## Villa Can Nemo, Ibiza

**Five luxurious and beautifully designed bedrooms allow you and your friends to enjoy a beautiful stay on the White Island.**

Besides the spectacular master bedroom, Villa Can Nemo offers 5 additional luxurious and beautifully designed bedrooms, all between 15 and 30 sqm large. All guest rooms have direct access to the different large pool terraces, four of the guest rooms offer a direct and spectacular sea view. All guest bedrooms are furnished with original design furniture as e.g. Bonaldo, Moroso, Heerenhuis, Riva 1922.

Three of the guest bedroom have a custom made walk-in wardrobe and all of the bedrooms are connected to the central air condition and can be individually cooled or heated. All the guest room windows are equipped with automated and in-built blackout shutters that 100% darken the bedroom for anyone who wants to enjoy a long sleep. All guest bedrooms have individual WiFi access points to ensure immaculate connection to

the villa's finer optic internet access. All rooms are connected to the villas home automation system, and Satellite TV infrastructure.



Five beautifully designed guest rooms and four enVilla Can Nemo to host a total of 12 guests

The five beautifully designed guest rooms are ideally arranged, all with access to the different pool terrace areas. The four en-suite bathrooms are designed and furnished to the same high standards like the

master bedroom's bathroom. The sophisticated lighting features in the guest rooms and bathrooms make the stay an exceptional experience during day and night time.





# VILLA CAN NEMO @NIGHT

## Cap Martinet, Ibiza

Enjoying Villa Can Nemo at night is a truly luxurious and exceptional experience

Villa Can Nemo offers a truly spectacular experience at night. Its vast lush sub-tropical gardens are equipped with dozens of lighting groups that contains

hundreds of LEDs and spotlights which highlight the signature plants, the architecture and its walls. All these lighting zones can be changed in colour and dimmed by the push

of a button on the villa's iPads or iPhones and allow you to create the perfect scene for any occasion or event.





The carefully and professionally designed outdoor lighting systems transform the outside areas into an additional vast living room for the night

The villa's lounges and sitting areas transform into architectural and entertainment highlights at night, and the outside dining area with its Italian design kitchen becomes an un-forgettable feature of Villa Can Nemo to

enjoy long outside dinners with your family and friends. The main entrance patio, the pool terraces and the outdoor dining area are equipped with 3 speaker zones with nine speakers each to provide a high

quality sound experience to chill and entertain in the different areas.





The entrance patio is an architectural highlight and at the same time part of the outdoor living and entertainment area

During daytime and night time the entrance and patio of Villa Can Nemo is a highlight, a reflection and announcement of the high standards kept throughout the entire property. In the moment

you enter the spectacular patio of Villa Can Nemo you will feel "home", a luxurious harmonic high quality home - Villa Can Nemo.







# KEY RENTAL FEATURES

## Villa Can Nemo, Ibiza

**Renovated with Blakstad architects to the highest standards, Villa Can Nemo has become a unique place to spend your holidays on the White Island of Ibiza**

- Location: Cap Martinet, Ibiza
- 15'000 sqm plot with 5'000 sqm lawns, maintained gardens and entertainment area
- 500 sqm inside living area
- 17x6 meter pool plus connected Jacuzzi
- Two large parking areas through two separate gates
- 6 Bedrooms
- 5 en-suite bathrooms
- 120 sqm living room plus 45 sqm covered terrace connected to it
- 70 sqm master bedroom suite with 100 sqm private terrace
- Custom made Swiss bathrooms with Axor Philippe Starck fittings in black chrome
- 5 large walk-in showers
- All Italian/French/Dutch and German Design furniture
- Large Bulhaup B3 kitchen inside
- 2 XL Gaggenau fridges, Gaggenau wine fridge, Gaggenau cooking top and Tepanyaki, 3 Gaggenau ovens
- Jokodomus outside kitchen, with large outdoor dining area for 24 people
- Fiber optic internet access
- 12 internet WiFi access points thought out the entire property for seamless roaming
- Two security systems
- 12 professional outdoor security cameras
- Satellite TV
- Custom coloured PS4 and custom coloured iMac
- Loxone home automation system, currently 55 outdoor and 40 indoor lighting groups
- 4 inside Bang & Olufsen sound zones with more than 25 Bang & Olufsen speakers
- 3 outdoor sound zones with more than 24 speakers
- High end central air condition system (cool/dry/heat)
- Motorized blackout shutters in all bedrooms, automated sunshade shutters in kitchen & dining room
- 2 fireplaces
- Distances: Marina Botafoch 5 mins, Ibiza Center 5 mins, Leo/Cipriani/Casino 5 mins, Pacha 3 mins, Amnesia 5 mins, Airport 15 mins