

EXCLUSIVE OPPORTUNITY

Prime Beachfront Plot

Cala Llenya · Ibiza, Spain

1,480 m²

PLOT SIZE

600 m²

BUILD PERMIT

Single Villa

TYPE

In Place

PERMISSION

MP

MAX PETRAKOV PROPERTIES



THE OPPORTUNITY

Property Overview

Located in Cala Llenya, one of Ibiza's most sought-after coastal areas, this rare 1,480 m² plot sits elevated above a stunning turquoise bay with uninterrupted panoramic ocean views.

Planning permission is already granted for a single luxury villa of up to 600 m² — with architectural renderings available, allowing the next owner to build without delay.

LOCATION	Cala Llenya, Ibiza, Spain
PLOT SIZE	1,480 m ²
BUILD PERMIT	600 m ² — single luxury villa
PERMISSION	Already in place
SELLER	Dubai based — off-market

CALA LLENYA

The Bay



Crystal-clear turquoise waters



Rocky cliffs & secluded coves



Sandy beach moments away

Cala Llenya is prized for its sheltered bay, crystal-clear waters, and refined atmosphere — a destination for discerning buyers who seek privacy alongside natural beauty.

THE LAND

A Blank Canvas

The plot has been cleared and levelled, with groundwork already underway. The characteristic Ibiza red earth and surrounding pine trees frame what will become a private estate of extraordinary distinction.

◆ Elevated Position

Commanding panoramic views over the bay from every angle

◆ Build-Ready

Levelled plot with planning permission granted — no delays

◆ Private Setting

Surrounded by native pines ensuring maximum seclusion

◆ Prestigious Locale

Cala Llenya: Ibiza's finest east coast beach address

MP



ARCHITECTURAL VISION

The Proposed Villa





Interior Living

Open-plan, floor-to-ceiling glazing, sea glimpses



Outdoor Terrace

Infinity pool, al-fresco dining, ocean horizon

WHY THIS PLOT

Key Highlights

01 Rare Beachfront Position

Steps from Cala Llenya's turquoise waters — one of the last remaining plots of this size and proximity to the beach on Ibiza's prized east coast.

02 Permission Already Granted

Full planning permission for 600 m² single luxury villa is in place, with architectural renderings prepared. No bureaucratic delays for the buyer.

03 Panoramic Ocean Views

The elevated site commands unobstructed 180° views across the Mediterranean — the defining signature of true Ibizan luxury real estate.

04 Off-Market Opportunity

A Dubai-based seller offering exclusively through Max Petrakov Properties. Buyers and registered brokers are both welcomed to enquire.



MP

MAX PETRAKOV PROPERTIES

Max Petrakov

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Buyers & Brokers Welcome · Off-Market · Dubai Based Seller