



BRAND NEW “On Going” VILLA PROJECT CREATING A CONTEMPORARY MASTERPIECE



Agent Info

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Listing details

Property for: Sale
Price: USD 8,940,470.11

Location

Country: Spain
State/Region/Province: Balearic Islands
Posted: Jan 12, 2026
Description:
Located in Balears (Illes).
CAP DE BARBARIA

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Formentera, the jewel of the Balearic Islands, is a place where untouched nature and serene beauty meet the calm rhythms of island life. Renowned for its Caribbean waters, powdery white sands, and peaceful atmosphere, it remains a sanctuary of tranquillity, simplicity, and exclusivity. With its stunning coastline, gentle landscapes, and unparalleled sunsets, Formentera offers an extraordinary lifestyle, making it the perfect setting for an exceptional architectural creation.

The projected value on completion of works and the villa will be around €7.7M.

Photos are available upon request of the current construction, and completion is scheduled, and on time, for Easter 2026. The current asking price is on a rolling basis, which will of course increase as the investment into the build increases.

Purchasing the project now will enable the new owner to create their own style, and designs, before it is finished, and will have the option of utilising the current building and project management team to finish the build off, or bring in their own.

The foundations and basement floor are already in and works are moving at pace.



Le Cap - A Project To Create A Perfect Blend of Design and Nature

Le Cap will be a contemporary villa that epitomises understated luxury and elegant design. With a projected build of over 550 sqm plus 35 sqm infinity pool, including 2 floors and a separate casita, this stunning property features a seamless blend of natural stone, concrete, and Formentera's characteristic tiled roofs.

Every detail has been thoughtfully curated, from the oak interiors to the fine materials that will define this remarkable home.

The main villa spans over 250 sqm on the ground floor, with four bedrooms, all with en suites, and two with walk in closets. The heart of the home is the open-plan salon, where a cozy fireplace creates an inviting space for relaxation. The adjoining kitchen, crafted in oak, effortlessly extends onto the expansive terrace, and 35 sqm pool, providing a perfect indoor-outdoor flow that invites alfresco dining and serene mornings.

Designed by a renowned Barcelona interior designer, Sandra Tarruella, responsible for the Grand Hotel Spa in Ibiza and other similar projects across Spain, the villa's aesthetic is contemporary yet timeless, with a focus on natural light and seamless living. The custom made iroko wood windows will slide fully into invisible wall pockets, dissolving the barrier between inside and out, framing endless views of the distant sea and the lush surrounding countryside.

Luxury Beyond the Main Villa

The project also includes a separate 50 sqm casita with the option of one or two bedrooms, a bathroom, and the possibility of a small kitchen, ideal for guests seeking a more intimate retreat. A pergola-covered terrace adds to the charm, providing a quiet space for contemplation or afternoon siestas in the shade.

Le Cap will also feature a vast 250 sqm basement with a separate living area, offering endless possibilities. A salon/TV room, gym, and service area with its own bathroom are already planned, with the option to create other entertainment possibilities if desired. Natural skylights bring daylight into this underground level, enhancing the space's livability.

Sustainability Meets Functionality

Two underground cisternas, each holding 20,000 litres of water, ensure a sustainable water supply, with additional trucked-in water as needed. The stone flooring throughout the home adds a cool, earthy touch, perfectly suited to Formentera's warm dry climate. The build will also include underground parking and ample storage, delivering both style and practicality.

A Mediterranean Dream in the Making

With its clean lines, top-quality materials, and thoughtful design, Le Cap will be a home that embodies the essence of Formentera - modern, serene, and in perfect harmony with nature. Whether enjoying the large swimming pool, gazing at the sea from the roof terrace, or lounging in the tranquil outdoor spaces, life at Le Cap is guaranteed to be an immersion in pure Mediterranean beauty.



Features

Sea Views

6 bedrooms (including 2 bedroom separate guest house)
Roof terrace with panoramic vistas
Swimming pool (35 sqm) overlooking Mediterranean landscape
Gym and indoor cinema included
Oak interiors and open-plan kitchen extending to the terrace
Custom sliding windows made from iroko wood, fully retracting into wall pockets
Stone flooring throughout, blending modern design with natural textures
Underground parking and ample storage
Designed by acclaimed Barcelona architect behind Grand Hotel Spa
All legal, permits in place, construction completion estimated in 12 months
Total tranquility with soft sea and countryside views

Location - Formentera

This plot of land is located in a prime residential area between Cala Saona and Cap de Barbaria, two of Formentera's most iconic natural landmarks. Sitting in a peaceful and exclusive part of the island, this property offers close proximity to the stunning national park and the southernmost point of the Balearic Islands.

The area is renowned for its breathtaking sunsets, beautiful beaches, and a variety of inviting walking and biking routes, making it an ideal spot for those seeking both tranquillity and access to Formentera's natural beauty.

A short drive takes you to Formentera's pristine beaches, famed for their crystal-clear waters and soft white sand, while local dining and shopping hotspots are within easy reach.

Only 10 minutes drive from the ferry port.

Common

Bedrooms:	6
Finished sq. ft.:	550 sq m
Lot Size:	15000 sq m

Room details

Total rooms:	6
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/ZFWA-T78/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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