



## Smugglers Watch - San Juan, North Ibiza



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 4,664,615.17

### Location

Country:	Spain
State/Region/Province:	Balearic Islands
City:	Ibiza Town
Posted:	Mar 24, 2026

Description:  
Located in Ibiza.  
Highlights

- Sea & country views
- Elevated hillside position
- Treehouse style 2 bedroom guest casita
- 4 x 7m swimming pool
- Multiple split level terraces
- Solar energy + mains electricity
- Shared private well
- No road noise

### The Story

Smuggler's Watch began life in 1991 as a simple Ibicenco house, built by its previous owner as a personal retreat in the hills of San Juan. Over the years, it evolved organically — extended, refined and added to piece by piece. The result is not a formulaic villa, but a home shaped by time, landscape and lived experiences. Rumour has it that there is an underground tunnel on the land, built by pirates, that leads down to the coastline below.....

Set high above the northern coastline, surrounded by pine forest and open sky, the property feels removed yet never remote. From its elevated position, the Mediterranean sits quietly on the horizon, framed by



rolling green hills.

The architecture remains faithful to traditional Ibicenco lines — whitewashed volumes, deep-set windows, timber ceilings — yet the layout reflects its gradual evolution. Spaces connect naturally rather than symmetrically. Corners open unexpectedly. Terraces extend where views demand them.

The main house unfolds across two levels. A generous living room anchors the ground floor, centred around a substantial fireplace that creates both gathering space and intimacy. The kitchen and dining areas open towards the terraces and pool, reinforcing the rhythm between interior and exterior. Upstairs, bedrooms sit among treetops, oriented towards the sea and long northern light.

Tucked separately within the woodland, a two-bedroom treehouse style casita offers independent accommodation with open sea views. Ideal for guests, extended family or creative use, it enhances the estate's sense of privacy and scale.

Outdoor living defines Smuggler's Watch. A registered 4 x 7 metre swimming pool sits in front of the main house, edged by sun-washed terraces and framed by forest. A second terrace connects directly to the upper-level bedrooms, with further potential to expand outdoor platforms subject to permissions.

The 10,000 m<sup>2</sup> plot remains largely natural, preserving privacy and a feeling of immersion in landscape. There is no road noise. Only wind in the pines and the distant sea.

The property is connected to mains electricity and complemented by solar energy. Water is supplied via a shared private well, with a septic system in place. Heating includes radiators, a log fire, wood-burning stove and gas-burning stove, supporting comfortable year-round use.

## Location

Located in Sant Joan de Labritja, Ibiza's most protected and authentic northern municipality, the property combines elevation, sea views and proximity to nature. Cala Xarraca and hidden coves are within easy reach, as are forest walking paths and the village of San Juan.

Smuggler's Watch offers a rare combination: scale, seclusion and horizon views in one of Ibiza's most preserved landscapes — a home that has grown over time and continues to offer possibility.

Closest beaches : Cala Xuclar, Cala Xarraca, Portinatx and Benirras

5 minutes drive to San Juan, 20 mins to Santa Eulalia, 30 mins to Ibiza Town, and 40 mins to the airport

## Common

Bedrooms:	3
Finished sq. ft.:	479 sq m
Lot Size:	100000 sq m

## Room details

Total rooms:	4
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## Lease terms



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Date Available:

### **Additional information**

Website URL:

[http://www.arkadia.com/ZFWA-T85/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZFWA-T85/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

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