



E&V ID: W-04ASKS

SANTA GERTRUDIS

Authentic restored finca with mediterranean garden

TOTAL SURFACE

~620 m²

NUMBER OF BEDROOMS

6

PLOT SURFACE

~19,200 m²

ASKING PRICE

€7,850,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
~620 m ²	~19,200 m ²	6
Asking price	Views	Total Number of Bathrooms
€7,850,000	Green View, Mountain View	5
Heating	Air-Condition	Own well, Underfloor heating
Central Heating (Underfloor Heating)	Fully Air-conditioned	✓
Home automation, Sonos sound system in ceilings		
✓		

Commission Text

Availability upon agreement.
Engel & Völkers does not accept responsibility as the information provided in this brochure is for information only and it is subject to errors, omissions, change of price or withdrawal without notice.

Taxes, notary and registry fees must be paid by purchaser, the commission to E&V paid by the seller as stipulated by Spanish regulations.



Property Description

Nestled in the heart of Ibiza, near the charming village of Santa Gertrudis, lies this exceptional restored farmhouse, a rare architectural jewel that combines the island's rich history with refined, modern living.

This property is a testament to authentic Ibizan construction, preserving the traditional essence of the island through its historic Sabina wood, classic stone walls and timeless architectural details. Expansive windows and elegant natural stone flooring complement the contemporary design, creating a serene atmosphere where traditional character meets modern comfort.

The main level forms the heart of the home, centred around a truly impressive and spacious living area. The open-plan layout and large windows create a remarkable sense of space and connect the interiors with the surrounding countryside. The elegant open-plan kitchen is seamlessly integrated, providing a sophisticated yet welcoming setting for everyday living and entertaining. This level also features three bedrooms and three bathrooms.

The first floor provides three further bedrooms, including the exceptional master suite. This private sanctuary opens onto a large balcony with breathtaking views across the countryside towards the sea and the iconic silhouette of Ibiza Old Town.

The property also benefits from parking facilities for up to ten vehicles. The basement offers excellent potential for personalisation and could be transformed into a private cinema, gym, games room, wine cellar or entertainment area.

Set on a substantial plot surrounded by mature fruit and olive trees, the finca offers privacy and authentic rural character, together with potential for Mediterranean gardens, additional terraces or private outdoor areas. For year-round comfort, it is equipped with a private well, underfloor heating and an integrated Domotica smart home system.

Ideally positioned in the centre of the island, this exceptional finca offers an outstanding balance of privacy, tranquillity and connectivity. Whether as a holiday retreat or primary residence, it represents a rare opportunity to experience authentic Ibizan architecture and contemporary living in one of Ibiza's most sought-after locations.



Location Description

Santa Gertrudis de Fruitera is a charming village in the heart of Ibiza and one of the island's most sought-after locations. A year-round hotspot, it combines traditional Ibicencan character with a vibrant, multicultural atmosphere. The pedestrianised main square, centred around the distinctive white church, is surrounded by an excellent selection of restaurants, cafés, boutiques, art galleries and local shops. Its international community blends naturally with local residents, creating a sophisticated yet relaxed Mediterranean lifestyle.

Its central position makes Santa Gertrudis an excellent base for exploring the island. Ibiza Town, with its historic Dalt Vila, marina and extensive choice of restaurants and cultural attractions, is approximately 15 minutes away by car. Santa Eulalia del Río and its attractive marina, seafront promenade and beaches can be reached in approximately 12 minutes, while Ibiza Airport is around 20 minutes away.

Families benefit from the proximity of Morna International College, one of Ibiza's leading international schools, located in the nearby countryside and reachable in approximately 5 minutes by car, depending on the exact location.

Several of Ibiza's beautiful beaches are also within easy reach. Cala Llonga is approximately 15 minutes away, while the beaches around Santa Eulalia, including Niu Blau and Cala Pada, are around 15 minutes by car. Cala Nova, Cala Martina and Es Canar can generally be reached in approximately 18 minutes, offering a choice of sandy beaches and crystal-clear Mediterranean waters.

With its combination of authentic village life, international atmosphere, excellent restaurants and boutiques, prestigious international schooling and convenient access to both the coast and Ibiza Town, Santa Gertrudis offers one of the island's most desirable settings for year-round living and enjoying the authentic Ibiza lifestyle.















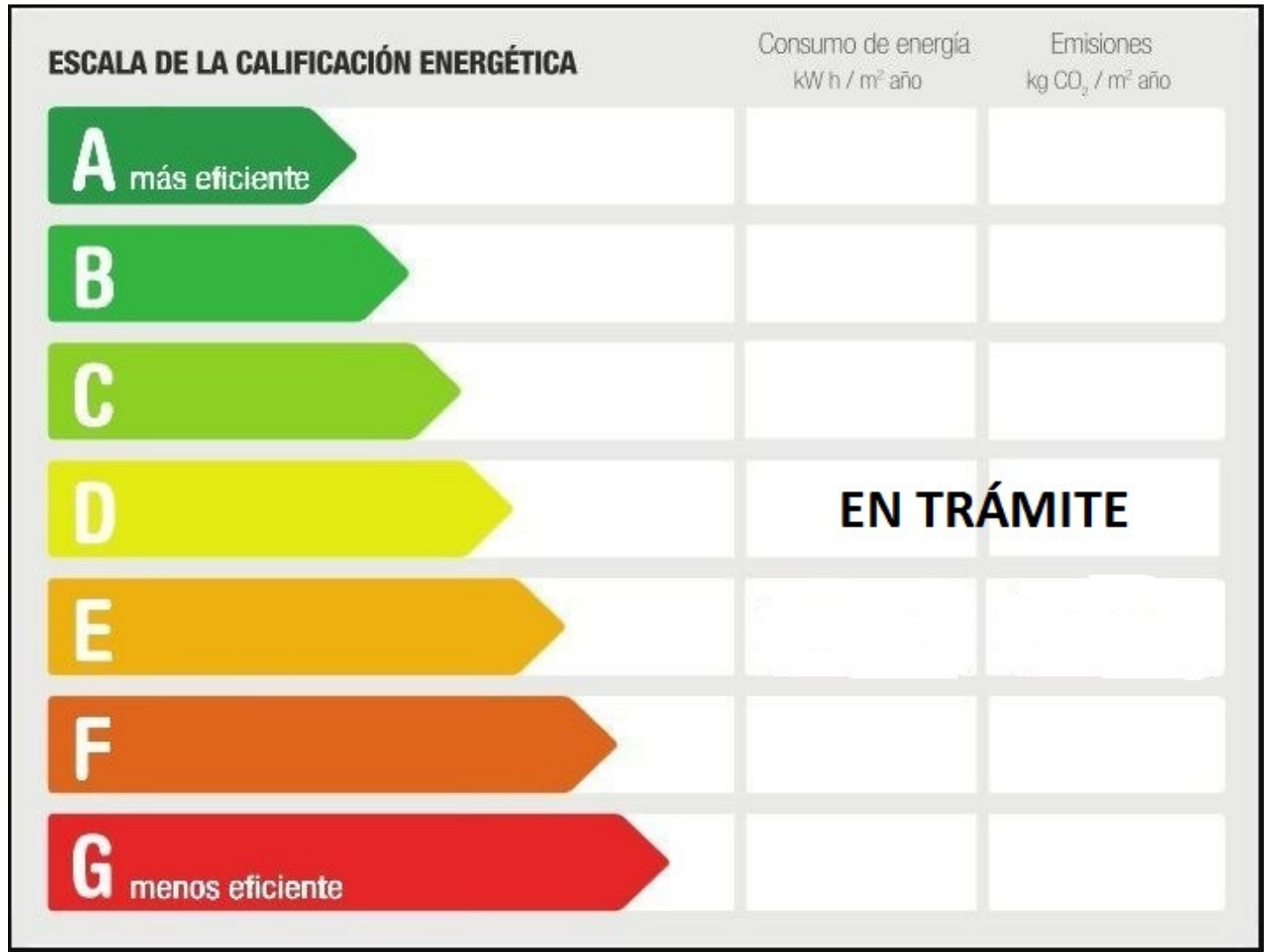












Energy information

Heating Type	Air-Condition
Central Heating	Fully Air-conditioned

Important Notice

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