ENGEL&VÖLKERS



E&V ID: W-04B0Z4

FORMENTERA - LA SAVINA

Exclusive development opportunity in Formentera

PLOT SURFACE

~2,950 m²

ALLOWED BUILDING SURFACE

1,843 m²

ASKING PRICE

€7,425,000

SUBDIVIDABLE

✓



Property Details

Plot Surface	Asking price	Allowed Building Surface
~2,950 m²	€7,425,000	1,843 m²
Subdividable	**Utilities**	**Type of Usage**
✓	Electricity on Site, Driveway, Water on Site, Sewer on Site	Residential
Views		
Lake View		

Commission Text

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

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Property Description

An exceptional opportunity to acquire a property in Formentera, one of the Mediterranean's most exclusive and sought-after destinations. Set within a privileged natural environment, this property offers attractive real estate investment and development prospects, combining the potential for a residential project with the island's distinctive beauty, privacy and relaxed Mediterranean lifestyle.

The plot offers the possibility of developing a project comprising independent residences. Inspired by contemporary Mediterranean architecture, the concept lends itself to the creation of elegant homes featuring clean architectural lines, generous living spaces and a seamless connection between indoor and outdoor areas. The independent layout of the residences would provide an ideal setting for privacy, comfort and exclusivity, while allowing each home to enjoy its own outdoor spaces and private surroundings.

The property currently comprises an existing villa with an active tourist rental licence, offering the future owner a range of possibilities for its use and value enhancement. The existing residence could be retained and enjoyed as a private home or income-generating property, while the plot also presents the opportunity to explore a potential future development project, subject to the relevant urban planning regulations and approvals.

Formentera's unique character, unspoilt landscapes and international appeal have established the island as one of the most desirable destinations in the Balearic Islands. Its limited property supply, particularly for opportunities with development potential, continues to attract discerning international buyers seeking exclusivity, privacy and long-term investment prospects.

Whether envisioned as a private residential retreat, an investment opportunity or the basis for a future development project, this property represents a rare opportunity to acquire a valuable asset in one of the Mediterranean's most exclusive locations. Its existing villa, active tourist rental licence and potential for future enhancement make it an appealing proposition for buyers looking to benefit from Formentera's enduring international appeal.



Location Description

Located in La Savina, the main gateway to Formentera, this property enjoys a privileged position in one of the island's most convenient and well-connected areas. Just moments from the harbour and marina, it offers easy access to ferry connections to Ibiza, nautical services, restaurants, cafés, boutiques and everyday amenities.

La Savina combines the convenience of a well-serviced village with the relaxed atmosphere of a Mediterranean coastal setting. Its attractive waterfront promenade, marina and selection of restaurants and terraces create a welcoming environment throughout the season, while the surrounding natural landscape provides a more peaceful side of island living.

Some of Formentera's most beautiful beaches, including the renowned Ses Illetes and Playa de Llevant, are just 5 minutes drive away. The island's main villages, such as Sant Francesc Xavier and Es Pujols, as well as the beautiful Migjorn coastline, are also easily accessible, making La Savina an ideal base from which to explore the island.

The area is particularly appealing to those who appreciate a Mediterranean lifestyle, with opportunities for sailing, boating, cycling and enjoying the island's exceptional natural surroundings. Its proximity to the harbour also makes it especially convenient for those travelling regularly between Formentera and Ibiza.

Combining accessibility, everyday convenience and proximity to some of the Mediterranean's most beautiful beaches, La Savina offers an attractive balance between a practical location and the relaxed character that makes Formentera so special. Its strategic position and international appeal further enhance the desirability of this area, both as a place to live and as a real estate investment destination.





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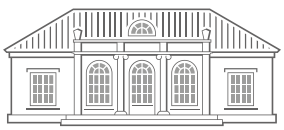
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