ENGEL&VÖLKERS



E&V ID: W-04BD5D

SANTA GERTRUDIS

Ground-floor apartment in the heart of the Island

TOTAL SURFACE	TERRACE SIZE
~70 m²	~140 m²
NUMBER OF BEDROOMS	ASKING PRICE
2	€1,150,000



Property Details

Total Surface	Terrace Size	Number of Bedrooms
~70 m²	**~140 m²**	**2**
Asking price	Total Number of Bathrooms	Air-Condition
€1,150,000	**2**	**Central Air-conditioned, Ducted Air-conditioned**
Flooring	Garden	Swimming Pool
Tiles	✓	**Outdoor Private**

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.

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Property Description

This attractive ground-floor apartment offers a wonderful combination of comfort, privacy and outdoor living. The property has been thoughtfully designed to create a welcoming and functional home, featuring two bedrooms and two bathrooms, one of which is en suite.

The interior comprises a fully equipped kitchen and a bright, comfortable living and dining area, providing a pleasant environment for everyday living. The layout makes excellent use of the available space, creating a natural connection between the different areas of the home.

One of the property's most appealing features is its generous private garden, offering an exceptional extension of the interior living space. The outdoor area includes a covered patio, providing a sheltered and comfortable setting to enjoy the garden throughout the year. The private swimming pool further enhances the property's appeal, creating an exclusive space to unwind, enjoy the sunshine and make the most of outdoor living.

The combination of a private garden, swimming pool and covered outdoor area gives the apartment a distinctive character, offering the feeling of a private home while benefiting from the convenience of ground-floor apartment living.

With its attractive layout, inviting interiors and exceptional outdoor spaces, this property represents an excellent opportunity as a permanent residence or a second home, offering comfort, privacy and a relaxed lifestyle.



Location Description

Santa Gertrudis is one of the most charming and sought-after villages in the heart of Ibiza. Its distinctive character, welcoming atmosphere and cosmopolitan appeal have made it a favourite among international residents and those looking to experience a different side of the island.

The village is centred around its beautiful main square, where traditional architecture meets a lively selection of restaurants, cafés, art galleries and independent boutiques. Throughout the year, Santa Gertrudis maintains a vibrant yet relaxed atmosphere, offering a wonderful sense of community and an appealing lifestyle.

Situated just a few steps from the central square, the apartment enjoys an exceptionally convenient location, allowing residents to experience village life right on their doorstep.

Despite its peaceful village setting, Santa Gertrudis is ideally positioned for exploring the island. Several beautiful beaches, including Cala Llonga, Santa Eulària and Puerto de San Miguel, can be reached in approximately 15 minutes by car. Ibiza Town is around 15 minutes away, while Ibiza International Airport is approximately 20 minutes away.

Santa Gertrudis offers an excellent balance between village charm, convenience and an international lifestyle, making it one of the most desirable residential locations on the island.





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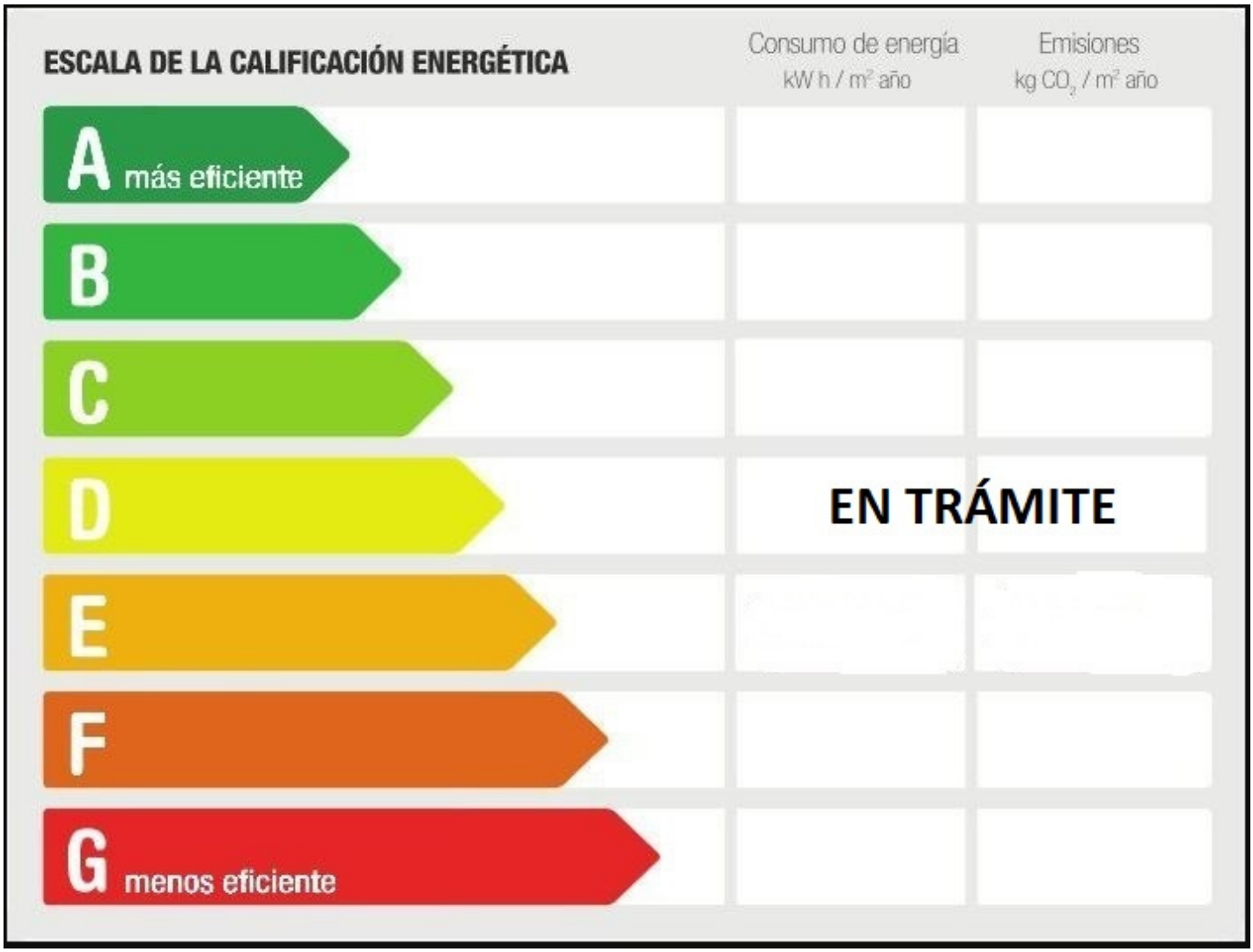
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Energy information

Heating Type	Air-Condition
Central Heating	**Central Air-conditioned, Ducted Air-conditioned**

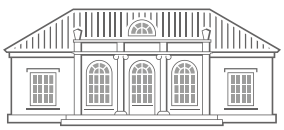
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