ENGEL&VÖLKERS



E&V ID: W-04BV8K

FROMENTERA - CALA SAONA

Building plot with a fully approved building licence

PLOT SURFACE

~18,505 m²

ASKING PRICE

€1,900,000

ALLOWED BUILDING SURFACE

263 m²

ORIENTATION

South



Property Details

Plot Surface	Asking price	Allowed Building Surface
~18,505 m²	**€1,900,000**	**263 m²**
Orientation	Type of Usage	Utilities
South	**Residential**	**Electricity on Site, Water on Site, Driveway**

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

This exceptional rustic plot offers a unique opportunity to create a private residence in one of Formentera's most beautiful natural settings.

The property features predominantly flat terrain, surrounded by native Mediterranean vegetation, including pine trees, junipers and traditional dry-stone walls that reflect the island's authentic rural heritage. Its generous size and natural surroundings provide an exceptional sense of privacy, tranquility and harmony with the landscape.

The plot benefits from an approved basic project for the construction of a detached villa with a private swimming pool, basement and independent guest annex. The architectural design combines traditional Formentera style with contemporary comfort, ensuring a harmonious integration into the surrounding environment.

The main residence is designed on a single above-ground level and includes four double bedrooms, a spacious open-plan living and dining area with kitchen, and covered outdoor spaces designed to make the most of the Mediterranean climate. The independent guest annex provides additional accommodation and privacy, while the basement offers practical service and storage areas, including a laundry room, technical room and spacious storage facilities.

The outdoor areas feature a private swimming pool and outdoor parking area. The project also incorporates a rainwater collection system and wastewater treatment facilities designed to allow the reuse of treated water for garden irrigation.

Combining generous land dimensions, an architectural project and an exceptional natural setting, this property represents an attractive opportunity for those wishing to create a bespoke private residence while preserving the authentic character of Formentera.



Location Description

Cala Saona is one of Formentera's most sought-after locations, renowned for its crystal-clear waters, unspoilt landscapes and spectacular Mediterranean sunsets. Situated on the island's western coast, near Cap de Barbaria, it offers an exceptional combination of natural beauty, tranquillity and privacy.

The surrounding landscape features Mediterranean vegetation, pine trees and traditional rural properties, preserving the island's authentic character. Its picturesque beach and turquoise waters create an idyllic setting for enjoying the Mediterranean lifestyle in a peaceful and exclusive environment.

Despite its secluded atmosphere, Cala Saona is conveniently located approximately 5 minutes by car from Sant Francesc Xavier, with its restaurants, boutiques and essential services, and around 15 minutes from La Savina port, providing connections to Ibiza and the mainland.

Combining proximity to the sea, unspoilt nature and excellent accessibility, Cala Saona offers a privileged setting for experiencing Formentera at its most authentic.



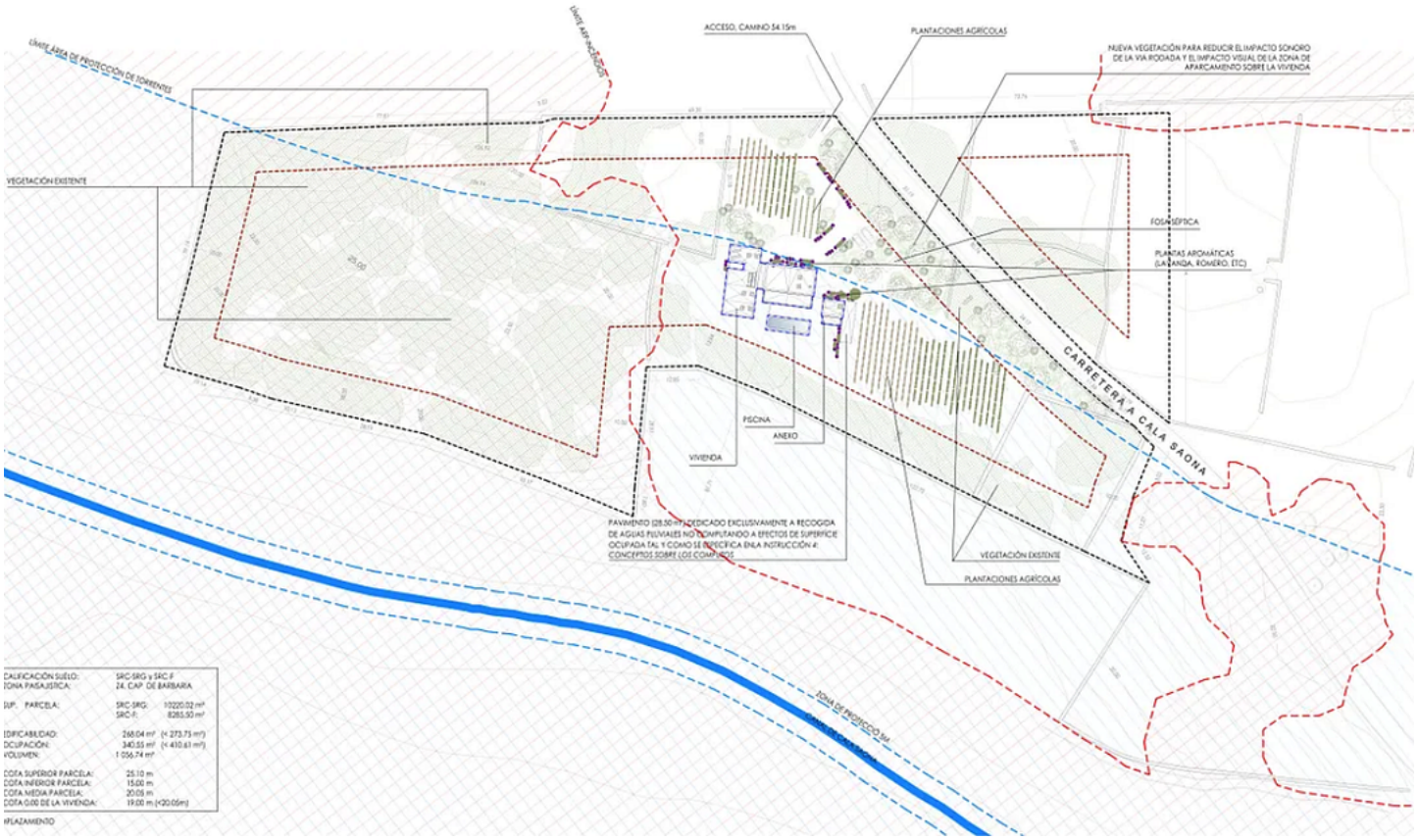


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plantación en la parcela

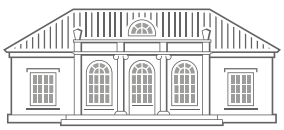


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