



E&V ID W-02SPV3

SANTA EULALIA — CALA LLENYA

## Four exclusive duplex residences on the seafront

TOTAL SURFACE

approx. 170 m<sup>2</sup>

NUMBER OF BEDROOMS

4

TERRACE SIZE

approx. 20 m<sup>2</sup>

ASKING PRICE

€2,600,000



## Property Details

Total Surface

approx. 170 m<sup>2</sup>

Terrace Size

approx. 20 m<sup>2</sup>

Number of Bedrooms

4

Asking price

€2,600,000

Total Number of Bathrooms

3

Total Number of Parking Bays

1

Air-Condition

Central Air-conditioned

Elevator



Views

Open View, Water View, Beach Front View

Private pool



## 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.





## Property Description

This boutique development of just four homes enjoys a prime seafront location, just minutes from the beautiful Cala Llenya beach. These stylish, modern duplex residences each feature a private entrance, offering a high degree of privacy and individuality.

Contemporary architecture, spacious layouts and large windows create a bright, elegant atmosphere, enhancing natural light and the connection with the surrounding landscape. The open-plan living area with integrated kitchen ensures a smooth flow between cooking, dining and relaxation spaces – perfect for a modern lifestyle.

Each unit offers four bedrooms and three bathrooms, providing ample space and comfort for both residents and guests. The properties feature interior living spaces ranging from 160 to 170 m<sup>2</sup>,

complemented by generous covered and uncovered terraces that enhance the indoor-outdoor lifestyle.

The ground-floor residences benefit from expansive private gardens and their own pools, perfect for relaxing or entertaining outdoors. The penthouses feature large solariums with panoramic sea views and private pools, reinforcing the sense of exclusivity and luxury.

Each property includes a private parking space, storage room, and direct access to the sea – a rare and privileged amenity on the Mediterranean coast. The development's proximity to Cala Llenya beach makes it an ideal choice for those seeking tranquility, contemporary design, and an unbeatable location by the sea.



## Location Description

Cala Llenya – Nature, privacy and Mediterranean elegance by the sea, is one of Ibiza's best-kept secrets: a serene hideaway on the northeast coast, embraced by pine forests and soft white sand. Just 10 minutes from San Carlos, 15 from Santa Eulària, and 35 from the airport, it offers total privacy with seamless connectivity.

Steps from its tranquil bay of crystal-clear waters, and close to iconic beaches like Cala Nova and Cala Mastella, Cala Llenya is a place where nature, style and Mediterranean ease coexist. Fine dining, yachting, and local charm come together to create the perfect setting for a refined second home on the island.

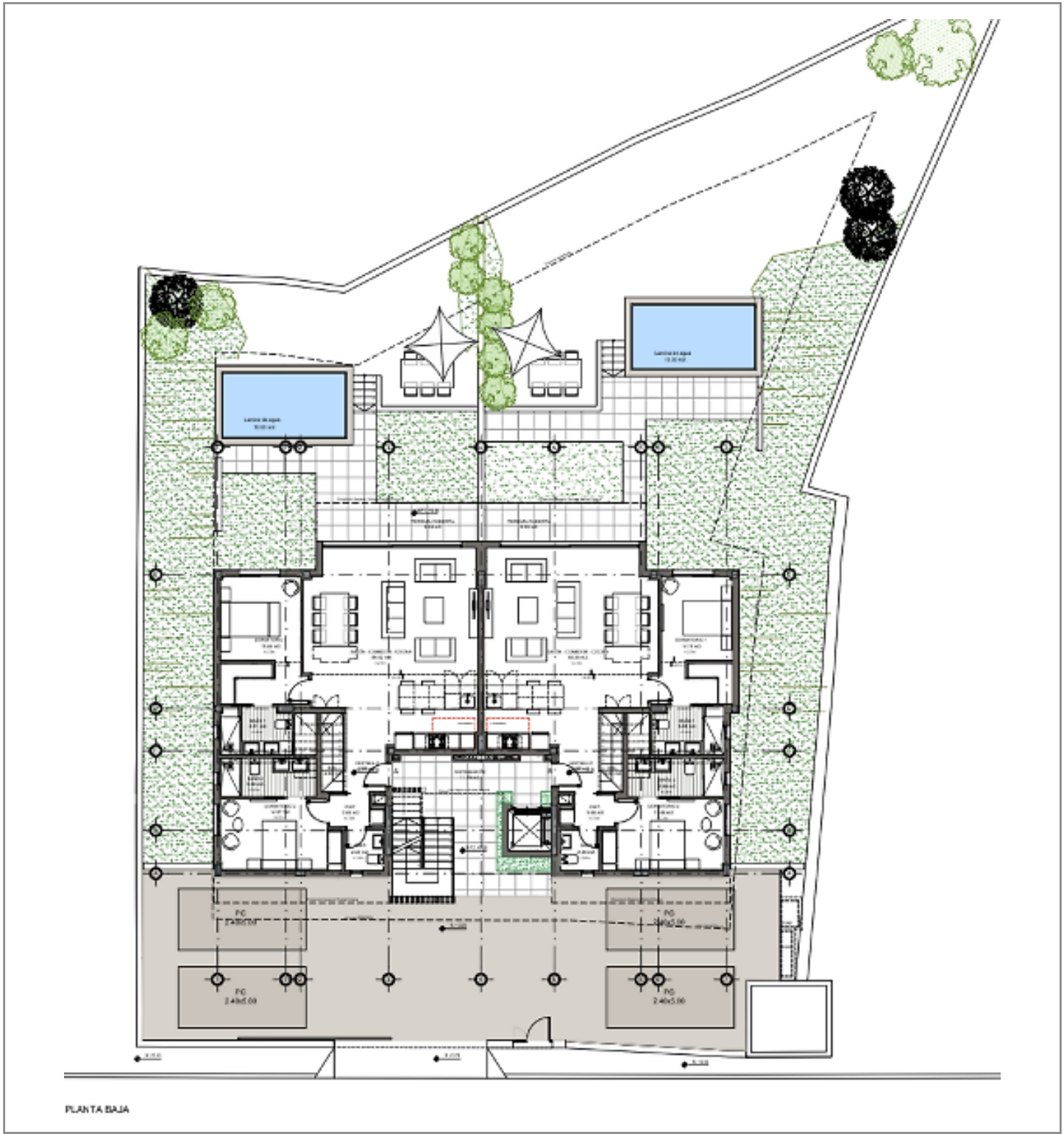






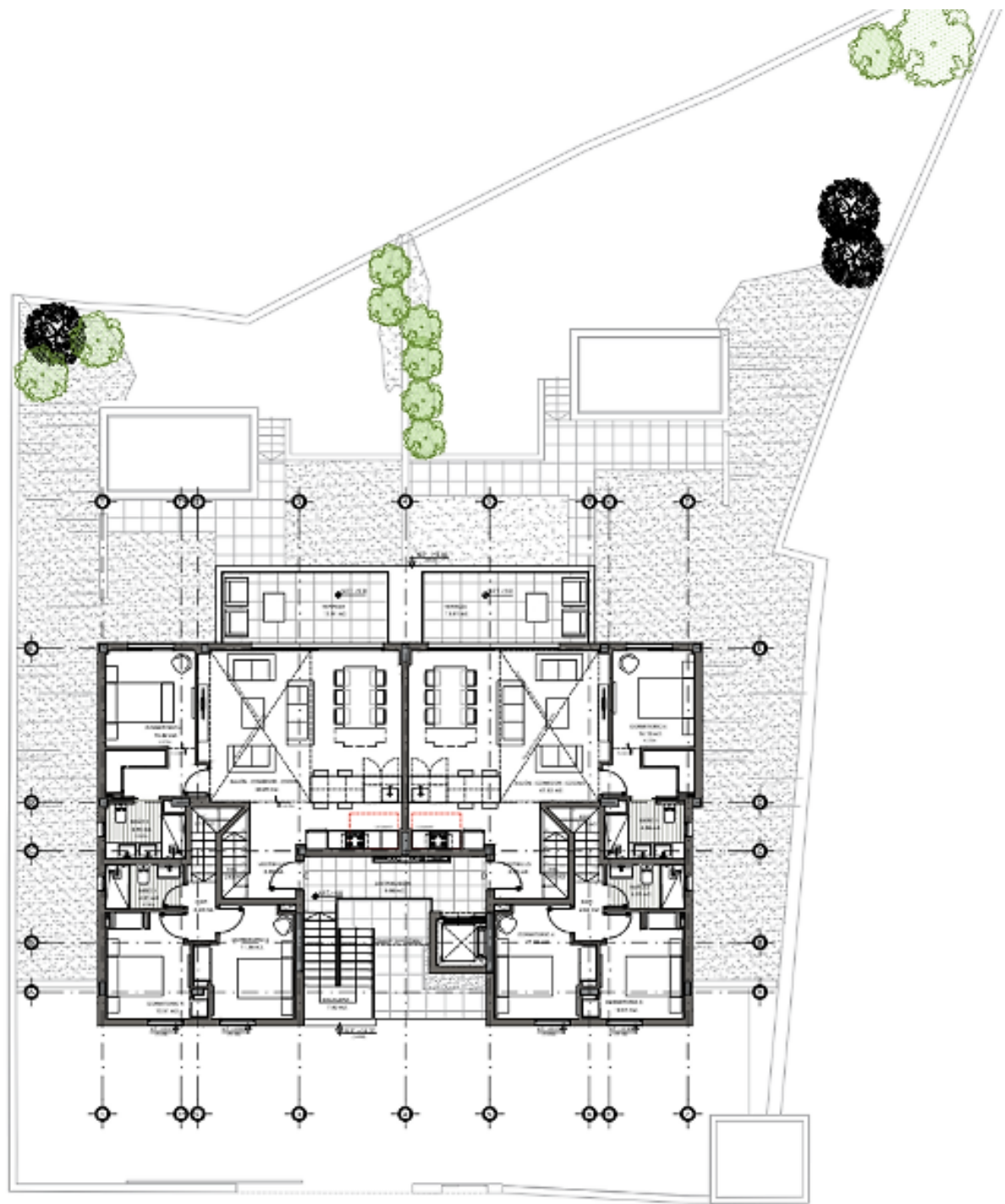






Floor Plan





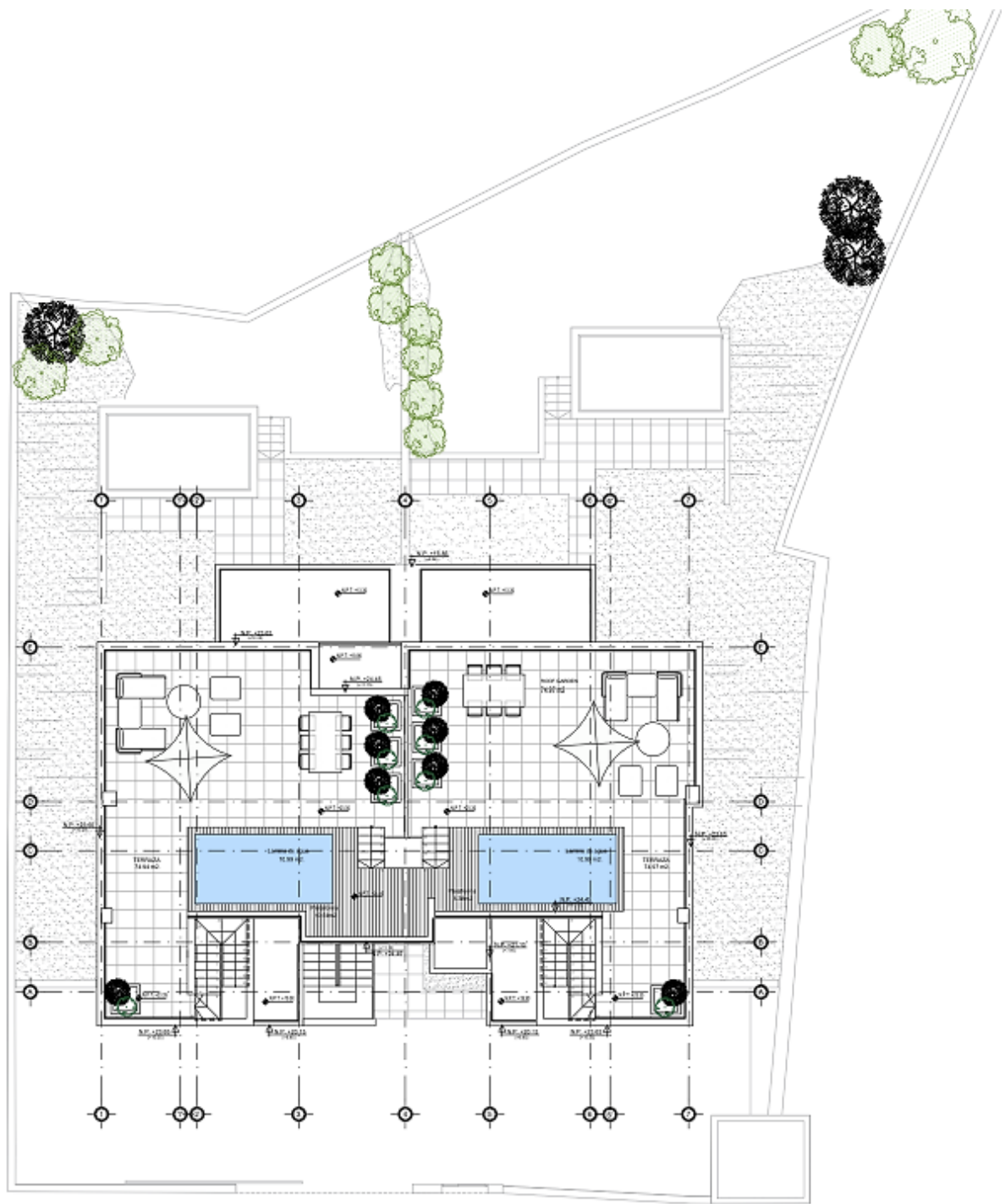
PLANTA PRIMERA

## Floor Plan



Floor Plan





PLANTA SEGUNDA

## Floor Plan

# Important Notice

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