



E&V ID: W-02US31

SAN ANTONIO — CALA SALADA

## Modern villa with rental licence and sunset view

TOTAL SURFACE

approx. 414 m<sup>2</sup>

NUMBER OF BEDROOMS

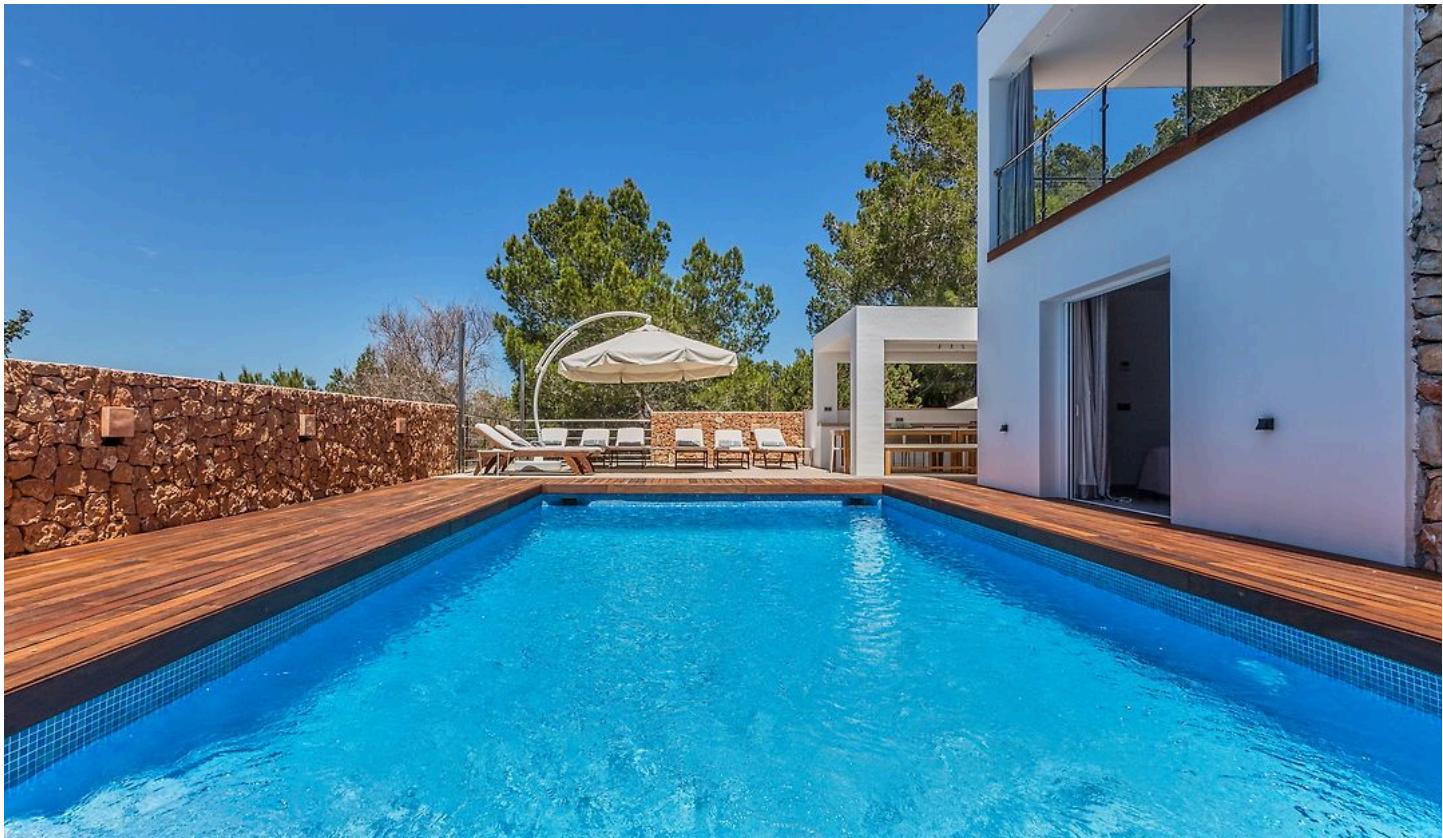
6

PLOT SURFACE

approx. 1,672 m<sup>2</sup>

ASKING PRICE

€4,150,000



## Property Details

Total Surface	Plot Surface	Number of Bedrooms
approx. 414 m <sup>2</sup>	approx. 1,672 m <sup>2</sup>	6
Asking price	Total Number of Bathrooms	Air-Condition
€4,150,000	6	Split Air-conditioned
Fireplace	Terrace	Independent Studio Flat
✓	✓	✓
Servant's Quarter	Total Number of Garages	Views
✓	1	Open View, Green View, Water View
Outdoor kitchen	Alarm system	
✓	✓	

## 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.

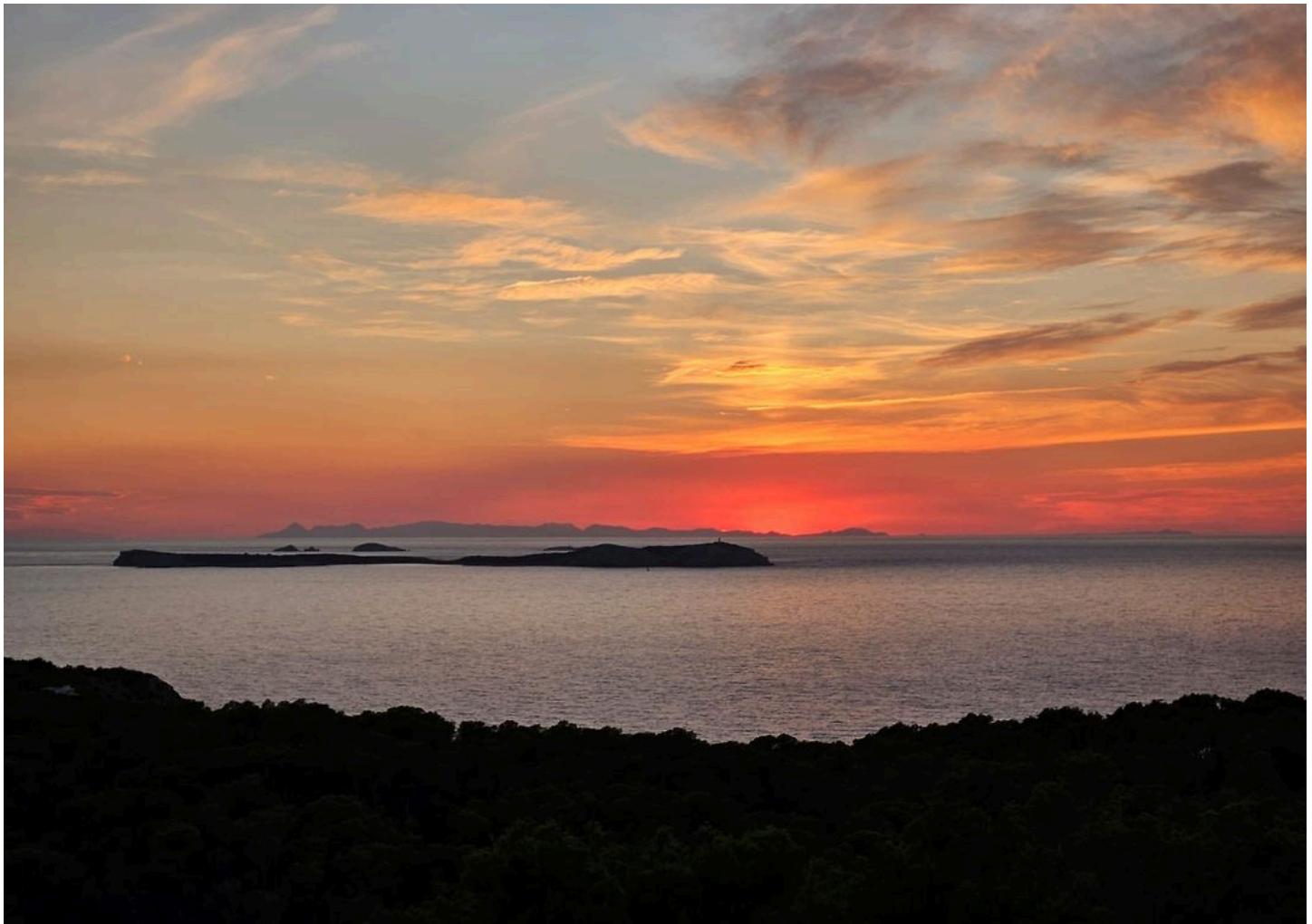
Taxes, notary and registry fees must be paid by purchaser, the commission to E&V paid by the seller as stipulated by Spanish regulations.



## Property Description

The modern villa is located on the top of a hill and offers breathtaking sea views from almost all rooms, which impress you as soon as you enter. On the entrance level is the spacious open-plan living room, which is fitted with sliding windows that implement indoor/outdoor living and an open-plan kitchen. The terrace in front of the house offers a marvellous view of the sea and the offshore islands. A staircase leads up to the roof terrace with chill-out area, where you can enjoy the sunsets over the sea. The villa has a total of six bedrooms with en-suite bathrooms, all of which are generously proportioned and have ample wardrobe space. On the guest level there is a beau-

tiful terrace, a pool and a covered outdoor kitchen, which invites you to socialise. A staircase leads to a maid's room and the garage. A particular highlight is the official rental licence for six bedrooms, which also makes this property an attractive investment opportunity. The licence allows for lucrative holiday rentals – with the option of taking over the existing customer base and benefiting directly from ongoing bookings. This makes the villa not only an exclusive retreat, but also a profitable investment in one of the most sought-after locations in the region.



## Location Description

The villa is located in a privileged location near the popular Cala Salada, one of the most beautiful bays on the island. The fine sandy beach and crystal clear water make this place one of the most sought-after beach destinations on the west coast of Ibiza. Right on the beach, a charming chiringuito with Mediterranean cuisine and a relaxed atmosphere invites you to linger – perfect for long summer days by the sea.

The lively town of San Antonio, with its numerous shopping opportunities, restaurants, bars and leisure activities, is only about ten minutes away. Here you will find everything you need for your daily needs as well as a varied nightlife.

The transport links are also excellent. Ibiza Town, with its historic old town Dalt Vila and exclusive boutiques, can be reached in around 25 minutes, and the airport is only about 30 minutes away. The many other beaches on the west coast, including Cala Conta, Cala Bassa and Cala Tarida, can be reached in 15 to 25 minutes and delight visitors with their turquoise blue waters and excellent beach clubs. Thanks to this location, the villa combines peace and privacy with ideal access to the island's most beautiful places and beaches – a perfect combination for an exclusive home or a successful holiday rental.





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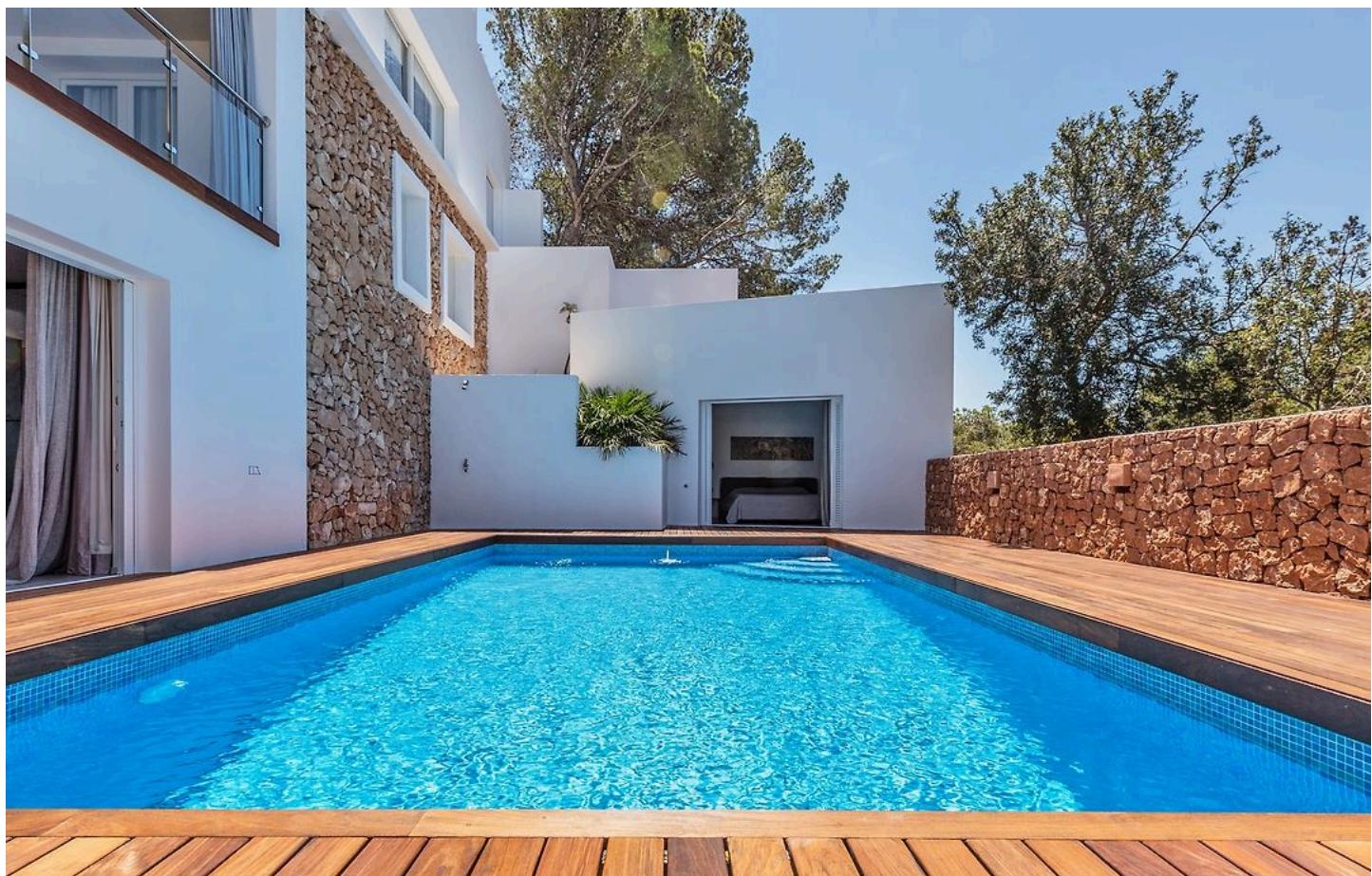


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## Energy information

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