



E&V ID W-02XKPS

IBIZA — SAN JORDI

Modern villa in central location with rental licence

TOTAL SURFACE

approx. 570 m²

NUMBER OF BEDROOMS

5

PLOT SURFACE

approx. 1,032 m²

ASKING PRICE

2,950,000 EUR



Property Details

Total Surface

approx. 570 m²

Plot Surface

approx. 1,032 m²

Number of Bedrooms

5

Asking price

2,950,000 EUR

Total Number of Bathrooms

5

Flooring

Tiles

Air-Condition

Central Air-conditioned

Gym



Alarm system



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 exclusive property is a modern, high-end residence located in the desirable neighborhood of Sa Carroca, nestled between Ibiza Town and Sant Jordi. Offering the ultimate in luxury city living, it is just five minutes from the center of Ibiza, providing easy access to all the island's attractions and services while maintaining a peaceful, private setting. The home has been meticulously renovated to the highest standards with top-tier equipment, appliances, and décor, ensuring comfort, style, and space. The property boasts four double bedrooms and a cinema room, ideal for family entertainment. The living area is fitted with cutting-edge Bang & Olufsen sound systems that enhance every room of the house. The expansive exteriors feature a large swimming pool, spacious sun decks, a chill-out zone, and an al-fresco dining area. Additionally, the property includes a professional-grade barbecue area for outdoor dining and a well-equipped gym in the basement. On the main floor, you'll find a generous living room with double-height ceilings, satellite TV, and an open dining area. The open-plan kitchen, equipped with top appliances, leads directly to the pool area. Three double bedrooms

come with en-suite bathrooms, and there's a laundry room off the backyard.

The first floor offers a luxurious master bedroom with its own living area, TV room, terrace, and en-suite bathroom, providing the perfect private retreat. The basement features a cinema room (also usable as a double bedroom), a single bedroom, a gym with cardio equipment, and a large underground parking garage with ample space for several vehicles. Outdoors, you can relax by the private pool with sun loungers, enjoy al-fresco dining with a table for 12, or grill up a meal at the professional barbecue area. The Mediterranean-style gardens are well-maintained and add to the overall tranquility of the property. The home comes with modern amenities such as air conditioning in every room, a satellite TV system, integrated Bang & Olufsen sound, Wi-Fi throughout, alarm system, and private secure parking. This property exemplifies modern luxury, combining style, comfort, and convenience in a prime location on the island.



Location Description

Sant Jordi de ses Salines, in the south of the island, is a picturesque village with a special charm. Surrounded by the Ses Salinas Natural Park, it boasts three of the longest and most renowned beaches of Ibiza: Playa d'en Bossa, Es Cavallet and Las Salinas. The centre of Sant Jordi is home to a large number of bars and restaurants where

you can enjoy delicious food at affordable prices. Their terraces fill up quickly when the sun rises, both in summer and winter. In general, it is a quiet area with all the necessary services for daily life and is very much appreciated for its proximity to Ibiza and the airport.













ESCALA DE LA CALIFICACIÓN ENERGÉTICA

Consumo de energía
kW h / m² año

Emisiones
kg CO₂ / m² año

A más eficiente		
B		
C		
D	EN TRÁMITE	
E		
F		
G menos eficiente		

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