



E&V ID: W-047S2Q

SANT JOSEP - SANT AGUSTÍ

Extraordinary sea-view villa in natural surroundings

TOTAL SURFACE

~587.07 m²

NUMBER OF BEDROOMS

6

PLOT SURFACE

~82,580 m²

ASKING PRICE

€10,500,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
~587.07 m²	~82,580 m²	6
Asking price	Total Number of Bathrooms	Air-Condition
€10,500,000	5	Ducted Air-conditioned
Flooring	Garden	Terrace
Stone Floor	✓	✓
Laundry Room	Total Number of Parking Bays	Views
Private, inside Apartment	4	Green View, Open View, Water View
Underfloor heating		
✓		

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

Embedded in a tranquil natural landscape, this modern villa offers plenty of privacy, an open sea view, and a well-thought-out architectural concept. The house is situated on a spacious plot and comfortably extends over one level. Clear lines, modern shapes, and a minimalist design characterize the architecture, creating a timeless appearance that blends harmoniously with the surroundings.

The generous living and dining area is open-plan and very bright thanks to floor-to-ceiling windows. The high-quality, open kitchen with a central island is functional and modern in design, forming the heart of the house together with the living area. Large sliding doors can be completely recessed into the walls, creating seamless transitions between indoor and outdoor spaces – ideal for relaxed indoor-outdoor living with views of nature and the sea.

The villa features four spacious bedrooms, each with an en suite bathroom. All rooms are clearly structured, well-proportioned, and equipped with high-quality fittings. The master suite offers an elegant bathroom with a bathtub and a quiet retreat area.

In the basement, there is a large garage with space for up to four vehicles. Additionally, this area offers flexible usage options, such as for a fitness room, home theater, or two additional bedrooms.

The villa impresses with its high-quality construction, precise execution, and the use of first-class materials. Modern design, functionality, and an exceptional location combine here to create a high-quality and durable residential concept.



Location Description

Sant Agustí des Vedrà is one of the most authentic and peaceful villages of Ibiza, ideal for those seeking privacy without giving up the island's lifestyle. The villa is located only about 15 km from Ibiza Airport and about 12 km from the center of Ibiza Town. The spectacular beaches Cala Comte, Cala Bassa, and Cala Tarida are reachable

within just about 8–10 km. In the surroundings, you will find charming restaurants, local wineries, supermarkets, essential services, as well as beautiful nature trails for walking or relaxing. A perfect location that combines tranquility, comfort, and Mediterranean beauty.















ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Consumo de energía kW h / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente		13,27	4,17
B			
C			
D			
E			
F			
G menos eficiente			

Energy information

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