



E&V ID: W-049SWY

SANT JOSEP - SANT AGUSTÍ

Elegant newly built villa with panoramic sea views

TOTAL SURFACE

~620.88 m²

NUMBER OF BEDROOMS

6

PLOT SURFACE

~15,517 m²

ASKING PRICE

€11,000,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
~620.88 m ²	~15,517 m ²	6
Asking price	Total Number of Bathrooms	Flooring
€11,000,000	5	Carpet Tiles
Fireplace	Terrace	Garden
✓	✓	✓
Independent Studio Flat	Total Number of Parking Bays	Views
✓	4	Green View, Mountain View, Water View
Underfloor heating		
✓		

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

With its privileged position in a peaceful natural setting, this newly built villa embodies a refined interpretation of modern Mediterranean living. Designed to offer maximum privacy while embracing far-reaching sea views, the property is harmoniously integrated into its surroundings and unfolds gracefully across a single level. Its architectural language is defined by clarity, proportion, and understated elegance, resulting in a residence that feels both contemporary and timeless.

At the heart of the home lies a bright and generously proportioned living environment, where expansive floor-to-ceiling windows dissolve the boundaries between inside and outside and flood the interior with natural light. The living area is further enhanced by a fireplace, adding warmth, comfort, and a welcoming focal point for year-round enjoyment. The kitchen, crafted with high-quality materials and a central island, is conceived as a warm and social focal point of the house, combining everyday functionality with a strong sense of design.

Flowing connections between spaces enhance the overall sense of openness. Impressive architectural doors create a subtle distinction between the kitchen and dining areas, while large sliding glass panels open fully towards the exterior, extending the living space onto the

terraces and reinforcing a seamless indoor-outdoor lifestyle framed by nature and sea views.

The private areas of the villa are thoughtfully arranged, offering four spacious bedrooms, each with its own en suite bathroom. All rooms are designed with a focus on comfort, light, and proportion, while the master suite provides a particularly serene atmosphere with an elegant bathroom and a dedicated retreat-like ambiance.

A separate studio adds further versatility to the property, ideal for guests, a home office, or creative use.

Outdoors, the villa invites relaxation and enjoyment, with a private swimming pool and generous terrace areas that enhance the sense of privacy and connection to the natural environment.

Practicality is ensured through ample parking for up to four vehicles, complementing the overall comfort of the residence.

Built to an exceptionally high standard, the villa reflects careful attention to detail and the use of premium materials throughout. The result is a cohesive residential concept where design, functionality, and location come together in perfect balance.



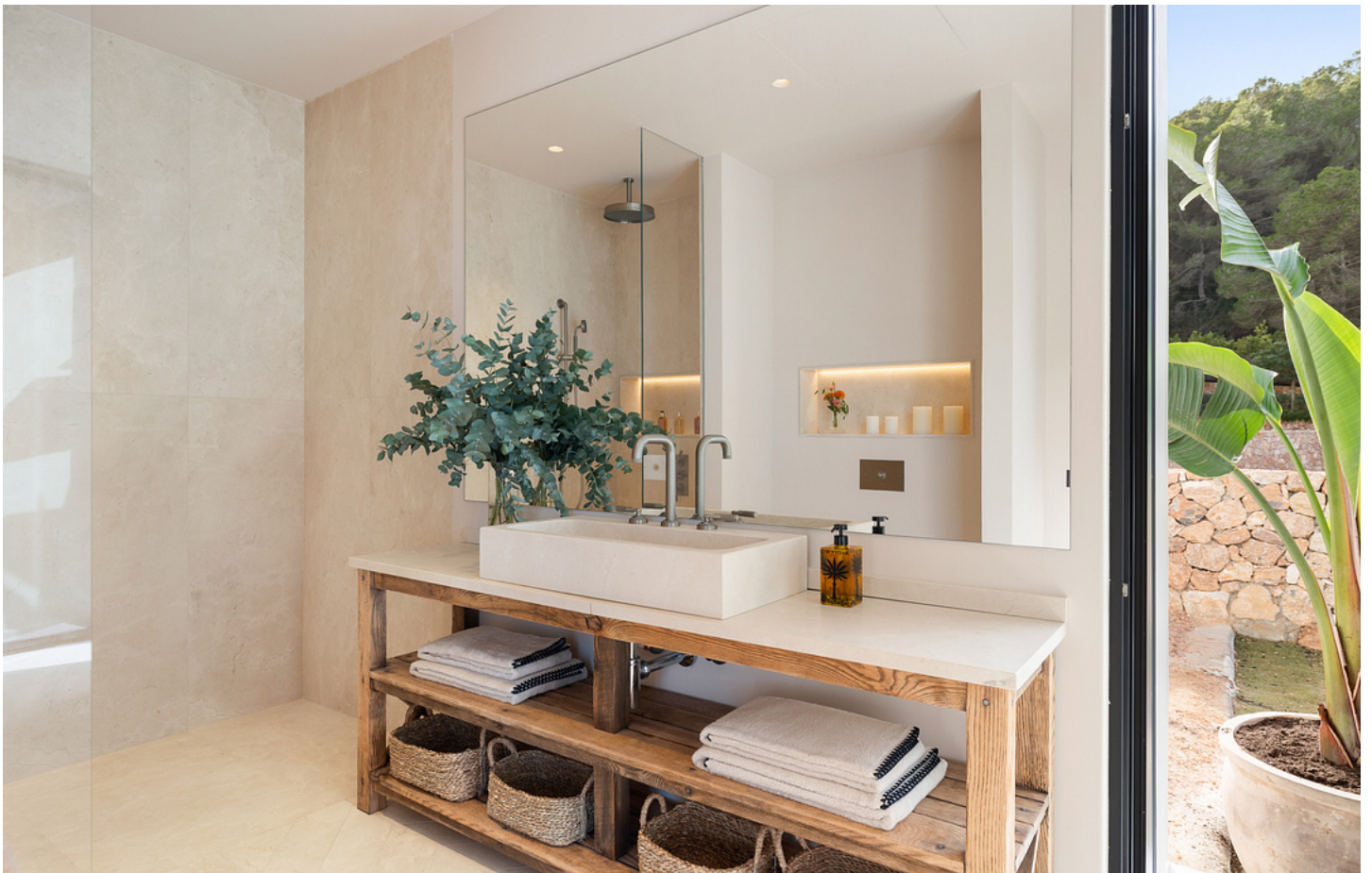
Location Description

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.









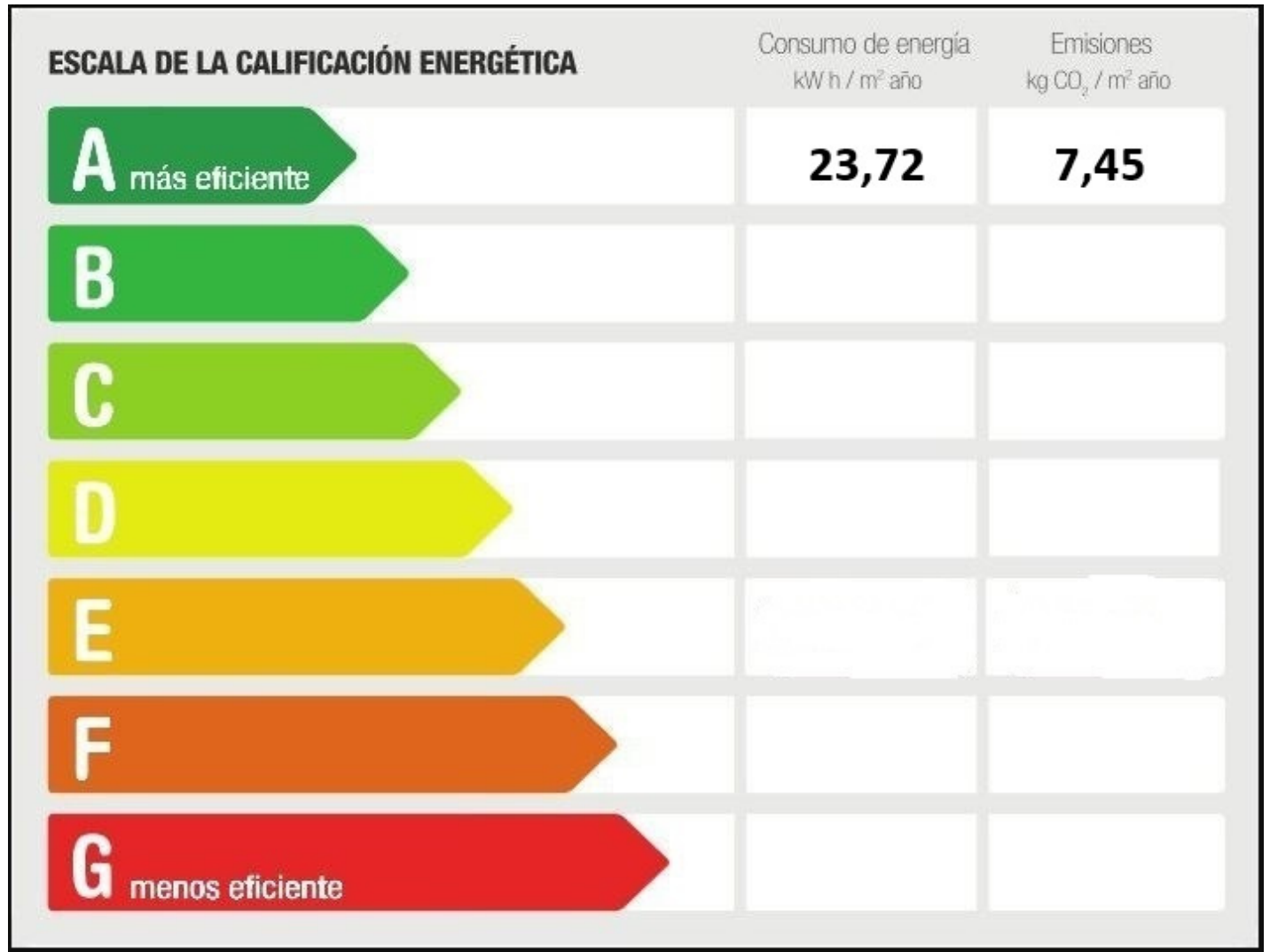












Energy information

Energy Efficiency Rating	Heating Type	Air-Condition
A	Central Heating	Central Air-conditioned

Important Notice

In compliance with the current Personal Data Protection Law, we inform you that your personal data were included in an automated file owned by Engel & Völkers Ibiza, S.L., with CIF B57138182 and fiscal address at Avda. Santa Eulalia, 17 bajos, 07800 Ibiza, Spain, to attend to the commitments derived from the relationship between the two parties. Engel & Völkers Ibiza, S.L. informs that all data

will be handled lawfully, loyally transparently, appropriately, suitably, with restrictions, precisely and kept up to date. You may exercise your right to access, rectify, limit treatment, suppress, withdraw and oppose to your personal data treatment, as well as the consent provided for its treatment by sending your request by email to Ibiza@engelvoelkers.com.

