



E&V ID: W-049T0A

SANT JOSEP - SANT AGUSTÍ

Exclusive villa with mediterranean sea views

TOTAL SURFACE

~577.59 m²

NUMBER OF BEDROOMS

6

PLOT SURFACE

~15,000 m²

ASKING PRICE

€13,000,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
~577.59 m²	~15,000 m²	6
Asking price	Total Number of Bathrooms	Air-Condition
€13,000,000	5	Central Air-conditioned
Flooring	Terrace	Garden
Carpet Tiles	✓	✓
Independent Studio Flat	Total Number of Parking Bays	Views
✓	4	Open View, Water View, Mountain 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

Embedded in a peaceful natural setting, this modern villa offers exceptional privacy, open sea views, and a refined architectural concept. The property is set on an expansive plot and unfolds comfortably across a single level. Clean lines, contemporary forms, and a minimalist design language define the architecture, creating a timeless aesthetic that blends seamlessly with its surroundings.

The spacious living and dining area is open and filled with natural light thanks to floor-to-ceiling windows. The high-quality kitchen is designed as an elegant eat-in space and forms a central focal point of the home. It features a large island with a built-in ceramic cooktop and seating for four, creating a stylish and functional place for both cooking and informal dining.

From the kitchen, generous statement doors connect seamlessly to the dining and living areas, enhancing openness while still allowing the spaces to be subtly defined when desired. Large sliding glass panels extend the living space outdoors, creating a smooth transition between interior and exterior and reinforcing the sense of relaxed, modern living with continuous views of the surrounding landscape and sea.

The villa comprises four generously sized bedrooms, each with its own en suite bathroom. All rooms are well-proportioned, thoughtfully designed, and finished to a high standard. The master suite features an elegant bathroom and a private, tranquil atmosphere designed for relaxation.

In addition, the property includes a separate studio, offering flexible use as guest accommodation, a workspace, or creative area.

The outdoor area is designed for leisure and enjoyment, featuring a private swimming pool of approximately 80m², surrounded by generous terraces and natural landscaping that enhances the sense of privacy and connection to nature.

Practical features include four parking spaces, ensuring convenience for residents and guests alike.

The villa stands out for its high-quality construction, precise craftsmanship, and use of premium materials. Modern design, functionality, and an exceptional natural setting come together to create a sophisticated and enduring 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.





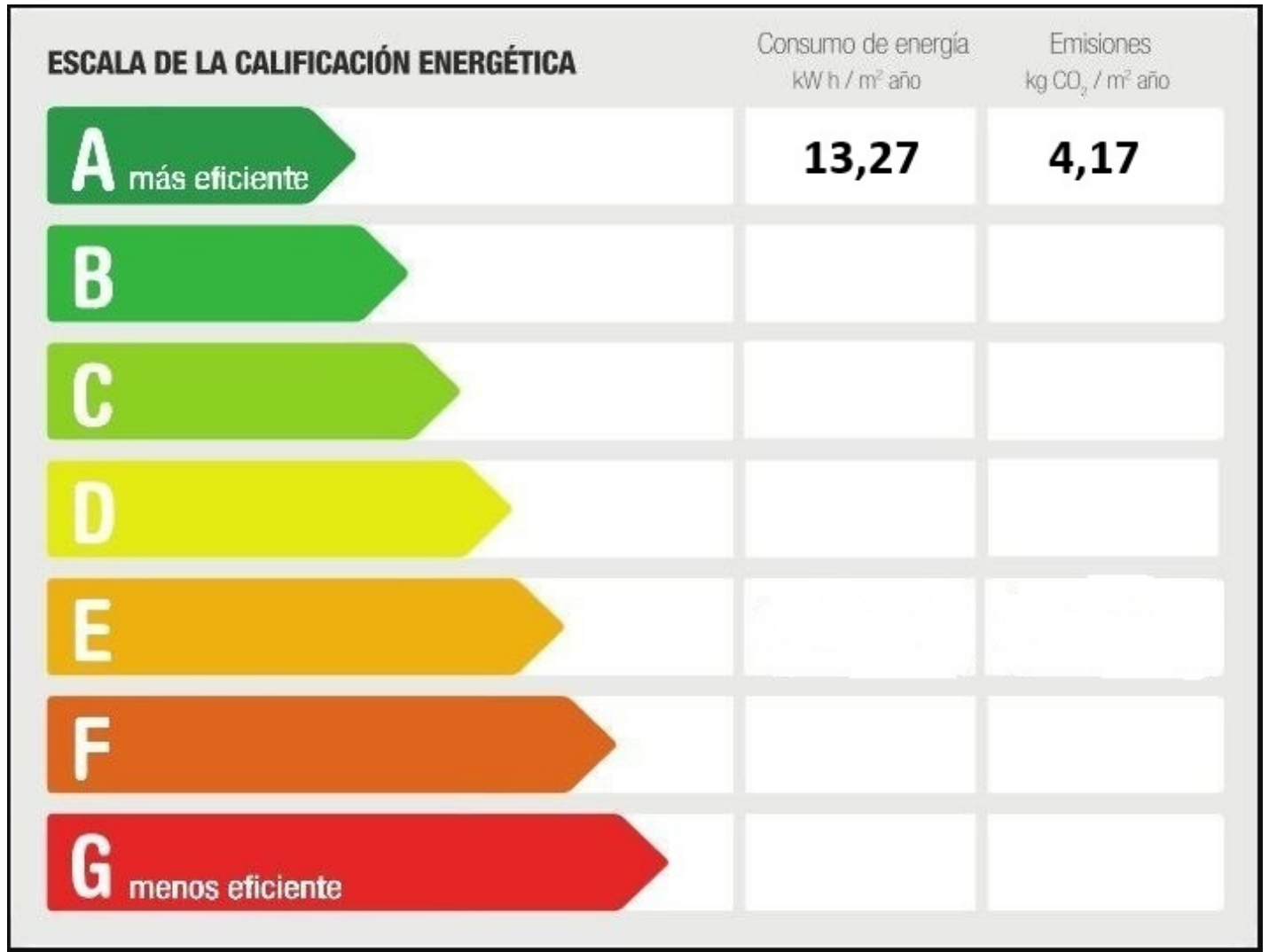












Energy information

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

Important Notice

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