

ENGEL & VÖLKERS



E&V ID: W-0493QJ

SANT JOSEP - SES SALINES

Traditional villa in sought-after location

TOTAL SURFACE

~254 m²

NUMBER OF BEDROOMS

3

PLOT SURFACE

~1,400 m²

ASKING PRICE

€2,350,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
~254 m²	~1,400 m²	3
Asking price	Total Number of Bathrooms	Flooring
€2,350,000	3	Tiles
Rooftop Terrace	Air-Condition	Fireplace
✓	Split Air-conditioned	✓
Heating	Views	Total Number of Parking Bays
Central Heating, Gasheating (Air-Condition)	Green View, Landmark view	2
Total Number of Garages	Swimming-pool	Barbecue area
1	✓	✓

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

This charming traditional house is located in one of Ibiza's most sought-after areas. Situated within a small, quiet and gated residential community, the property offers plenty of privacy while being just a short distance from the popular beaches in the south of the island.

The beautifully landscaped Mediterranean garden is exceptionally well maintained and provides a wonderful setting for relaxing. Spacious terraces surround the pool, offering plenty of room for social gatherings and relaxing moments in the Ibiza sunshine. Behind the house, there is also a cosy patio with a generous BBQ area, ideal for summer evenings with family and friends.

The house has been very well maintained over the years and is in excellent condition. The entire living space is comfortably arranged on one level and comprises three bedrooms, three bathrooms and a guest toilet.

A particular advantage is the separate annex. It features an additional room with its own kitchen and offers a variety of possible uses, such as a fourth bedroom, guest apartment or studio.

The property also includes a closed garage and an additional outdoor parking space.

The accessible entrance has been designed to provide comfortable access for people with reduced mobility.

Another highlight is the rooftop terrace, from where you can enjoy impressive views over Ibiza's famous salt flats and beautiful sunsets across the island.

An authentic Ibiza property combining Mediterranean charm, generous outdoor spaces, privacy and an excellent location, just a few minutes from some of the most beautiful beaches in the south of the island.



Location Description

Salinas d'Es Cavallet is located in the south of Ibiza, surrounded by the unique natural landscape of the Ses Salines Natural Park. The area is characterised by its historic salt flats, rolling dunes, pine and sabina trees and unspoilt coastal scenery, creating a peaceful and distinctive Mediterranean setting.

The nearby beaches of Ses Salines and Es Cavallet are among the most beautiful and well-known on the island, offering fine sand, crystal-clear turquoise waters and stunning natural surroundings. The coastline is ideal for swimming, relaxing and enjoying long walks, while the salt flats and surrounding landscape give the area its par-

ticular charm. Several beach restaurants and relaxed spots also add to the appeal, especially during the summer months.

Despite its tranquil setting, Salinas d'Es Cavallet is conveniently connected to the rest of the island. The village of Sant Jordi de ses Salines is approximately 3 km away, offering a wide range of services and amenities, including supermarkets, restaurants, pharmacies and other everyday facilities. Ibiza Town is approximately 9 km away, while Ibiza Airport can be reached in around 10 minutes by car, making this an ideal location for enjoying the natural beauty of the south of the island while remaining close to its main town and international connections.









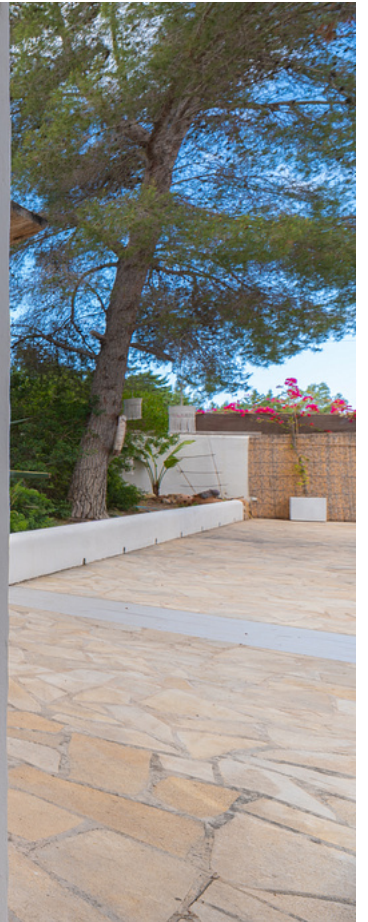




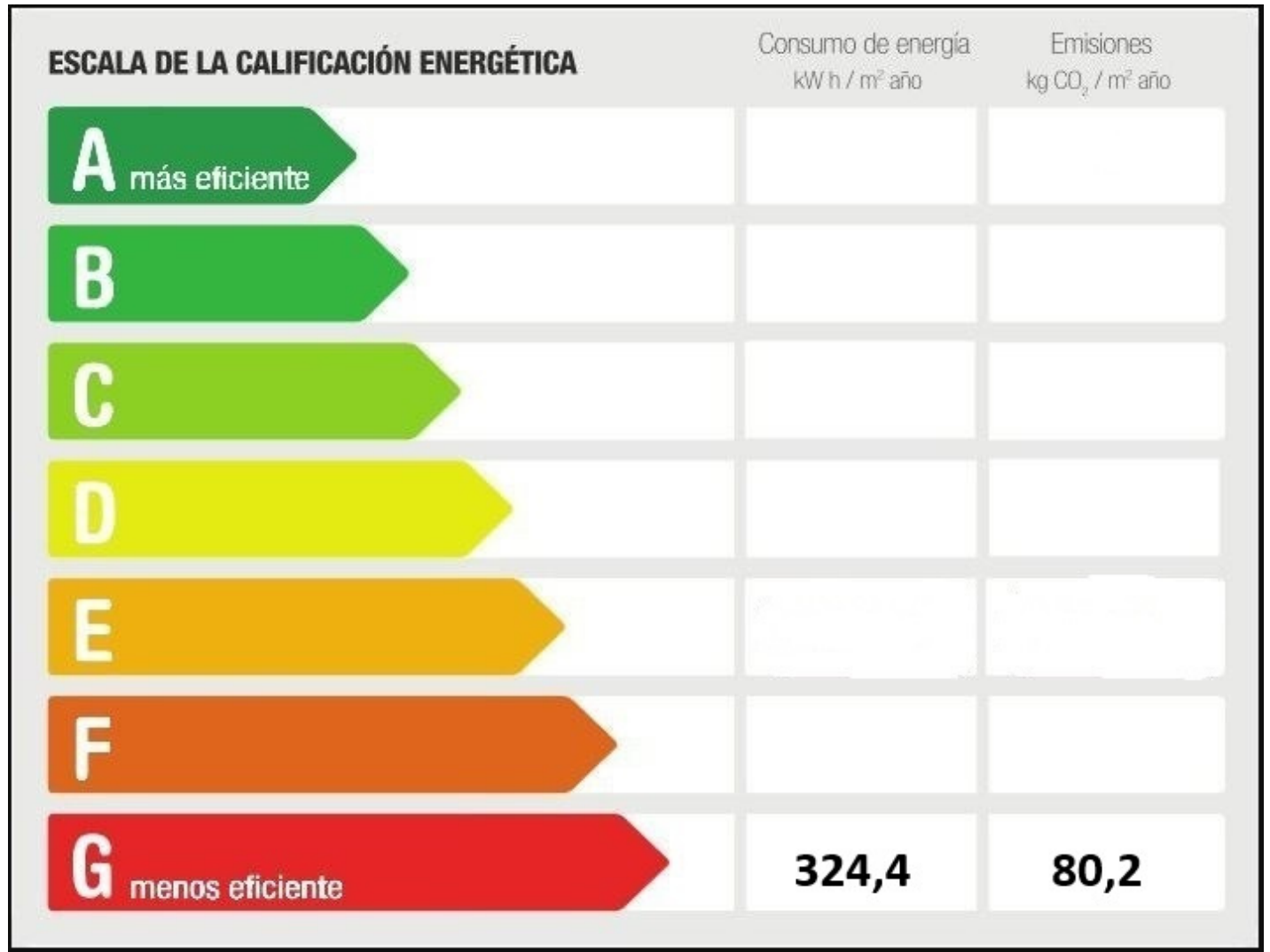












Energy information

Energy Efficiency Rating	Heating Type	Air-Condition
G	Central Heating, Gasheating	Split Air-conditioned

Important Notice

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