



E&V ID: W-02OTDU

SANTA EULALIA — CALA LLENYA

**Exclusive newly built villa in a
prime location ready to move in**

TOTAL SURFACE

~220 m²

NUMBER OF BEDROOMS

4

PLOT SURFACE

~720 m²

ASKING PRICE

€2,695,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
~220 m²	~720 m²	4
Asking price	Total Number of Bathrooms	Terrace Size
€2,695,000	~3	~70 m²
Rooftop Terrace Size	Total Number of Parking Bays	Air-Condition
~70 m²	~2	Central Air-conditioned
Heating	Garden	Views
Heat Pump (Air-Condition)	✓	Green View
Communal areas with paddle tennis court, swimming pool, gym, bathrooms, BBQ area and outdoor dining area. Private storage rooms.	Completed New Build	
✓	✓	

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

Exclusive newly built residential complex consisting of only five independent villas, located in a very quiet setting just a short walk from a sandy beach.

Each villa is distributed over two floors plus a rooftop terrace, offering privacy, comfort and a true Mediterranean lifestyle. The ground floor features a bright living-dining area with a modern open-plan kitchen, providing direct access to the private garden with swimming pool and covered terraces, as well as two bedrooms sharing a bathroom.

The upper floor hosts the master bedroom en suite with walk-in wardrobe and a fourth bedroom also en suite, both with access to

a spacious terrace. An external staircase leads to the large private rooftop terrace, offering pleasant views over the typical Ibizan pine landscape.

Each villa includes a private pool, parking for two cars and a separate storage room.

The community also offers excellent shared facilities, including a paddle court, swimming pool, bathrooms, BBQ area and outdoor dining space, ideal for private gatherings.

Built with high-quality materials and contemporary Ibizan-inspired design, these villas represent a unique opportunity in a privileged location.



Location Description

Cala Llenya is a small resort village and is located in the northeast of the island, a ten minutes' drive from the village of San Carlos. It is a haven of peace and tranquility surrounded by stunning landscapes and sandy beaches. The beach of Cala Llenya is a quiet sandy beach

equipped with several services and crystal clear water. At walking distance you can also find the beach of Cala Nova, with its beach bars and restaurants.





SUP. CONSTRUIDA TRASTEROS	124.74 m ²
SUP. CONSTRUIDA ASEOS	30.06 m ²
SUP. CONSTRUIDA ZONA COMEDOR	129.73 m ²
SUP. CONSTRUIDA TERRAZA EXTERIOR	89.22 m ²
SUP. CONSTRUIDA CUARTO DEPURADORA	14.25 m ²
SUP. CONSTRUIDA TOTAL	388.00 m²
SUP. JARDÍN, PISCINA, PADEL	3104.02 m ²

0 5 10m ESCALA 1:350

Floor Plan

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.

