



E&V ID W-02SMIA

SANTA EULALIA

## Impressive villa with tourist license and sea views

TOTAL SURFACE

approx. 490 m<sup>2</sup>

NUMBER OF BEDROOMS

3

PLOT SURFACE

approx. 1,268 m<sup>2</sup>

ASKING PRICE

€3,250,000





## Property Details

Total Surface

approx. 490 m<sup>2</sup>

Plot Surface

approx. 1,268 m<sup>2</sup>

Number of Bedrooms

3

Asking price

€3,250,000

Total Number of Bathrooms

4

Terrace



Year of construction

2009

Number of stories

3

Independent Studio Flat



Views

Open View, Mountain View, Water View

## 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

This impressive villa with a valid tourist rental license captivates through its elevated and tranquil location on the outskirts of Santa Eulalia. Built in a charming Moorish style, the property presents a striking architectural presence, harmoniously embedded within a beautifully landscaped Mediterranean garden featuring lush vegetation, blooming plants and tall palm trees, creating an oasis of peace and sensory atmosphere.

Spread across three levels, the villa offers a panoramic view of the sea and the iconic church of Puig de Missa, visible from all floors. The main living level comprises an open-plan living and dining area with an adjoining kitchen, guest WC and utility room, and provides direct access to the surrounding terraces and the garden. The upper floor hosts the private suite and an additional terrace with a barbecue area, ideal for tranquil hours outdoors. On the lower level there is a self-contained apartment with two bedrooms, two bathrooms and its own terrace with direct garden access, perfectly suited for guests or extended family.

The outdoor area is equally impressive: by the pool, a charming

pavilion with an integrated kitchenette, bathroom and WC creates a protected and shady retreat to enjoy long summer days and evenings. The swimming pool measures approximately 12.5 x 5.5 meters and is framed by generous sun terraces overlooking the surrounding greenery. The property is fully fenced and offers space for up to three cars, in addition to a spacious garage of around 35 m<sup>2</sup> and an adjoining room of approximately 15 m<sup>2</sup> that is currently used as a studio and is accessible from both inside and outside. A discreet garden shed offers additional storage space.

Technical comforts include individually controllable electric underfloor heating throughout the house and strong, high-speed fiber-optic internet, ensuring ideal conditions for modern living and working. The property is connected to the municipal water and sewage network, while a cistern collects rainwater.

A rare combination of Moorish aesthetics, privacy, generous space and breathtaking views, paired with an official tourist license, makes this villa an exceptional residence with strong lifestyle appeal and excellent investment potential.





## Location Description

Santa Eulalia del Rio is one of the most sought-after residential areas on Ibiza, offering a perfect blend of Mediterranean charm, an upscale lifestyle, and excellent infrastructure. The town is known for its family-friendly atmosphere, well-maintained promenade, and exceptional gastronomy.

In addition to stunning beaches, Santa Eulalia boasts cultural highlights, an exclusive marina, and a vibrant arts and cultural scene. The town offers a high quality of life with top-tier restaurants,

boutique shopping, and diverse leisure activities.

With excellent connections, Ibiza Town is just 15 minutes away, and the airport can be reached in approximately 20 minutes. The peaceful and sophisticated ambiance, combined with a wide range of international schools, wellness facilities, and sports options, makes Santa Eulalia one of the most desirable places to live on the island.



























**ESCALA DE LA CALIFICACIÓN ENERGÉTICA**

Consumo de energía:  
kWh / m² año

Emisiones:  
kg CO<sub>2</sub> / m² año

<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>	<b>EN TRÁMITE</b>	
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		



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