



E&V ID W-02WCIS
SANTA EULALIA

Renovated villa in quiet area with sea view

TOTAL SURFACE

approx. 193 m²

NUMBER OF BEDROOMS

3

PLOT SURFACE

approx. 784 m²

ASKING PRICE

€2,495,000



Property Details

Total Surface
approx. 193 m²

Asking price
€2,495,000

Air-Condition
Central Air-conditioned

Last Modernisation / Restoration
2022

Plot Surface
approx. 784 m²

Total Number of Bathrooms
3

Fireplace
✓

Private pool
✓

Number of Bedrooms
3

Independent Studio Flat
✓

Total Number of Garages
1

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 stunning property was renovated in 2022 by the well-known architect Blakstad and is located between Cala Llonga and Santa Eulalia, enjoying wonderful sea views of the Mediterranean.

The living spaces are designed for comfort and elegance, with Italian wood floors, a fireplace, and ample closet and storage space. Modern technology is integrated throughout the house, including a high-tech security system imported from the US, an in-wall projector screen with remote control and a 4k high-end projector, high-end wifi extenders, and fibre internet. The laundry room is well-equipped with two washers and two dryers. A new central AC unit and heating system are installed for climate control, suitable for individuals with high sensitivities.

The kitchen is a chef's dream, equipped with a handmade custom Officine Giulio Italian stove, Portuguese marble throughout, designer lighting, custom Italian cabinets. The bathrooms on the lower level feature luxurious marble and an extra-large soaking tub, along with a Japanese toilet that includes a heated seat, dryer, and heated sprayer.

The outdoor area boasts a brand-new pool with a new foundation and system, complete with six loungers for relaxation. For dining al fresco, there's a large outdoor dining table that seats eight. Cosy

gatherings can be enjoyed around the fire pit. A custom Canadian cedar hot tub, free of chemicals, offers a luxurious soaking experience.

The terraced gardens are adorned with tropical plants and multiple chill-out zones, including a Balinese bed and hammocks for relaxation and the sounds of a fountain, frogs, birds, butterflies, dragonflies, and fish enhance the serene environment. Situated across from a nature preserve, the property is just 500 meters from hiking trails, and the natural beauty of horses, sheep, and orchards. The garden and orchard have been recently renovated, featuring mature trees and a new irrigation system, all maintained to be 100% organic and non-toxic. Water systems include a water cistern with a rain catchment system, complemented by a reverse osmosis water filtration system that provides highly alkaline drinking water. Additionally, the entire house benefits from a decalcification machine.

The property includes a large garage located below the house. An extra water heater ensures unlimited hot showers and baths. The electrical system has been completely renovated in 2022, covering both the house and the gardens.



Location Description

Santa Eulalia del Rio is the third largest town of the island and is located on the East coast.

Arriving to Santa Eulalia from Ibiza town, you will see the whitewashed “Puig de Missa”, a fortified church complex with a watchtower, overlooking the town. It has a beautiful, palm-lined

promenade with part of it being a long sandy beach. Santa Eulalia has the recognition and reputation of being an attractive gastronomic and cultural destination, with a wide range of restaurants, shops and an exclusive modern marina.











ESCALA DE LA CALIFICACIÓN ENERGÉTICA

Consumo de energía
kW h / m² año

Emisiones
kg CO₂ / m² año

A más eficiente		
B		
C		
D	EN TRÁMITE	
E		
F		
G menos eficiente		

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