



E&VID W-02YPWZ

SANTA EULALIA — CALA LLENYA

## Exclusive building plot with license right above the beach

PLOT SURFACE

approx. 1,480 m<sup>2</sup>

ALLOWED BUILDING SURFACE

600 m<sup>2</sup>

ASKING PRICE

€5,900,000

TYPE OF USAGE

Residential



## Property Details

Plot Surface

approx. 1,480 m<sup>2</sup>

Asking price

€5,900,000

Allowed Building Surface

600 m<sup>2</sup>

Type of Usage

Residential

Max allowed full Floors

3

## 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 is a rare opportunity to own a first line plot in the highly sought-after Cala Llenya, with exceptional views of the Mediterranean Sea and private access to the beach, offering unparalleled convenience for beach lovers.

The plot, measuring 1,480 m<sup>2</sup>, comes with an approved building license to construct a luxurious, perfectly positioned modern villa. The future house offers approximately 600 m<sup>2</sup>, designed to integrate seamlessly with its coastal surroundings and includes three expansive bedrooms and four bathrooms, with the potential for an additional 60 m<sup>2</sup> extension, allowing for an extra bedroom and bathroom to accommodate your needs.

From the living room you can enjoy the uninterrupted panoramic views of the Mediterranean, providing a tranquil and luxurious living environment. The villa also comes with a spacious basement that

can be tailored to your preferences, offering options for a gym, spa, or entertainment areas.

The plot provides ample space for a private swimming pool, enhancing the outdoor living experience.

The modern villa design allows for customization, giving you the opportunity to infuse your personal style and preferences into the final build.

This exceptional property represents a rare opportunity to create a luxury residence in one of Ibiza's most desirable locations, combining stunning natural beauty with modern design and the flexibility to suit your lifestyle.

Whether you're looking for a permanent residence or a holiday retreat, this property has everything you need to create your dream home in one of the most exclusive spots of Ibiza.



## 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.









# Important Notice

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