## **ENGEL&VÖLKERS**



E&V ID W-02YZWJ
SANTA EULALIA — CALA LLONGA

# Stylishly renovated villa with mediterranean flair

TOTAL SURFACE

approx. 210 m<sup>2</sup>

NUMBER OF BEDROOMS

3

PLOT SURFACE

approx. 916 m<sup>2</sup>

**ASKING PRICE** 

€2,600,000



## **Property Details**

Total Surface	Plot Surface	Number of Bedrooms	
approx. 210 m <sup>2</sup>	approx. 916 m²	3	
Asking price	Swimming-pool Total Number of Bathrooms		
€2,600,000	Barbecue area	3	
Air-Condition	Terrace	Garden	
Central Air-conditioned			
Flooring	Laundry Room	Views	
Concrete Floor, Laminate	Private, inside Apartment	Mountain View, Water View	

#### **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 exclusive villa has been extensively renovated with great attention to detail and high-quality materials, seamlessly combining modern living comfort with the relaxed atmosphere of the island. Situated in an elevated position, just a few minutes from the beach of Cala Llonga and the renowned Ibiza golf course, the property offers peace, privacy, and close proximity to a wide range of restaurants, shops, and leisure activities. Located in one of the most sought-after residential areas on the island, it is ideal for those looking to experience authentic Ibiza in an upscale setting. The property extends over two levels and features three spacious bedrooms, including a master suite with en-suite bathroom and sea views. Three stylish bathrooms – all with underfloor heating – as well

as a guest toilet and several versatile living areas complete the layout. The heart of the house is the expansive living and dining room with an open designer kitchen – a light-flooded space that impresses with its clean architecture and seamless transition to the outdoor areas. The well-maintained exterior includes an inviting pool, a spacious terrace, and an outdoor kitchen – perfect for relaxing under the Ibiza sun or enjoying sociable evenings with family and friends. Whether as an elegant main residence, a luxurious holiday retreat, or an investment opportunity – this villa convinces with its location, features, and substance alike. An extension option of an additional 80 m² of living space rounds off this exceptional offer.





## **Location Description**

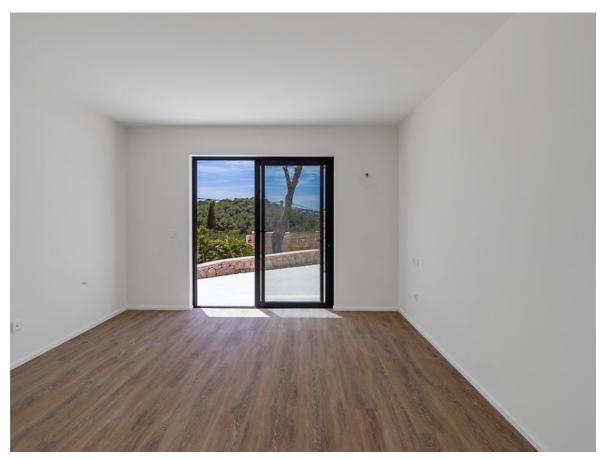
Cala Llonga is located in a beautiful bay just five kilometers from Santa Eulalia. It has a pleasant beach with a wide stretch of sand and clear waters. There are several hotels, bars, restaurants, and a local supermarket. The stunning surroundings are perfect for outdoor activities such as hiking, horseback riding, or cycling. Additionally,

the island's only golf course is just five minutes away by car. Cala Llonga is situated about 10 kilometers from Ibiza Town and approximately 17 kilometers from Ibiza Airport, making it a very accessible destination for those seeking both relaxation and exploration.



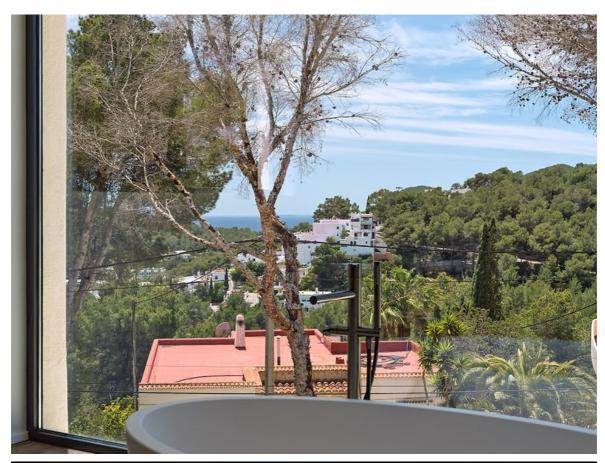














ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kW h./ m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente		
В		
C		
D		
E	148,3	46,6
F		
G menos eficiente		



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