



E&V ID: W-02ZCDH

SAN JUAN

Authentic country estate with panoramic views

TOTAL SURFACE

~353 m²

NUMBER OF BEDROOMS

4

PLOT SURFACE

~11,400 m²

ASKING PRICE

€2,750,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
~353 m ²	~11,400 m ²	4
Asking price	Total Number of Bathrooms	Fireplace
€2,750,000	4	✓
Flooring	Views	
Stone Floor	Open View, Green View, 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

Perched on a peaceful hilltop in Sant Joan de Labritja, this charming finca enjoys breathtaking panoramic views over the surrounding mountains, the distant skyline of Ibiza Town, and the sparkling waters of Cala Es Canaret. Set on a generous plot of more than 12,000 m², the property combines natural beauty, complete privacy, and exceptional potential for transformation.

The main house features a spacious living room with a cozy fireplace, a separate dining room with a traditional open fireplace, and a kitchen with direct access to the west-facing terrace. The master suite offers an en-suite bathroom, while a second bedroom is ideal as a children's room. The main house is complemented by a guest WC, a separate shower room, and a utility room.

A charming courtyard leads to a spacious covered terrace with an open fireplace – the perfect setting for al fresco dining and relaxed evenings. From here, a staircase leads to the rooftop terrace of the adjoining guest house.

The guest annex comprises two generously sized guest suites, each with its own private entrance and en-suite bathroom, as well as direct access to the pool area and the southeast-facing terrace. The

large circular swimming pool, together with the expansive terraces, provides the perfect foundation for creating an exceptional outdoor living space. A garage, private well, water cistern, and a natural cave further enhance the uniqueness and character of this remarkable property.

An independent architectural report has already been prepared, assessing the property's administrative and urban planning status. According to the report, the original parts of the finca were built before 1956 and are therefore considered legally established. It also concludes that the later additions are, in principle, eligible for legalization under the current Balearic legislation. This offers buyers the rare opportunity to acquire an authentic Ibizan finca while unlocking its full legal and architectural potential through a future legalization process.

Whether envisioned as a luxurious family residence, a peaceful countryside retreat, or an elegant holiday home, this finca offers outstanding development potential in one of Ibiza's most authentic and unspoiled locations. A true hidden gem, combining timeless character, spectacular views, and a rare opportunity to create an exceptional home tailored to individual vision.



Location Description

Sant Joan de Labritja is one of the most peaceful and unspoiled areas in northern Ibiza, offering a rare combination of privacy, nature, and refined living.

Set amidst pine forests, rolling hills, and hidden beaches, this charming municipality is ideal for those seeking tranquility without giving up comfort. Sant Joan de Labritja is known for its authentic Ibicencan character, traditional fincas, and relaxed atmosphere – a true contrast to the island's more vibrant south.

From scenic hiking trails to organic markets and picturesque coves, the area invites you to slow down and connect with the island's natural beauty. While it feels remote, Ibiza Town is just about 30 minutes away, making it a discreet yet connected retreat.

Sant Joan de Labritja is perfect for those who value authenticity, space, and a close bond with nature – all wrapped in a calm, luxurious lifestyle.





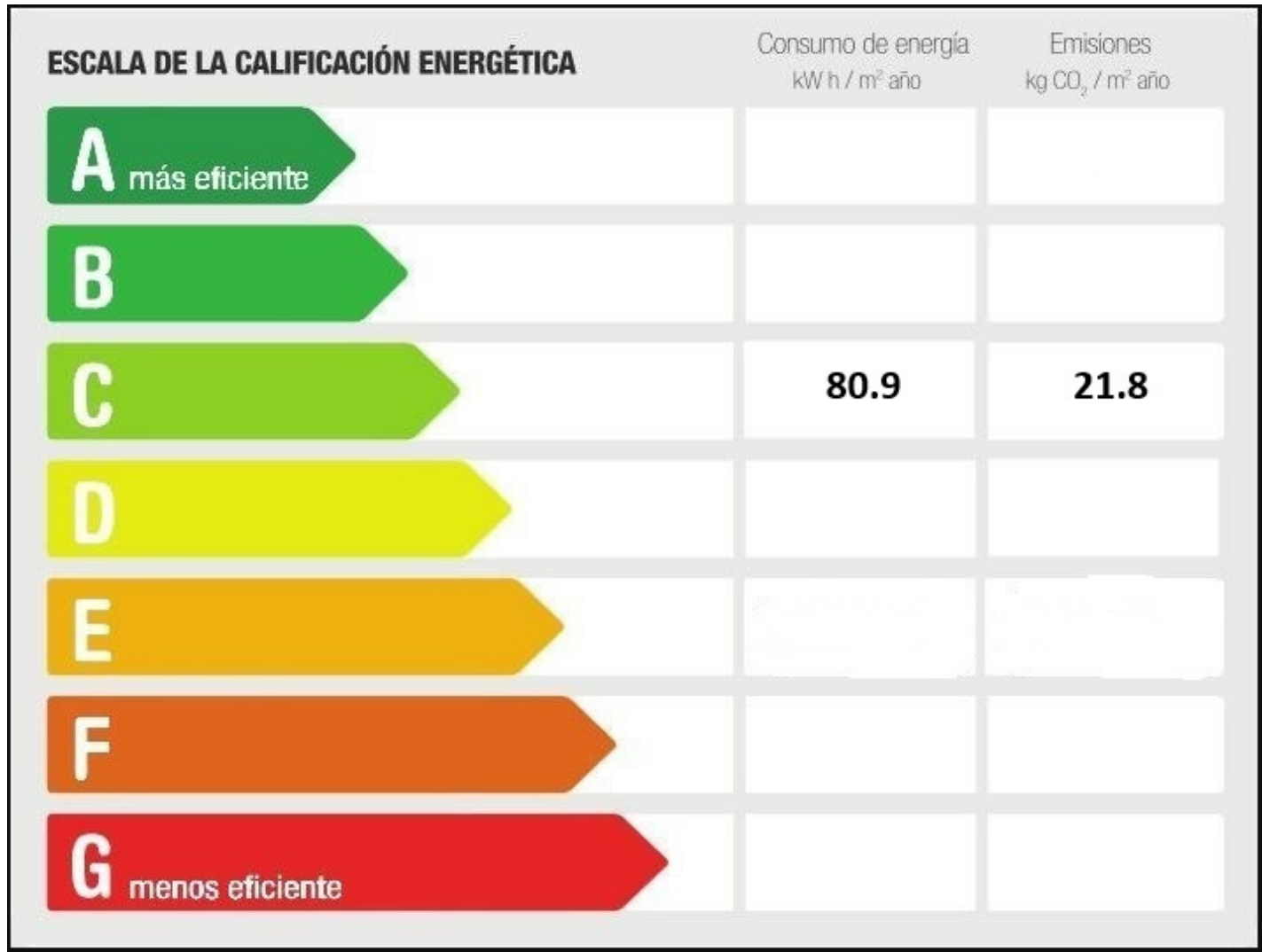












Energy information

Important Notice

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