



E&V ID W-02ZJ5W

SANTA EULALIA — SANTA GERTRUDIS

## Charming modern villa in prime location

TOTAL SURFACE

approx. 280 m<sup>2</sup>

NUMBER OF BEDROOMS

5

PLOT SURFACE

approx. 600 m<sup>2</sup>

ASKING PRICE

€3,500,000



## Property Details

Total Surface  
approx. 280 m<sup>2</sup>

Asking price  
€3,500,000

Basement  
✓

Plot Surface  
approx. 600 m<sup>2</sup>

Total Number of Bathrooms  
5

Garden  
✓

Number of Bedrooms  
5

Air-Condition  
Fully Air-conditioned

## 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

Located in one of Ibiza's most sought-after areas, this spectacular property, built in 2013, perfectly blends modern design with Mediterranean charm. Just a short walk from the vibrant center of Santa Gertrudis, this home is a unique opportunity for families seeking a year-round residence or those looking for a second home on the island.

Its prime location offers the tranquility of a residential setting with the convenience of nearby restaurants, terraces, shops, and services. The proximity to both local and international schools also makes it an ideal choice for families who value a safe, healthy lifestyle with plenty of opportunities.

Inside, the house has been designed with great attention to detail and high-quality finishes. Upon entering, you're welcomed by a spacious open-plan area filled with natural light, featuring a modern kitchen with a central island, a dining area, and a cozy living room

with designer sofas.

The property offers five en-suite bedrooms, all decorated in an elegant bohemian Mediterranean style. Two of the bedrooms have direct access to private terraces with open countryside views, adding a sense of peace and privacy.

Equipped with a state-of-the-art home automation system, the house allows intelligent control of lighting, shutters, and temperature.

Outside, a beautifully landscaped garden surrounds the swimming pool, which is complemented by Balinese beds and an outdoor dining area—perfect for enjoying Ibiza's climate year-round.

The property also includes a spacious basement with a laundry area and plenty of potential for further use.



## Location Description

Santa Gertrudis is a charming village in the centre of the island, a hotspot that is constantly growing and maintains a lively, multicultural atmosphere.

The main square is a car-free zone and the famous church is

surrounded by a wide range of restaurants, bars, boutiques and galleries.

The international audience mingles with the locals here, creating a unique, vibrant and Mediterranean way of life.





























**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>	28.9	9.1
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

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