## **ENGEL&VÖLKERS**



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	Plot Surface	Number of Bedrooms	
approx. 280 m²	approx. 600 m <sup>2</sup>	5	
Asking price	Total Number of Bathrooms	Air-Condition	
€3,500,000	5	Fully Air-conditioned	
Basement	Garden		

#### **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**

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**

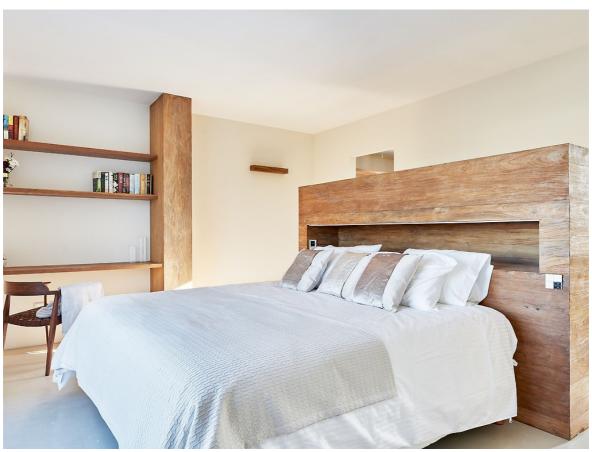
Santa Gertrudis is a charming village in the centre of the island, a hotspot that is constantly growing and maintains a lively, multicultural atmosphere.

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.

















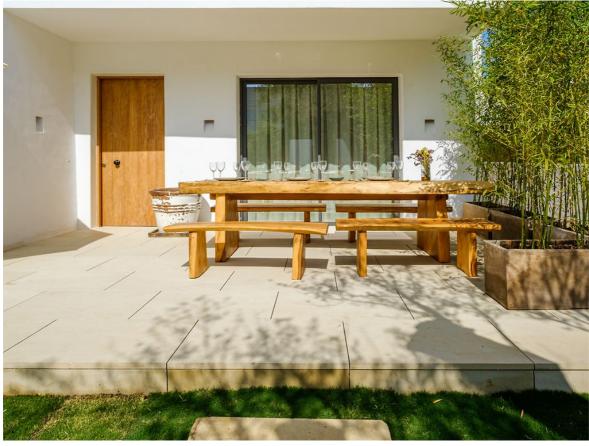




















ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kW h / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente		
В	28.9	9.1
C		
D		
E		
F		
G menos eficiente		



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