



E&V ID: W-02ZK10

SAN JOSÉ — SAN AGUSTÍN

Two independent fincas in a privileged setting

TOTAL SURFACE

~640 m²

NUMBER OF BEDROOMS

8

PLOT SURFACE

~4,500 m²

ASKING PRICE

€5,200,000



Property Details

Total Surface

~640 m²

Asking price

€5,200,000

Air-Condition

Split Air-conditioned

Terrace

✓

Views

Green View, Mountain View, Water View

Plot Surface

~4,500 m²

Total Number of Bathrooms

8

Fireplace

✓

Laundry Room

Private, outside Apartment

Alarm system

✓

Number of Bedrooms

8

Independent Studio Flat

✓

Garden

✓

Total Number of Parking Bays

6

Two swimming-pools

✓

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 unique property has been conceived as a haven of peace in one of the most exclusive areas of Ibiza. It is an authentic, carefully restored estate, situated in a privileged natural setting, blending the island's traditional charm with the highest standards of comfort and privacy. The property is divided into two independent residences, designed with intimacy and well-being in mind. The main house welcomes visitors with a traditional porch leading to an elegant living-dining room with a fireplace, two en-suite bedrooms with walk-in closets, a reading room, a third en-suite bedroom, and a spacious, bright, and functional kitchen. Both the kitchen and living room open to the main pool, enhancing the calm and balance that define the property. The second residence offers three bedrooms, two additional bathrooms, an exterior en-suite bedroom, and a second pool, ideal for more intimate relaxation. In total, the estate features eight bedrooms and nine bathrooms, all designed with meticulous

attention to detail. Two fully equipped kitchens and auxiliary spaces such as an independent studio and rooms for art, meditation, or remote work complete the experience. The outdoor areas extend the lifestyle this property offers: Tuscan-inspired terraces, outdoor kitchens, barbecue areas, a serene fish pond, and a birdcage surrounded by gardens that reveal private corners and pathways to reconnect with nature. Its strategic location, close to Sant Josep de Sa Talaia and beaches like Cala Comte, Cala Bassa, or Cala Tarida, allows for a perfect balance between tranquility and access to the southwest's main attractions. Heritage elements such as sabina beams, natural stone floors, and a handcrafted sundial give character to every space, creating an atmosphere where tradition and elegance coexist in perfect harmony. This finca is more than just a residence; it is a lifestyle that captures the true essence of Ibiza.



Location Description

Sant Agustí des Vedrà is one of the most authentic and peaceful villages in Ibiza, ideal for those seeking privacy without distancing from island life. Just 20 minutes from the airport and Ibiza town center, and 10 minutes from spectacular beaches like Cala Comte, Cala Bassa, and Cala Tarida, it combines a rural setting with easy

access. In the surroundings, you'll find charming restaurants, local vineyards, supermarkets, basic services, and natural trails perfect for walking or unwinding. A perfect enclave balancing serenity, comfort, and Mediterranean beauty.



























ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kW h / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente		
B		
C		
D	EN TRÁMITE	
E		
F		
G menos eficiente		

Energy information

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