



E&V ID W-0464HI

SANTA GERTRUDIS - SAN MATEO

Exclusive land with approved building license

PLOT SURFACE

approx. 63,128 m²

ALLOWED BUILDING SURFACE

280 m²

ASKING PRICE

€2,500,000

TYPE OF USAGE

Residential



Property Details

Plot Surface

approx. 63,128 m²

Asking price

€2,500,000

Allowed Building Surface

280 m²

Type of Usage

Residential

Orientation

Southwest

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 exceptional 63,000 sqm plot offers a unique opportunity to create your dream home.

The project, designed by renowned architect Jaime Romano, features a stunning 280 sqm house with a 236 sqm basement, totaling 516 sqm of built space. The south-facing orientation will ensure abundant sunlight throughout the day, and the property will include a 35 sqm pool. Nestled in a beautiful valley, the location is surrounded by farming land, terraces, pine trees, and offers breathtaking views of old fincas and gentle hills. The land also has excellent potential for organic farming and landscaping.

Conveniently located, the property is just 10 minutes from Santa Gertrudis and Morna International School, 20 minutes from Ibiza

town, and 30 minutes from the airport, with easy access from the main road. Essential utilities are being addressed, including a water license for a well (with drilling already in process) and a pending electricity connection to the main grid. A solar autonomy project is also a viable option.

The project is currently advancing, with the house's location already marked on the land and geological studies underway. Once a constructor is selected, construction is estimated to take approximately one year.

This property offers a rare combination of privacy, natural beauty, and convenience, making it an ideal choice for creating a luxurious retreat in one of Ibiza's most sought-after areas.



Location Description

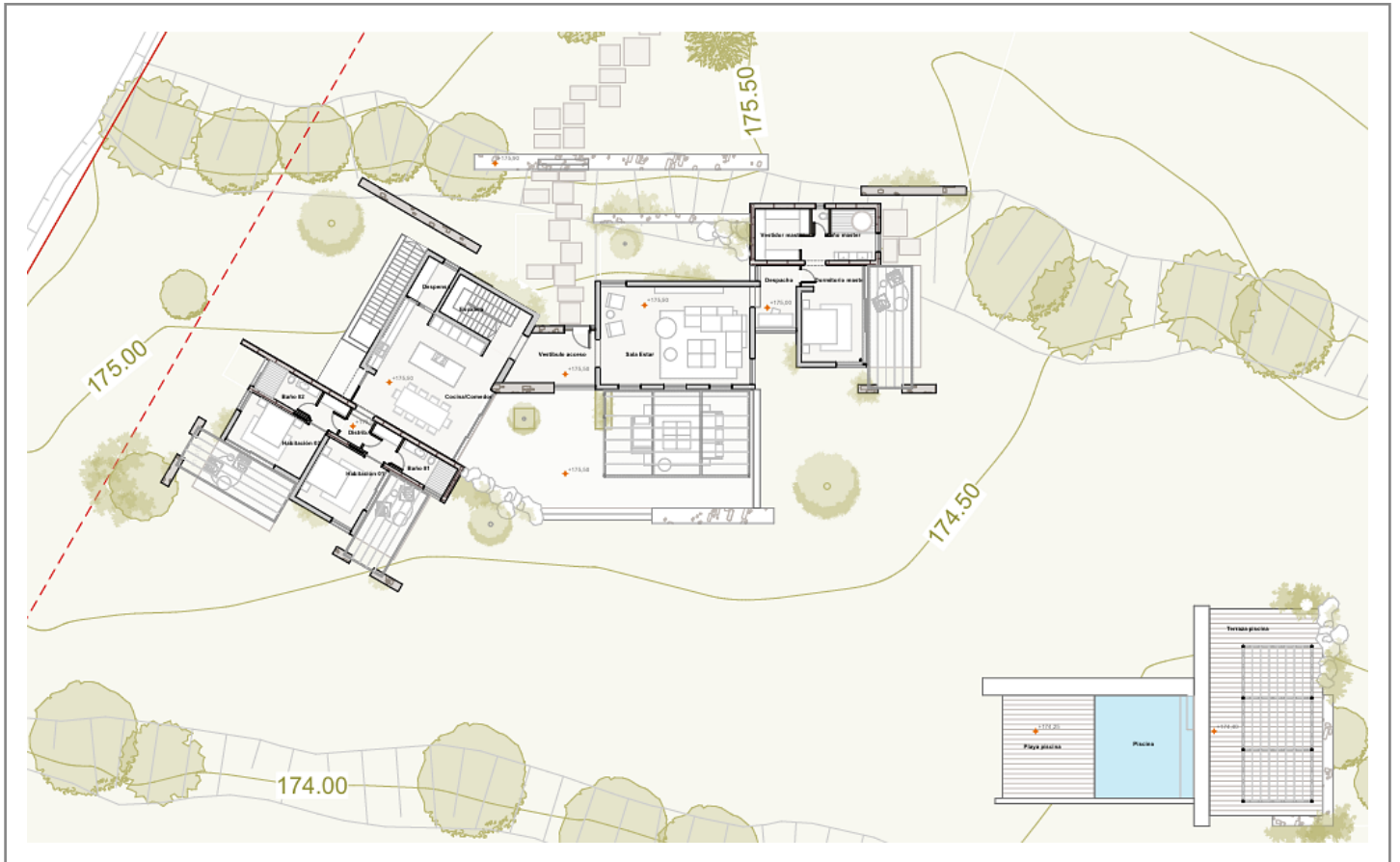
The town of San Mateo is located in the northwest of the island of Ibiza. It is located in the Albarca valley. The valley is characterized by its lemon and orange trees and almond fields.

The village is famous for its wines, as it is the largest area of

vineyards on the island. The centre of the village consists of the church (18th century), some bars and restaurants, a school and very few houses.







Floor Plan



Important Notice

In compliance with the current Personal Data Protection Law, we inform you that your personal data were included in an automated file owned by Engel & Völkers Ibiza, S.L., with CIF B57138182 and fiscal address at Avda. Santa Eulalia, 17 bajos, 07800 Ibiza, Spain, to attend to the commitments derived from the relationship between the two parties. Engel & Völkers Ibiza, S.L. informs that all data will be handled lawfully, loyally transparently, appropriately, suitably, with restrictions, precisely and kept up to date. You may exercise your right to access, rectify, limit treatment, suppress, withdraw and oppose to your personal data treatment, as well as the consent provided for its treatment by sending your request by email to SantaEulalia@engelvoelkers.com.

