



E&V ID: W-0464HI

SANTA GERTRUDIS - SAN MATEO

## Exclusive land with approved project designed by Jaime Romano

PLOT SURFACE

~63,128 m<sup>2</sup>

ALLOWED BUILDING SURFACE

280 m<sup>2</sup>

ASKING PRICE

€2,200,000

TYPE OF USAGE

Residential



## Property Details

Plot Surface

~63,128 m<sup>2</sup>

Type of Usage

Residential

Asking price

€2,200,000

Orientation

Southwest

Allowed Building Surface

280 m<sup>2</sup>

## 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 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.



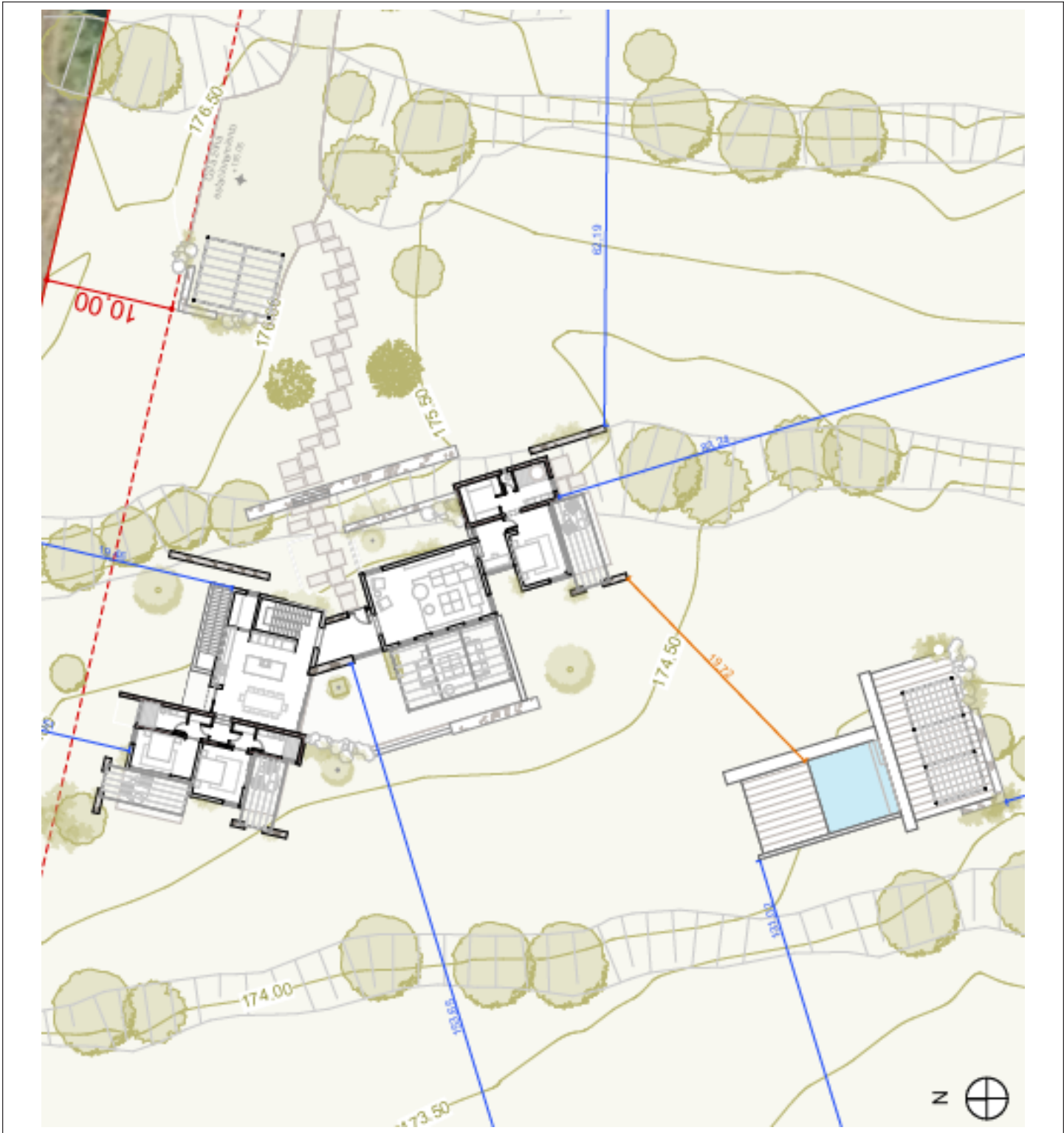
## Location Description

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.

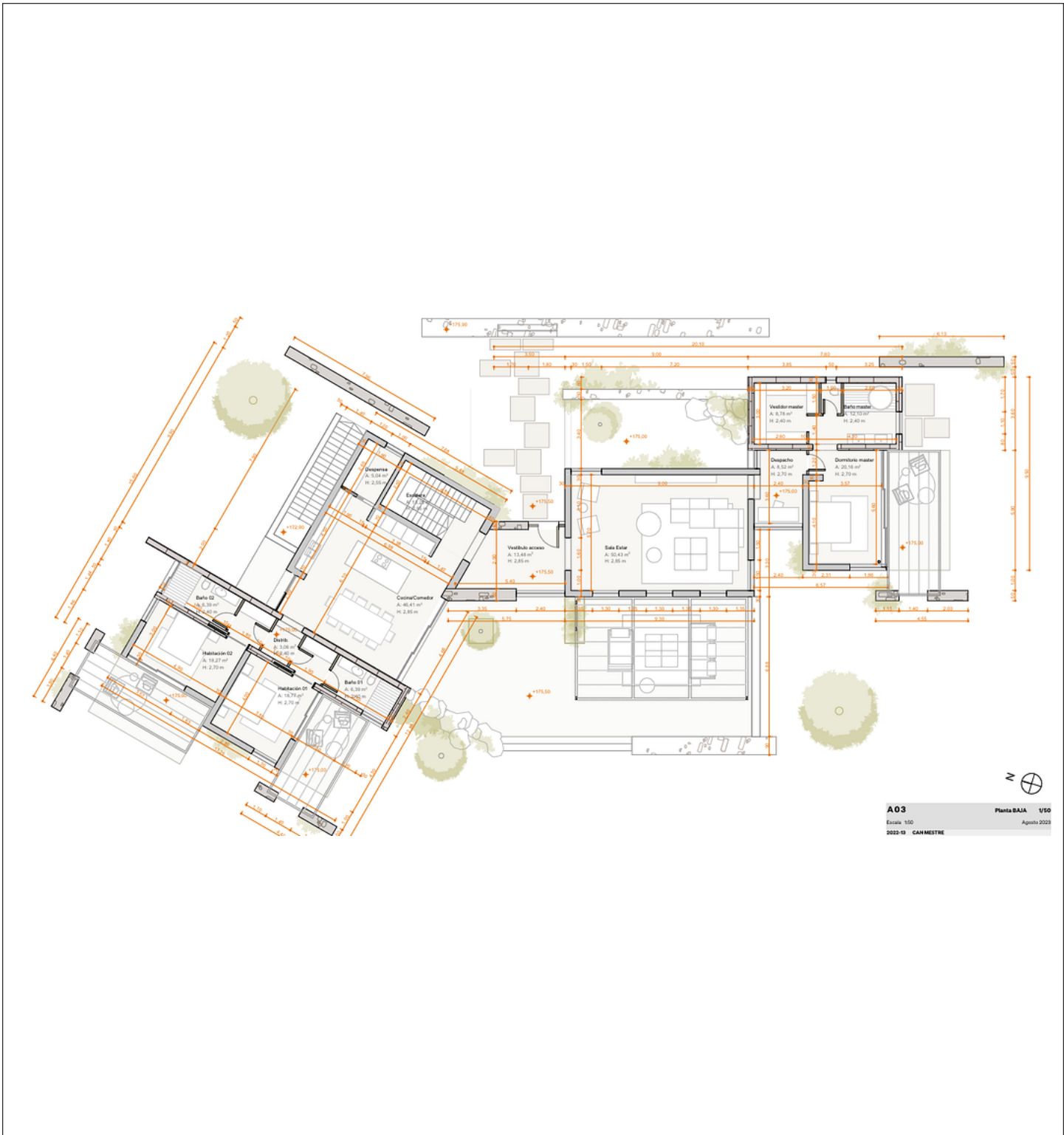






Floor Plan





**A03** Planta BAJA 1/50  
 Escala 1/50 Agosto 2022  
 0022-13 CAN MESTRE

Floor Plan

## Important Notice

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