



E&V ID W-04690I

SAN JUAN - PUERTO DE SAN MIGUEL

## New-build townhouse just steps from the beach

TOTAL SURFACE

approx. 290 m<sup>2</sup>

NUMBER OF BEDROOMS

3

PLOT SURFACE

approx. 800 m<sup>2</sup>

ASKING PRICE

€1,750,000



## Property Details

Total Surface  
approx. 290 m<sup>2</sup>

Asking price  
€1,750,000

Terrace  
✓

Total Number of Garages  
1

Plot Surface  
approx. 800 m<sup>2</sup>

Total Number of Bathrooms  
3

Rooftop Terrace Size  
45 m<sup>2</sup>

Views  
Open View, Green View

Number of Bedrooms  
3

Garden  
✓

Air-Condition  
Ducted Air-conditioned

Year of construction  
2025

## 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

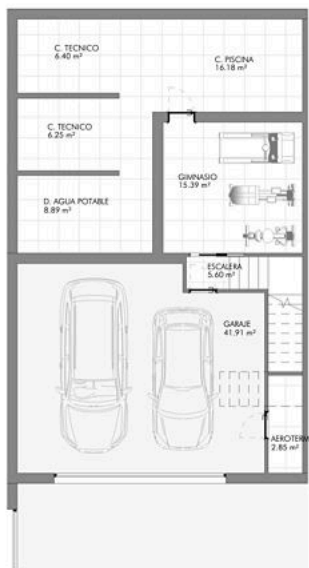
Imagine waking up every morning to the sea breeze and the sound of the waves, just steps from the beach of Port de Sant Miquel, one of the most beautiful and peaceful corners in the north of Ibiza. This new-build townhouse perfectly combines contemporary design, sustainability and a privileged location, making it a home designed to be enjoyed all year round or as a high-end holiday retreat.

Spread over two floors, the property offers a bright and welcoming atmosphere. Upstairs, the master suite features a private bathroom, terrace and open views of the Mediterranean landscape, while two additional bedrooms, versatile and comfortable, can be adapted to suit any family's needs. On the ground floor, the spacious open-plan living-dining area with floor-to-ceiling windows connects naturally to

the garden, seamlessly integrating indoor and outdoor spaces. The modern, fully equipped kitchen is designed for sharing special moments in a practical yet elegant environment.

Outdoors, every detail has been thought out for your comfort: a private swimming pool for cooling off in summer, a Mediterranean garden with native plants and your own vegetable garden to enjoy fresh produce at home. A private garage with direct access adds both convenience and privacy.

This townhouse is not just a property: it is an opportunity to experience the purest side of Ibiza, with all the comfort you expect and just steps from the sea.



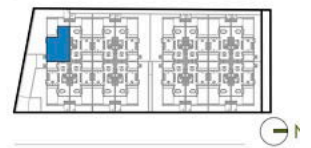
PLANTA SOTANO  
1 : 100



PLANTA BAJA  
1 : 100

#### CUADRO DE SUPERFICIES

SUPERFICIE CONSTRUIDA INTERIOR	291.45 m
SUPERFICIE CONSTRUIDA EXTERIOR	276.61 m
SUPERFICIE ZONA RURAL	302.90 m
SUPERFICIE CONSTRUIDA TOTAL	870.97 m



## Location Description

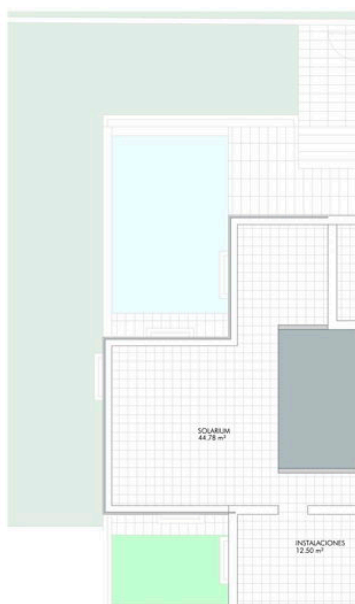
Sant Joan de Labritja is an authentic and natural corner in northern Ibiza, ideal for those seeking peace and a connection with nature. Only 22 km from Ibiza town and 31 km from the airport, it offers the perfect combination of tranquility and accessibility. The area is surrounded by pristine beaches and coves with crystal-clear waters, perfect for relaxing and enjoying the sea in a natural setting. In the

village and its surroundings, you will find an excellent local gastronomic offer, with restaurants known for their traditional cuisine and cozy atmosphere.

Sant Joan is much more than a place: it is a lifestyle that unites nature, culture, and gastronomy in a serene and authentic environment, ideal for those seeking to live the purest Ibiza.



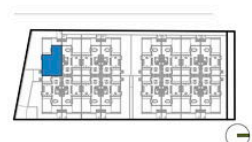
PLANTA PRIMERA  
1 : 100



PLANTA ATICO  
1 : 100

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# Important Notice

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