



E&V ID W-046AWB

SAN CARLOS - CALA LLENYA

## Versatile home near the beach

TOTAL SURFACE

approx. 278 m<sup>2</sup>

NUMBER OF BEDROOMS

3

PLOT SURFACE

approx. 477 m<sup>2</sup>

ASKING PRICE

€950,000



## Property Details

Total Surface

**approx. 278 m<sup>2</sup>**

Plot Surface

**approx. 477 m<sup>2</sup>**

Number of Bedrooms

**3**

Asking price

**€950,000**

Total Number of Bathrooms

**3**

Air-Condition

**Split Air-conditioned**

Independent Studio Flat



Total Number of Parking Bays

**3**

Year of construction

**1990**

Number of stories

**2**

## 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

Just a short walk from the sandy shores of Cala Llenya and tucked away in a quiet residential street, this well-maintained property combines Mediterranean charm with flexible living spaces. Surrounded by gardens and multiple terraces, it offers privacy, comfort, and the relaxed lifestyle Ibiza is known for.

The house is distributed over two levels. On the ground floor, a separate apartment with its own entrance includes a living room, kitchen, bedroom, bathroom, and a dining area. A covered terrace in front adds a cozy outdoor space to the apartment.

The main residence on the upper floor features an open-plan living and dining area with a fireplace and kitchen. Two bedrooms and two

bathrooms—one of them en suite—provide ample space for family or guests. Large windows and direct access to the terrace and garden create a bright, airy atmosphere throughout.

Highlights of the property include a private petanque court, a spacious workshop with potential for conversion, a carport, and additional parking for two to three vehicles. An external staircase leads to the roof, offering the opportunity to create a rooftop terrace.

This property is an ideal blend of tranquility, proximity to the beach, and flexible usage—perfect as a permanent residence, holiday retreat, or investment opportunity on the island of Ibiza.



## Location Description

Cala Llenya is a small resort village and is located in the northeast of the island, a five minutes' drive from the village of San Carlos. It is a haven of peace and tranquility surrounded by stunning landscapes and sandy beaches. The beach of Cala Llenya is a quiet sandy beach

equipped with several services and crystal clear water. At walking distance you can also find the beach of Cala Nova, with its beach bars and restaurants.























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