



E&V ID: W-046DDV

SANTA EULALIA

## Luxury new-build villa in a prime location with sea views

TOTAL SURFACE

~360 m<sup>2</sup>

NUMBER OF BEDROOMS

5

PLOT SURFACE

~630 m<sup>2</sup>

ASKING PRICE

€3,895,000



## Property Details

Total Surface	Plot Surface	Number of Bedrooms
~360 m <sup>2</sup>	~630 m <sup>2</sup>	5
Asking price	Total Number of Bathrooms	Rooftop Terrace Size
€3,895,000	5	65 m <sup>2</sup>
Terrace Size	Garden	Number of stories
~370 m <sup>2</sup>	✓	3
Total Number of Parking Bays	Views	Heating
2	<b>Building View, Green View, Water View</b>	<b>Heat Pump, Electric Heating (Underfloor Heating, Underfloor Heating, Air-Condition)</b>
Air-Condition	Expected completion: April 2026	Private pool (42 m <sup>2</sup> )
Fully Air-conditioned	✓	✓

## 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 exclusive residential project of eight luxury villas is located in the northeast of Ibiza, right in the centre of Santa Eulària des Riu. Just steps from the town hall square and a five-minute walk from the beach and the marina, it offers a privileged location that perfectly combines convenience and Mediterranean lifestyle.

The villas' contemporary design, inspired by traditional Ibizan architecture, stands out for its use of premium materials such as local stone, oak wood and white lime mortar. Large windows and a south-facing orientation allow natural light to flood every space throughout the year.

The villa presented here features five bedrooms, all with en-suite bathrooms, plus an additional guest toilet. Spread across three floors, it offers spacious open-plan living areas and a fully equipped designer kitchen. Outdoors, a carefully landscaped Mediterranean

garden, private swimming pool with saline chlorination system, and spectacular open sea views create the perfect setting to enjoy island life.

The property is equipped with underfloor heating, central air conditioning (hot/cold), an aérothermal system and a state-of-the-art KNX smart home system controlling lighting and climate via touch panels or a mobile app. Aluminium double-glazed windows, minimalist interior doors and custom-made oak wardrobes with integrated LED lighting further enhance its exclusive character.

A covered carport for two vehicles and a complete security system with remotely controlled exterior cameras complement this magnificent villa. With its high-quality finishes and privileged location, this is a unique opportunity to acquire a new-build residence in one of the most desirable areas of Ibiza.



## Location Description

Santa Eulària des Riu is the third-largest town in Ibiza, located on the picturesque east coast of the island. Arriving from Ibiza Town, one is greeted by the iconic Puig de Missa—a fortified church complex with its whitewashed walls and watchtower—rising majestically above the town.

Renowned for its relaxed atmosphere, Santa Eulària features a wide sandy beach and a palm-lined seafront promenade, perfect for enjoying leisurely walks by the sea. The town has earned an excellent reputation as a gastronomic and cultural hub, offering a rich variety

of restaurants, exclusive boutiques, and a modern marina.

Its location is truly privileged: the town centre is just a one-minute walk away, the marina and beaches are reached in only five minutes on foot, while Ibiza Town is a 12–15 minute drive and the airport about 20 minutes.

An exceptional opportunity for those seeking a unique residence in one of Ibiza's most desirable areas.









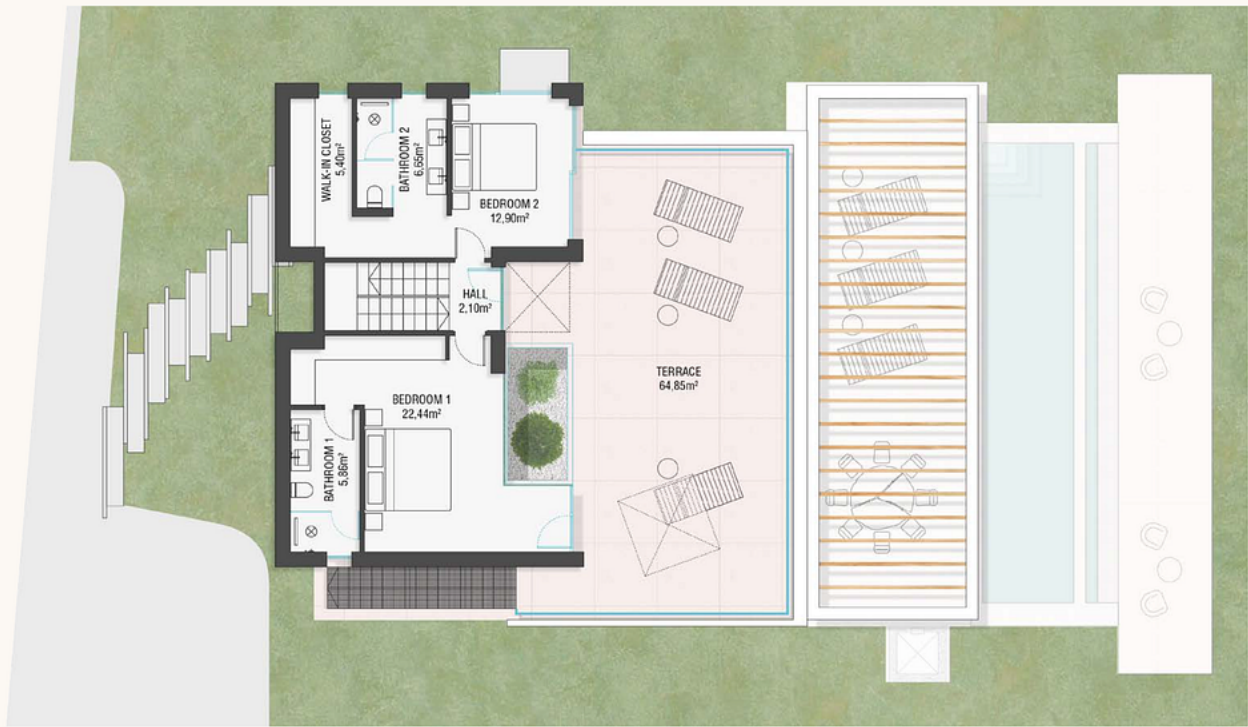


**PURE 02**  
ROOFTOP 64.48m<sup>2</sup>



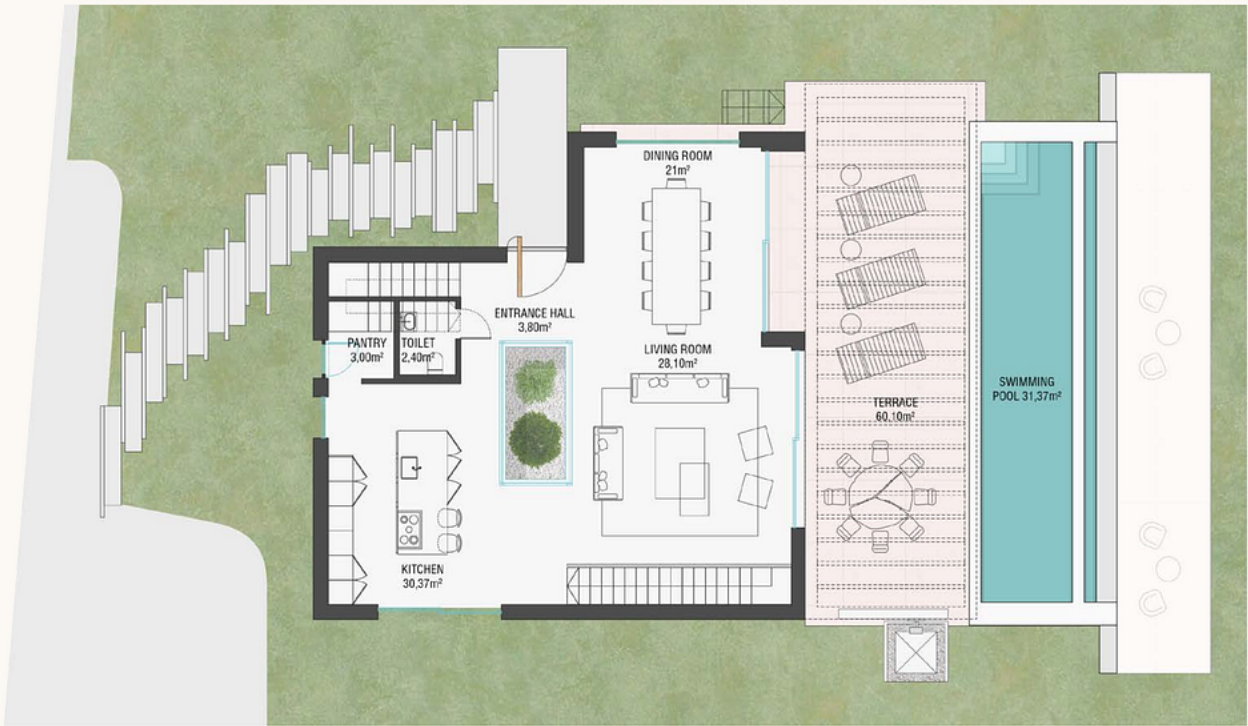
Floor Plan

**PURE 02**  
FIRST FLOOR 75.70m<sup>2</sup>



Floor Plan

**PURE 02**  
MAIN FLOOR 115.17m<sup>2</sup>



Floor Plan

**PURE 02**  
UNDERBUILD 131.17m<sup>2</sup>



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, supress, withdraw and oppose to your personal data treatment, as well as the consent provided for its treatment by sending your request by email to [lbiza@engelvoelkers.com](mailto:lbiza@engelvoelkers.com).

