



E&V ID W-046DDV
SANTA EULALIA

Luxury villa in a prime location with sea views

TOTAL SURFACE

approx. 490 m²

NUMBER OF BEDROOMS

6

PLOT SURFACE

approx. 886 m²

ASKING PRICE

€3,890,000



Property Details

Total Surface

approx. 490 m²

Asking price

€3,890,000

Terrace Size

approx. 345 m²

Total Number of Parking Bays

2

Air-Condition

Fully Air-conditioned

Plot Surface

approx. 886 m²

Total Number of Bathrooms

7

Garden



Views

Building View, Green View, Water View

Number of Bedrooms

6

Number of stories

3

Number of Rooms

7

Heating

Heat Pump (Underfloor Heating, Underfloor Heating)

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 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 six 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.









UNDERBUILD 168m²



Floor Plan

MAIN FLOOR 186.55m²



Floor Plan

FIRST FLOOR 83.48m²



Floor Plan

ESCALA DE LA CALIFICACIÓN ENERGÉTICA

Consumo de energía:
kWh / m² año

Emisiones:
kg CO₂ / m² año

| | | |
|--------------------------|-------------------|--|
| A más eficiente | | |
| B | | |
| C | | |
| D | EN TRÁMITE | |
| E | | |
| F | | |
| G menos eficiente | | |

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