ENGEL&VÖLKERS



E&V ID W-046DGN
IBIZA - SANTA GERTRUDIS

Modern newly built villa in a prime location

TOTAL SURFACE

approx. 233 m²

NUMBER OF BEDROOMS

4

PLOT SURFACE

approx. 541 m²

ASKING PRICE

€3,600,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
approx. 233 m²	approx. 541 m ²	4
Asking price	Total Number of Bathrooms	Air-Condition
€3,600,000	4	Central Air-conditioned
Heating	Year of construction	Terrace
Heat Pump (Air-Condition, Underfloor	2023	
Heating)		·
Garden	Total Number of Garages	Total Number of Parking Bays
/	1	4

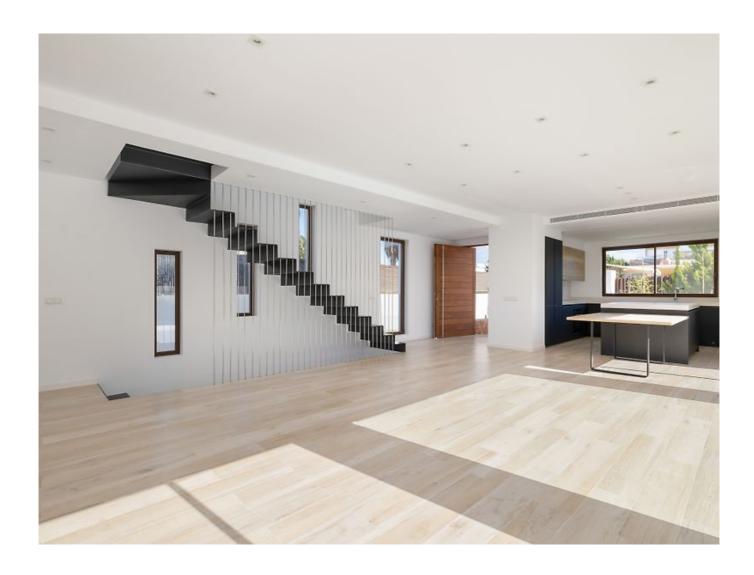
Commission Text

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

Located in the charming village of Santa Gertrudis, this brand-new detached villa stands as an elegant expression of modern architecture — blending clean lines, refined materials, and a serene Mediterranean ambiance.

Set on a 400 m^2 plot with a landscaped garden and a private swimming pool of 26.55 m^2 , the property offers both privacy and a seamless connection to nature.

The ground floor features a bright and spacious 52 m² living-dining area with an open-plan Santos kitchen, equipped with Siemens and Bosch appliances. Large windows open directly onto the garden and pool, flooding the space with natural light. This level also includes a bedroom with en-suite bathroom and a guest toilet.

Upstairs, the master suite boasts a private bathroom and a $20~\text{m}^2$ terrace, while two additional bedrooms share a bathroom with shower and have access to another west-facing terrace.

On the lower level, a large underground garage of approximately $100\ m^2$, technical area, and storage space complete the home.

Equipped with aerothermal heating, energy-efficient underfloor heating, and ducted air conditioning, this villa ensures year-round comfort. With open, luminous interiors that flow effortlessly towards the exterior, it represents the perfect blend of contemporary design, functionality, and quiet elegance — in one of lbiza's most sought-after locations.





Location Description

Santa Gertrudis is a charming village located in the heart of Ibiza. Once a quiet rural settlement, it has grown into a vibrant, multicultural community that thrives throughout the year. The picturesque main square is a car-free haven, dominated by the beautiful whitewashed church and surrounded by an enticing

selection of restaurants, cafés, boutiques, and art galleries.

Here, locals, long-term residents, and visitors from all over the world mingle effortlessly, creating a uniquely warm and lively atmosphere that captures the true spirit of Ibiza's inland life.



























Important Notice

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