



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

approx. 233 m²

Plot Surface

approx. 541 m²

Number of Bedrooms

4

Asking price

€3,600,000

Total Number of Bathrooms

4

Air-Condition

Central Air-conditioned

Heating

Heat Pump (Air-Condition, Underfloor Heating)

Year of construction

2023

Terrace

✓

Garden

✓

Total Number of Garages

1

Total Number of Parking Bays

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 m² plot with a landscaped garden and a private swimming pool of 26.55 m², 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 m² 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 m², 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 Ibiza'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.













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