



E&V ID: W-047N9E

SAN CARLOS - CALA LLENYA

## Mediterranean-style villa near the beach

TOTAL SURFACE

approx. 275 m<sup>2</sup>

NUMBER OF BEDROOMS

3

PLOT SURFACE

approx. 1,000 m<sup>2</sup>

ASKING PRICE

€2,500,000



## Property Details

Total Surface	Plot Surface	Number of Bedrooms
approx. 275 m <sup>2</sup>	approx. 1,000 m <sup>2</sup>	3
Asking price	Total Number of Bathrooms	Total Number of Garages
€2,500,000	4	1
Air-Condition	Fireplace	Number of stories
Fully Air-conditioned	✓	2
Views	Elevator	
Green View	✓	

## 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

In the quiet and sought-after residential area of La Joya, just minutes from the beautiful Cala Llenya, lies this charming fully renovated single-family villa, where Mediterranean style meets contemporary comfort and carefully selected qualities. The home immediately conveys a sense of calm and privacy, surrounded by mature vegetation and outdoor spaces designed to enjoy the island's privileged climate all year round. The pool area, naturally integrated in front of the house, becomes the heart of the home during the warm months, accompanied by pleasant terraces and porches that invite long alfresco meals, lazy afternoons, and evenings with family and friends. Inside, the renovation has respected the character of the architecture, enhancing natural light and details with personality, such as arched windows and soft tones that bring warmth and elegance. The house has three bedrooms and four bathrooms, distributed to offer comfort and privacy, creating a relaxing atmosphere that turns

each room into a true retreat. The kitchen, modern and functional, integrates perfectly into the ensemble, offering comfort both in daily life and when entertaining guests. One of the unique corners of the property is its central courtyard, clad with spectacular mosaics that evoke exotic environments and create a unique place to unwind and take care of oneself without leaving home. As a complement, the upper terrace offers an intimate and versatile space, ideal as a solarium or chill-out area, with open views of the natural surroundings. The house has a lift and is equipped with heating and air conditioning via an aero thermal system, ensuring energy efficiency and well-being throughout the year. Completing this attractive property is a private garage and the added value of being a detached single-family home, ready to move into. A house with soul, where Mediterranean charm, tranquillity, and comfort come together in a privileged location in the northeast of Ibiza.



## Location Description

Cala Llenya is a small tourist village located in the northeast of the island, a ten-minute drive from the village of San Carlos. It is a paradise of peace and tranquility surrounded by stunning landscapes and

sandy beaches. Cala Llenya beach is a quiet sandy beach equipped with various services and crystal-clear water. Nearby is also Cala Nova beach, with its beach bars and restaurants.













ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Consumo de energía kW h / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente			
<b>B</b>			
<b>C</b>			
<b>D</b>		<b>EN TRÁMITE</b>	
<b>E</b>			
<b>F</b>			
<b>G</b> menos eficiente			

Energy information

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