



E&V ID W-047Y1K

SANTA GERTRUDIS

## Exclusive modern luxury villa with rental licence and absolute privacy

TOTAL SURFACE

approx. 560 m<sup>2</sup>

NUMBER OF BEDROOMS

6

PLOT SURFACE

approx. 15,000 m<sup>2</sup>

ASKING PRICE

€5,700,000



## Property Details

Total Surface

**approx. 560 m<sup>2</sup>**

Plot Surface

**approx. 15,000 m<sup>2</sup>**

Number of Bedrooms

**6**

Asking price

**€5,700,000**

Total Number of Bathrooms

**5**

Year of construction

**2012**

Last Modernisation / Restoration

**2019**

Number of stories

**2**

Independent Studio Flat

✓

Air-Condition

**Fully Air-conditioned**

Heating

**Oil Heating (Underfloor Heating, Air-Condition)**

Total Number of Garages

**3**

Views

**Green View, Open 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

We present a spectacular contemporary-architecture villa, set on an impressive 15,000 m<sup>2</sup> plot, where modern design, spaciousness, and complete privacy come together to create a truly unique property.

The main residence stands out for its high ceilings, microcement floors, and an elegant open-plan layout that provides exceptional natural light throughout. It features four bedrooms and three bathrooms, with the entire upper floor dedicated to a generously sized master bedroom with a large en-suite bathroom, conceived as a true private sanctuary.

The exterior offers a meticulously maintained garden, a large swimming pool, and a natural setting that guarantees absolute tranquillity and privacy. The estate also includes an area for horses and a small stable, ideal for those seeking space and close contact with nature.

As an added value, the property includes two independent guest apartments with separate entrances, perfect for visitors, family members, or staff, while always preserving independence and comfort.

Key features include underfloor heating, a water softener, electric car charging point, an underground garage for three vehicles, and outdoor parking for four or more cars, providing the highest level of comfort, functionality, and sustainability.

Located in a quiet and exclusive area, the villa is just a 20-minute walk from Santa Gertrudis de Fruitera and a 10-minute drive from Morna Valley International College. Ibiza town and Ibiza Airport are approximately 20–25 minutes away.

An exceptional property for those seeking luxury, space, privacy, and a prime location in Ibiza.



## Location Description

Santa Gertrudis is a charming village in the middle of the island. It keeps growing and now maintains a lively, multicultural atmosphere throughout the year. The main square is a car free zone and the famous church is surrounded by a wide choice of restaurants, bars,

boutiques and galleries. The truly international audience is made up of residents and visitors who blend in with the locals to create a unique lively atmosphere.









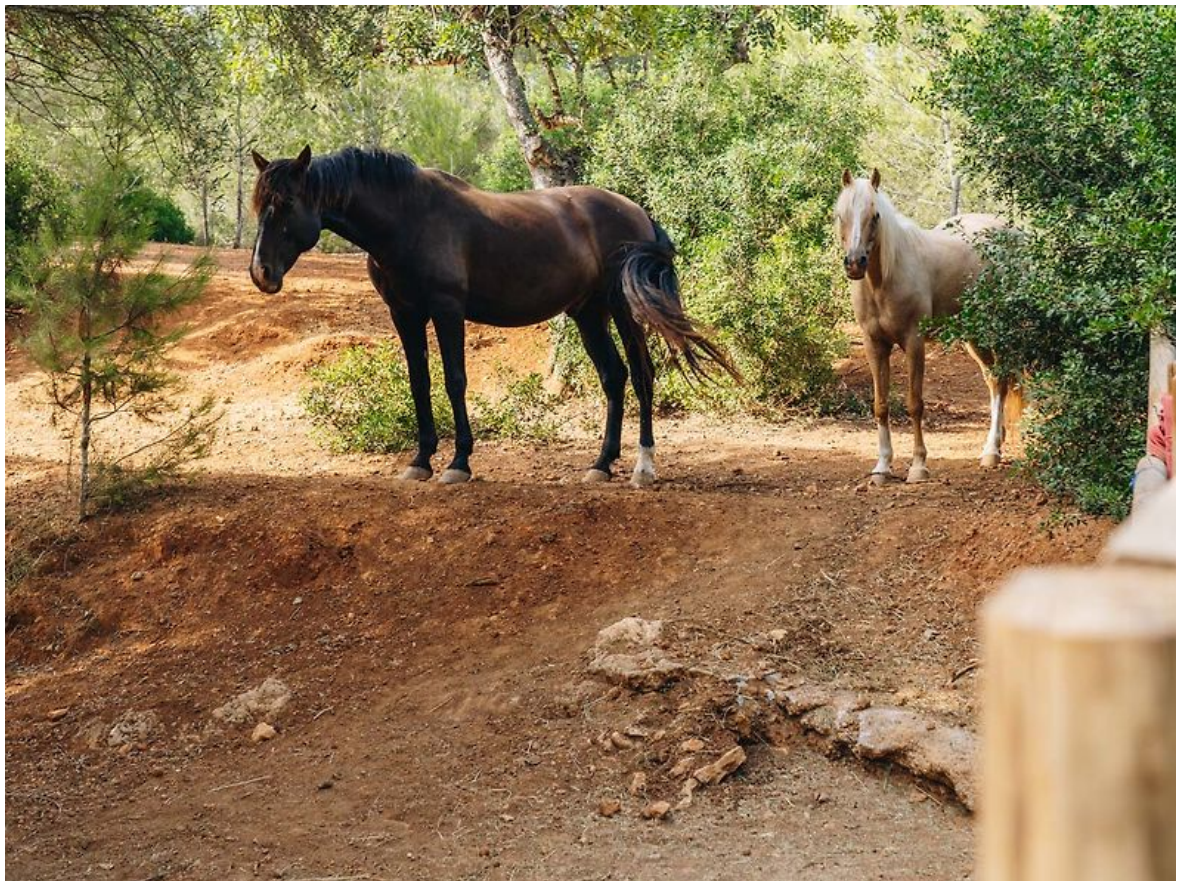
















# ESCALA DE LA CALIFICACIÓN ENERGÉTICA

Consumo de energía  
kWh / m² año

Emisiones  
kg CO<sub>2</sub> / m² año

**A** más eficiente

**B**

**C**

**D**

**E**

**F**

**G** menos eficiente

66.0

20.7



# Important Notice

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