



E&V ID W-047Y1K

SANTA GERTRUDIS

Exclusive modern luxury villa with rental licence and absolute privacy

TOTAL SURFACE

approx. 560 m²

NUMBER OF BEDROOMS

6

PLOT SURFACE

approx. 15,000 m²

ASKING PRICE

€5,700,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
approx. 560 m ²	approx. 15,000 m ²	6
Asking price	Total Number of Bathrooms	Year of construction
€5,700,000	5	2012
Last Modernisation / Restoration	Number of stories	Independent Studio Flat
2019	2	✓
Air-Condition	Heating	Total Number of Garages
Fully Air-conditioned	Oil Heating (Underfloor Heating, Air-Condition)	3
Views		
Green View, Open View		

Commission Text

Availability upon agreement.

Engel & Völkers does not accept responsibility as the information provided in this brochure is for information only and it is subject to errors, omissions, change of price or withdrawal without notice.

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 m² 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,

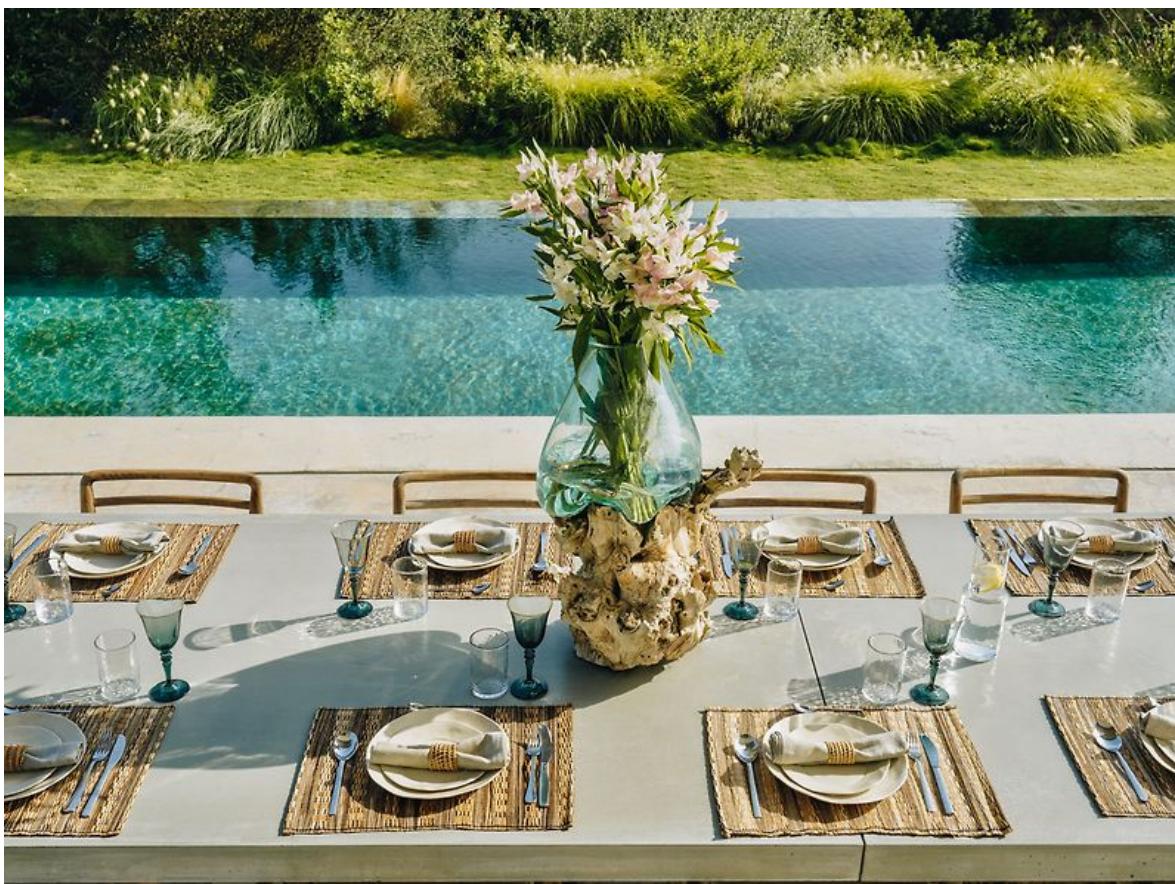
boutiques and galleries. The truly international audience is made up of residents and visitors who blend in with the locals to create a unique lively atmosphere.

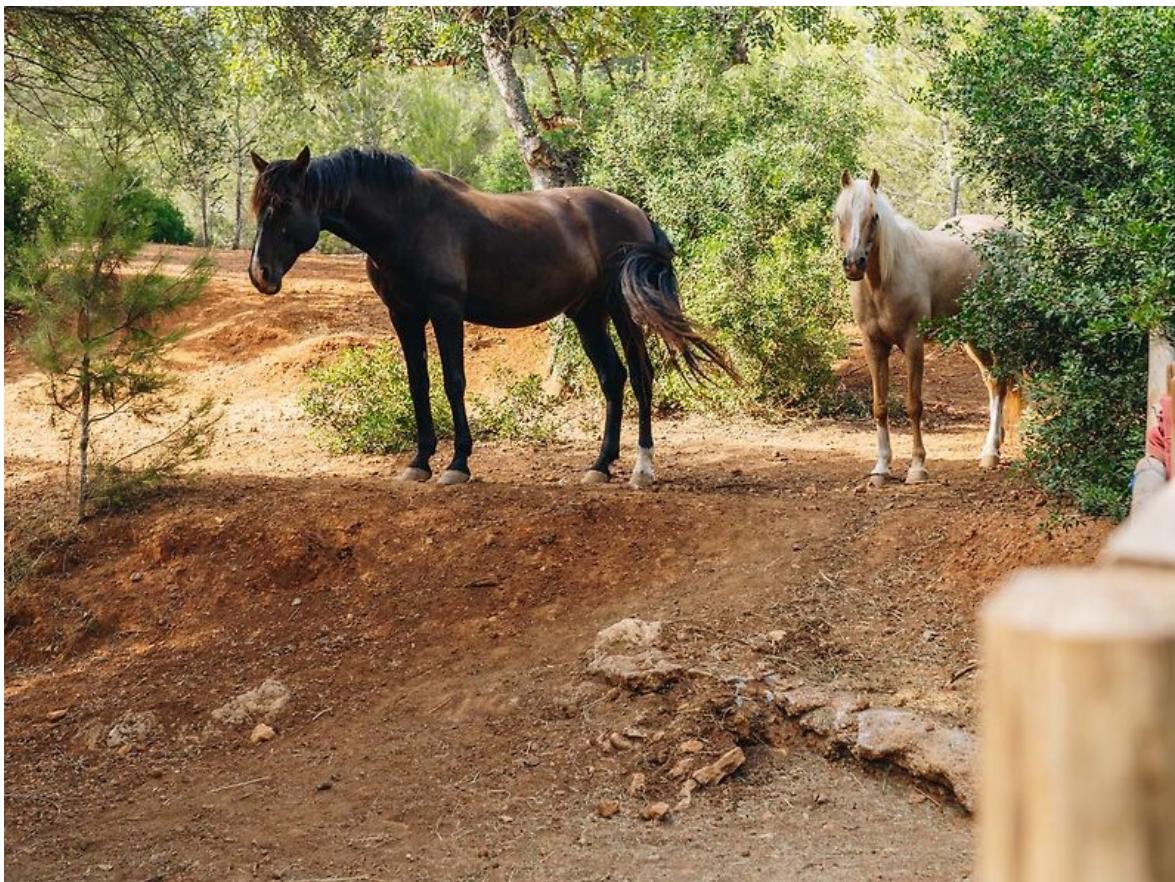
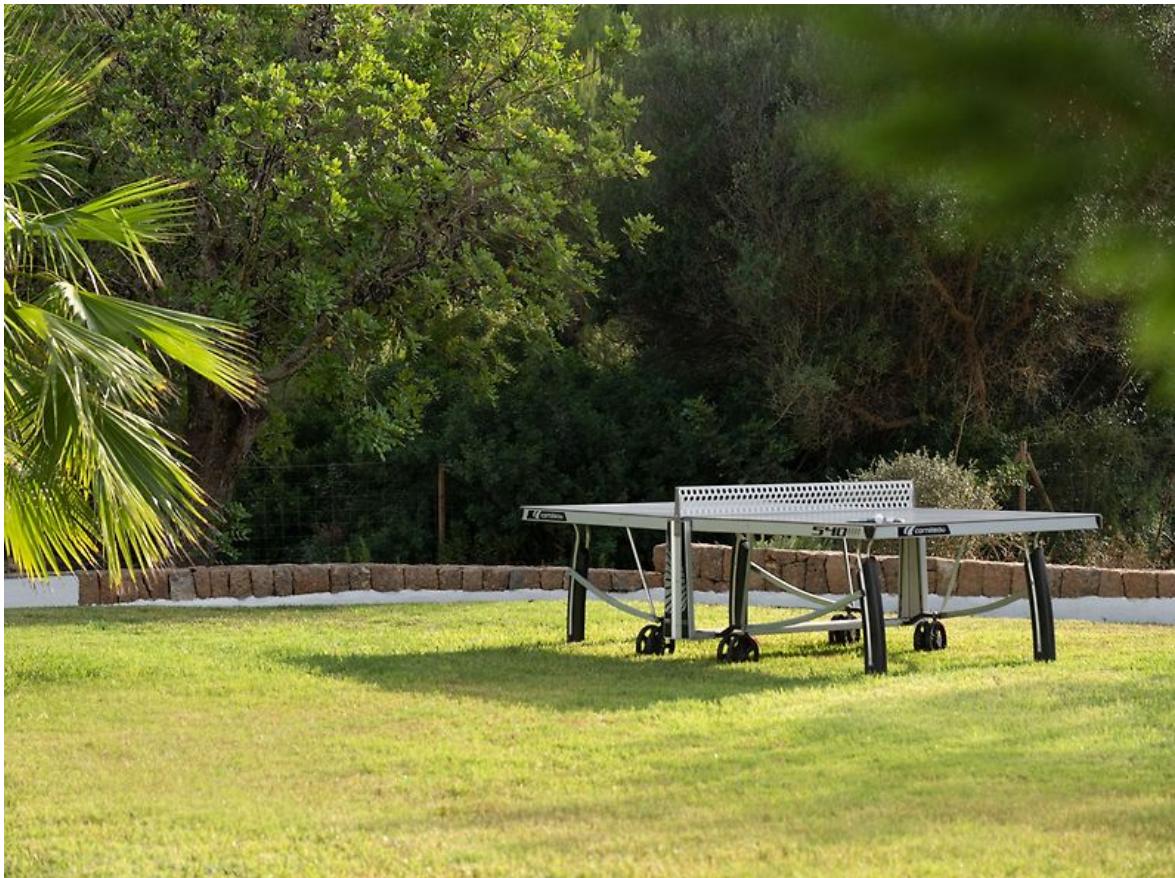














ESCALA DE LA CALIFICACIÓN ENERGÉTICAConsumo de energía
kW h / m² añoEmisiones
kg CO₂ / m² año**A** más eficiente**B****C****D****E****F****G** menos eficiente

66.0

20.7

Important Notice

In compliance with the current Personal Data Protection Law, we inform you that your personal data were included in an automated file owned by Engel & Völkers Ibiza, S.L., with CIF B57138182 and fiscal address at Avda. Santa Eulalia, 17 bajos, 07800 Ibiza, Spain, to attend to the commitments derived from the relationship between the two parties. Engel & Völkers Ibiza, S.L. informs that all data will be handled lawfully, loyally transparently, appropriately, suitably, with restrictions, precisely and kept up to date. You may exercise your right to access, rectify, limit treatment, suppress, withdraw and oppose to your personal data treatment, as well as the consent provided for its treatment by sending your request by email to SantaEulalia@engelvoelkers.com.

