



E&V ID: W-047Y1K

SANTA GERTRUDIS

Exclusive modern luxury villa with rental licence and absolute privacy

TOTAL SURFACE

~560 m²

PLOT SURFACE

~15,000 m²

NUMBER OF BEDROOMS

6

ASKING PRICE

€5,300,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
~560 m²	~15,000 m²	6
Asking price	Total Number of Bathrooms	Year of construction
€5,300,000	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.
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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 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 de Fruitera is one of the most desirable residential locations in the heart of Ibiza, combining authentic island charm with an international and upscale lifestyle. The charming village is known for its picturesque main square with the iconic white church, cozy cafés, excellent restaurants, and stylish boutiques.

Santa Gertrudis offers a vibrant and creative atmosphere and attracts artists, international families, and entrepreneurs from all over the world. At the same time, the village preserves its relaxed and authentic character, creating a unique blend of traditional Ibiza and modern living.

The surrounding area is characterized by beautiful fincas, open countryside, and absolute tranquillity, while still offering excellent infrastructure. International schools such as Morna International School, as well as numerous leisure and sports facilities, are located nearby.

Thanks to its central location, Ibiza Town and Santa Eulària can be reached in approximately 15–20 minutes, while the airport is around 20–25 minutes away. The combination of privacy, nature, and an international lifestyle makes Santa Gertrudis one of the most exclusive places to live on the island.























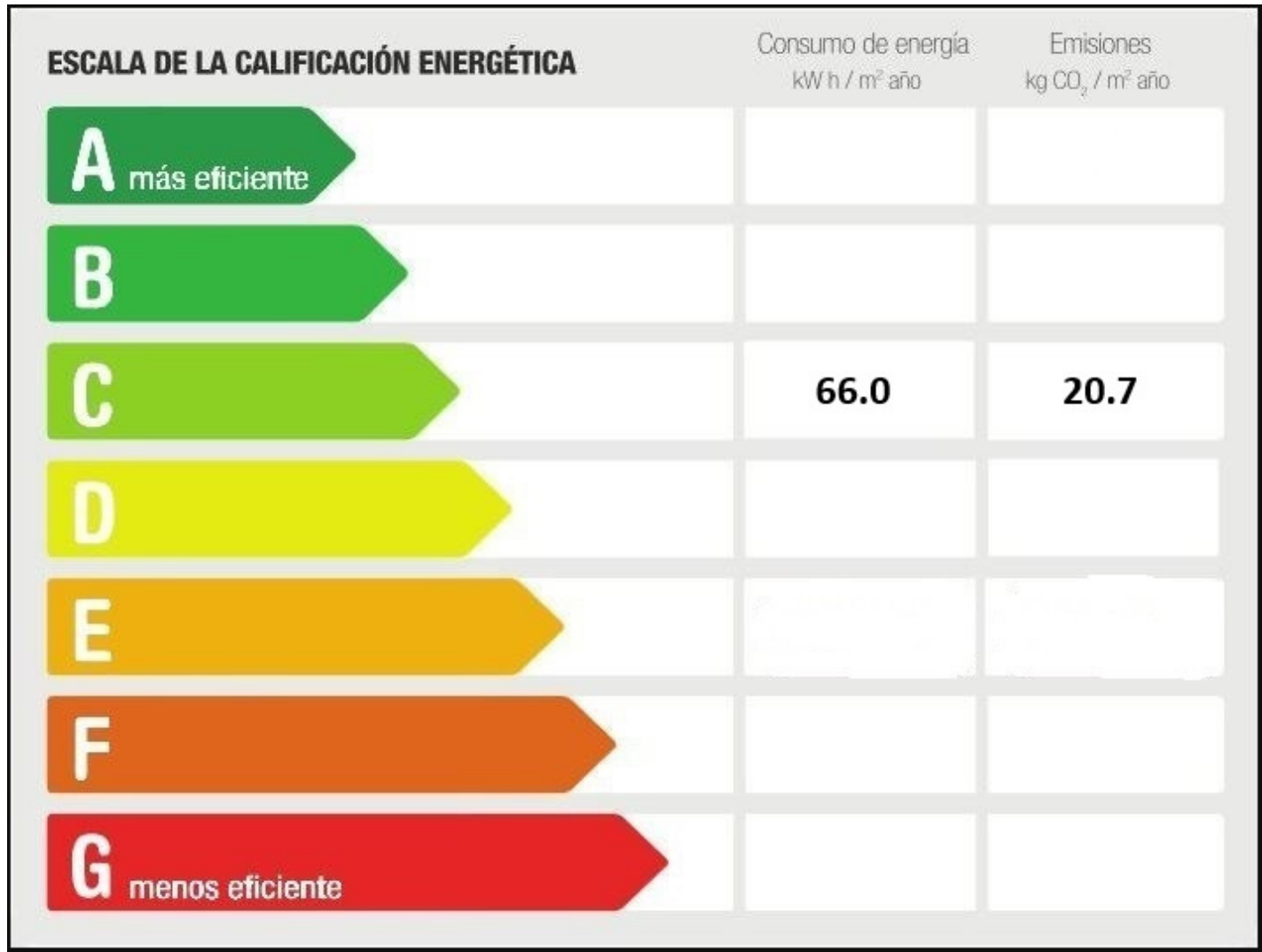












Energy information

Important Notice

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