



E&V ID: W-047Y2H

SANTA EULALIA

Modern detached villa in walking distance to the centre

TOTAL SURFACE

approx. 436 m²

NUMBER OF BEDROOMS

3

PLOT SURFACE

approx. 605 m²

ASKING PRICE

€3,380,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
approx. 436 m²	approx. 605 m²	3
Asking price	Total Number of Bathrooms	Year of construction
€3,380,000	3	2021
Air-Condition	Number of stories	Total Number of Garages
Fully Air-conditioned	2	2

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 are delighted to present this exceptional contemporary villa located in a sought-after residential area just a short stroll from the heart of Santa Eulalia.

Built in 2021, the property perfectly combines modern architecture, high energy efficiency, and refined comfort, offering an ideal setting for both year-round living and luxurious holidays.

The home welcomes you with bright, generously proportioned living spaces filled with natural light throughout the day. Clean architectural lines, large openings, and a thoughtful layout create a seamless connection between indoor and outdoor areas, enhancing the Mediterranean lifestyle this property embodies.

Outdoors, a private swimming pool forms the centrepiece of the garden, surrounded by inviting sunbathing areas and complemented by a dedicated barbecue and outdoor dining space. Comfort and sustainability go hand in hand thanks to underfloor heating powered by an aero thermal system and the installation of solar panels, ensuring efficient climate control and reduced energy consumption all year round.

The villa offers three spacious independent bedrooms, each with its own elegant en-suite bathroom, providing privacy and comfort for family and guests alike. A separate guest toilet adds further convenience. Every room in the house has been designed to feel open, calm, and filled with light.

For practicality, the property includes a private garage with space for two vehicles, as well as additional outdoor parking for two more cars.

An additional advantage is the possibility to acquire the adjacent plot, offering enhanced privacy, future expansion potential, or an excellent investment opportunity.

The price for the villa is €3,380,000. The adjacent plot of approx. 600m², where you can build another house, is also available for €884,000, or both properties can be purchased together for €4,264,000.

This is a rare chance to secure a modern, energy-efficient villa in one of Ibiza's most desirable and convenient locations, just minutes from the charm, marina, restaurants, and beaches of Santa Eulalia.



Location Description

Santa Eulalia del Rio is the third largest town of the island and is located on the East coast.

Arriving to Santa Eulalia from Ibiza town, you will see the white-washed "Puig de Missa", a fortified church complex with a watch-tower, overlooking the town.

It has a beautiful, palm-lined promenade with part of it being a long sandy beach. Santa Eulalia has the recognition and reputation of being an attractive gastronomic and cultural destination, with a wide range of restaurants, shops and an exclusive modern marina.











[AI-Enhanced Image]



[AI-Enhanced Image]



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

Energy information

Important Notice

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