



E&V ID: W-0490E9

SANT JOSEP - SANT JORDI

## Villa with a rental licence and stunning views near Ibiza Town

TOTAL SURFACE

~242 m<sup>2</sup>

NUMBER OF BEDROOMS

7

PLOT SURFACE

~4,338 m<sup>2</sup>

ASKING PRICE

€3,500,000



## Property Details

Total Surface

~242 m<sup>2</sup>

Asking price

€3,500,000

Views

Water View, Open View, Green View

Air-Condition

Split Air-conditioned

Plot Surface

~4,338 m<sup>2</sup>

Total Number of Bathrooms

5

Fireplace

✓

Servant's Quarter

✓

Number of Bedrooms

7

Flooring

Tiles

Independent Studio Flat

✓

## 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

This charming Mediterranean villa is located at the end of a quiet cul-de-sac, only a few kilometres from Ibiza Town and the popular beach of Salinas. The property combines traditional Mediterranean character with generous living spaces, high ceilings and an abundance of natural light, creating a warm and inviting atmosphere throughout.

The main house extends over two levels and offers four bedrooms and three bathrooms. The spacious kitchen on the ground floor provides plenty of room for a cosy breakfast area and connects seamlessly to the outdoor terraces. The open-plan living and dining area with fireplace creates a comfortable ambience all year round, including during the cooler winter months. All rooms are equipped with air conditioning for both heating and cooling.

From the kitchen terrace, you access the inviting barbecue area and the large swimming pool, both enjoying beautiful panoramic views stretching towards the sea. One of the bedrooms in the main house benefits from a separate external entrance and an en-suite bathroom, making it ideal for guests or staff accommodation.

In addition, the property features a separate guest house with two bedrooms and one bathroom, perfectly complementing this attractive residence. The main house also holds a valid rental licence, making the villa not only an ideal private retreat but also an excellent investment opportunity.



## Location Description

This property is ideally situated between Ibiza Town and the charming village of San José, offering the perfect blend of privacy, tranquillity and excellent transport links. Ibiza Town, with its exclusive restaurants, boutiques and lively marina, is just a seven-minute drive away. The popular village of San José, with its cosy cafés, traditional restaurants and shopping facilities, is just five minutes away. The airport is also conveniently and quickly accessible in around five minutes' drive, making the property particularly attractive both as a

holiday home and as a year-round residence. Some of Ibiza's most beautiful beaches, as well as renowned beach clubs and excellent restaurants, are just five to fifteen minutes away, depending on the destination. Despite the central location, you can enjoy absolute peace and quiet, privacy and the relaxed atmosphere that makes Ibiza so unique. This exceptional location combines proximity to all the island's key hotspots with an exclusive and private living experience.



























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>E</b>	<b>225,4</b>	<b>64,8</b>
<b>F</b>		
<b>G</b> menos eficiente		

Energy information

## Important Notice

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