



E&V ID: W-04B9Q1

SANT JOSEP - SANT AGUSTÍ

Charming ibizan villa with sea views

TOTAL SURFACE

~167.54 m²

NUMBER OF BEDROOMS

3

PLOT SURFACE

~1,694 m²

ASKING PRICE

€1,670,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
~167.54 m ²	~1,694 m ²	3
Asking price	Total Number of Bathrooms	Fireplace
€1,670,000	3	✓
Flooring	Total Number of Garages	Total Number of Parking Bays
Tiles	1	2
Views	Alarm system	
Water 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

This charming property is located in one of the quietest areas of Ibiza, set within a peaceful residential setting surrounded by nature and privacy. Situated in a slightly elevated position, it enjoys beautiful open views towards the bay of San Antonio, offering an idyllic setting to embrace the tranquility and authentic Mediterranean lifestyle of the island.

The house is distributed entirely over one floor, offering a comfortable and functional layout with a seamless connection between the interior and exterior spaces. A bright living and dining area opens onto a covered porch and the surrounding terraces, creating a welcoming space to enjoy outdoor living throughout the year. The open-plan kitchen flows naturally into the dining area and completes the main living space.

The property comprises three bedrooms and three bathrooms, providing privacy and comfort for both family living and entertaining guests. The different areas of the house are arranged around the

outdoor spaces, creating a seamless connection with the garden and the surrounding natural environment.

One of the property's main highlights is its generous plot, offering numerous possibilities to create different outdoor settings and tailor the exterior to suit the new owner's vision. The swimming pool sits alongside the terraces and garden areas, providing an ideal space to relax, enjoy the Mediterranean sunshine and spend time with family and friends.

The property also benefits from additional ancillary spaces, including a garage and storage areas, providing further functionality and convenience.

Thanks to its privileged location, elevated position with views towards the bay of San Antonio, single-level layout and generous plot, this property represents an excellent opportunity for those seeking a private and peaceful home in Ibiza, with great potential to adapt and create a unique, personalized Mediterranean residence.



Location Description

Sant Agustí and the Bella Vista area are among the most authentic, peaceful and unspoiled parts of Ibiza. Set between the charming village of Sant Josep, with its selection of shops, restaurants and local amenities, and Sant Antoni, famous for its spectacular sunsets, the area offers an ideal balance between tranquillity and convenience.

Surrounded by rolling hills, Mediterranean countryside and beautiful natural landscapes, Bella Vista provides a relaxed lifestyle away from the busier tourist areas, while still being within easy reach of everything needed for everyday life. Essential amenities can be reached in around 10 minutes, while some of Ibiza's most renowned beaches, including Cala Comte, Cala Bassa and Cala Tarida, are just a short drive away.

Ibiza Town is approximately 25 minutes away, while Ibiza Airport can be reached in around 20 minutes, making the area particularly convenient for both residents and international visitors. Several international schools are also within easy reach, adding to its appeal for families.

With its authentic Ibicencan character, peaceful surroundings and excellent connections to the island's beaches, villages and amenities, Sant Agustí and Bella Vista are ideal for those looking for a permanent home or a private second residence in one of Ibiza's most tranquil and sought-after settings.





















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