



E&V ID W-02WBD8  
SANTA EULALIA

## Spacious villa with rental licence

TOTAL SURFACE

approx. 430 m<sup>2</sup>

NUMBER OF BEDROOMS

6

PLOT SURFACE

approx. 4,800 m<sup>2</sup>

ASKING PRICE

€3,950,000



## Property Details

Total Surface

approx. 430 m<sup>2</sup>

Plot Surface

approx. 4,800 m<sup>2</sup>

Number of Bedrooms

6

Asking price

€3,950,000

Total Number of Bathrooms

6

Last Modernisation / Restoration

2022

Private heated pool



Alarm system, electronic gate



## 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

This stylish and spacious villa with six bedrooms and six bathrooms, four of which are en suite, was completely renovated in 2022 with great attention to detail and using high-quality materials. The house is surrounded by an idyllic, automatically irrigated landscaped garden, with beautiful natural stone walls typical of the island, a separate, extensive fruit and vegetable garden and a designer outdoor kitchen. The property also has its own water well. There are many quiet places to sit and meditate on the property. Next to the outdoor kitchen and the spacious heated pool with outdoor shower, there is a huge, stylish wooden table under a romantic pergola. The

approx. 90m<sup>2</sup> pool house has an integrated fitness area and a spacious sauna. The villa features not only travertine natural stone floors throughout the house, but also spacious terraces, underfloor heating, air conditioning and a modern fitted kitchen. Further features such as an alarm system, an electric gate and the appropriate exterior lighting ensure security on the property. Fibre optic internet, a heat pump, a cistern and a water purification system provide a high level of comfort. The existing rental licence also makes this property an excellent investment.





## 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 whitewashed “Puig de Missa”, a fortified church complex with a watchtower, 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.









































ESCALA DE LA CALIFICACIÓN ENERGÉTICA

Consumo de energía  
kW h / m² año

Emisiones  
kg CO<sub>2</sub> / m² año

A más eficiente		
B		
C		
D	EN TRÁMITE	
E		
F		
G menos eficiente		



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