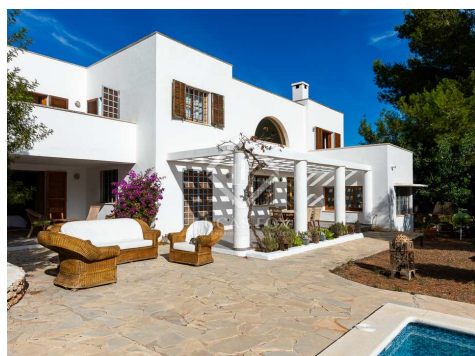
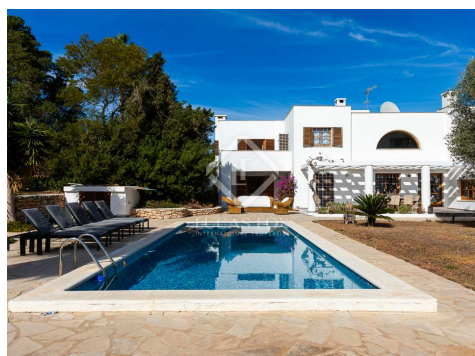


€3,900,000 House / Villa - For sale

## 5-bedroom house for sale in Santa Eulalia, Ibiza

Spain » Ibiza » Santa Eulalia » 07840

<b>5</b>	<b>4</b>	<b>310m<sup>2</sup></b>	<b>2,730m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## Excellent 5-bedroom house for sale in Santa Eulalia, Ibiza

This lovely house is a light-flooded property that offers a great layout with many possibilities for renovation.

The ground floor is divided into a spacious living area consisting of two comfortable and bright living rooms, a kitchen with a utility room and 2 bedrooms with a shared bathroom.

The main bedroom with an en-suite bathroom and private terrace is located on the upper floor, next to a cosy living room with a fireplace and 2 further bedrooms with a shared bathroom and a balcony.

The large garden is a perfect place to enjoy relaxing moments with family and friends with terraces, a swimming-pool area and chill-out spaces.



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Terrace, Swimming Pool, Garden, Parking,  
Storage room, Heating, Fireplace, Exterior,  
Equipped Kitchen, Chill out area

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This property presents an exceptional investment opportunity with various development prospects that cater to diverse investor preferences and financial goals:

### 1. Guest House Development as an Annex

Investors have the option to construct a guest house attached to the main property, with a restriction of 1,500 cubic meters for both structures. This approach offers a streamlined process, cost-effectiveness, and efficient time management, providing additional accommodations while ensuring compliance with building regulations.

### 2. Independent Registered Guest House

Alternatively, investors can choose to develop a guest house as a separate registered property by allocating a distinct entity for it. Adhering to specific parameters and regulations, such as obtaining required permits and approvals, allows investors to establish a unique property with legal autonomy. This strategy may enhance market value and rental income potential, with specifications including a maximum volume of 1,500 cubic meters, a buildable area of 500 m<sup>2</sup>, an average height of 3 meters, and up to two storeys with a regulated height of 7 meters.

### 3. Segregation for Multiple Independent Houses

Investors can explore segregating the property to build up to six autonomous houses, each with its registry unit. Detailed assessments and compliance with legal requirements, such as law 12/2017, are crucial to determine building possibilities and regulatory guidelines. This approach offers flexibility and the potential for diversified revenue streams, addressing various housing demands and preferences.

### 4. Horizontal Division with Special Modality

Leveraging the property's E-U2 classification, investors can pursue horizontal division without segregation, enabling the development of all six houses seamlessly. This strategy streamlines the development process significantly, optimizing the property's full potential for a comprehensive housing project.

Santa Eulalia town centre and the beautiful sandy beach are a few minutes away.

Please contact us for further details and to arrange a viewing,

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