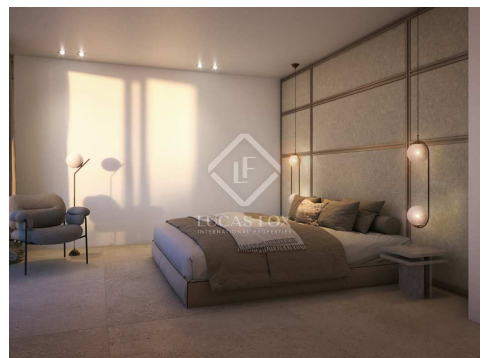
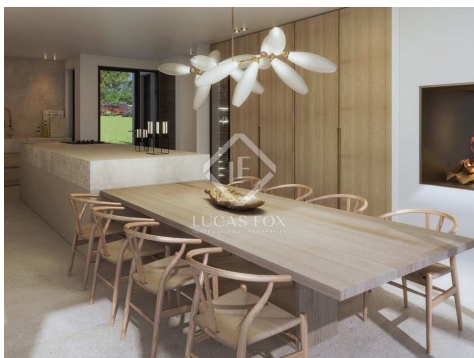


€4,450,000 House / Villa - For sale - New listing

New villa project with huge plot 2,3000 m² near Santa Gertrudis, Ibiza

Spain » Ibiza » Santa Eulalia » 07816

4 Bedrooms 4 Bathrooms 23,000m² Plot size



Contact us today for more information or to arrange a viewing

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4 Bedrooms **4** Bathrooms **23,000m²** Plot size

OVERVIEW

Stunning new build project of a 4-bedroom villa on a large plot of 23,000 m², with private pool and guest house, close to Santa Gertrudis.

Surrounded by the lush landscape of Ibiza, near Santa Gertrudis, this property sprawls across a vast terrain of 23,000 m². Surrounding this residence are olive groves, orange orchards, pine trees, and charming traditional stone walls. This Finca enjoys a privileged location, just 5 minutes from the vibrant village of Santa Gertrudis and 4 minutes from the renowned international school Morna, making it an ideal option for families with children. Additionally, the city of Ibiza is only a 15-minute drive away, and the airport is just 20 minutes away, ensuring easy and comfortable travel. Construction is now beginning on this spectacular rural villa.

This brand-new villa in Ibiza embodies the essence of modern architecture and environmentally conscious design. Upon entering the first floor, you are greeted by a spacious hall of approximately 26 m², leading to three beautifully appointed bedrooms, each with its own distinct character. The first bedroom, measuring 20 m², and the second, 22 m², both feature en-suite bathrooms with shower, sink, and toilet. As for the main bedroom, a generous space of around 30 m², it boasts a luxurious bathroom with double sink, elegant shower, toilet, and freestanding bathtub, creating the ultimate oasis of peace and intimacy.

The first floor also hosts a spacious living room of approximately 50 m², seamlessly flowing into a generous kitchen of around 40 m². Enhanced by a large 5 m² loft and an elegant see-through fireplace connecting the space to the kitchen, the living area is directly adjacent to a veranda offering enchanting views of the pool. This open and fluid design establishes a perfect balance between indoor and outdoor living, allowing Ibiza's natural beauty to integrate into your daily life.



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Mountain views, Swimming Pool,
Natural light, Parking, New build, Exterior,
Equipped Kitchen, Double glazing,
Air conditioning

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4 **4** **23,000m²**
Bedrooms Bathrooms Plot size

A spacious open staircase leads to the basement, an addition that is both functional and aesthetic. The basement, with an additional living space totaling 165 m², offers a multitude of possibilities. It includes two utility rooms, the larger of which can be accessed from the outside, ideal for maintenance work, and another space of 83 m² that can be customized according to your preferences, with facilities such as a sauna, cinema, or gym. Additionally, there is a separate and spacious bedroom of 25 m², with a private bathroom of 5 m², benefiting from natural light. Moreover, the basement offers the possibility of a guest house or nanny room of approximately 27 m², with independent access from the outside, providing additional flexibility and privacy. This villa combines cutting-edge design elements with an environmentally respectful approach, making it an ideal choice for those who appreciate both luxury and sustainability.

The beautifully landscaped gardens are elegantly illuminated and designed to require minimal maintenance. An additional guest house of 30 m² could be built on the plot in the future. Two charming original Ibizan structures are located in the courtyard, along with a private well. All of this makes this property truly exceptional, built to the highest quality standards and located in a truly privileged location.

Please contact us for further information.



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