

## Authentic finca with annexes and rental license in peaceful location



**Price: 5.600.000 €**

### GENERAL INFORMATION

Property Ref:	CW-D-TH-695	Category:	Finca
Location:	Santa Eulària des Riu	Area:	Cala Llonga
N. Bedroom:	12	N. Bathroom:	13
M <sup>2</sup> Property:	14493	M <sup>2</sup> Inside:	



This property is not for sale until the energy certificate has not been submitted.

### DESCRIPTION

Tucked away in a peaceful forest setting between Santa Eulalia and Ibiza Town, this charming bohemian estate offers a rare combination of privacy, space, and authentic island character. Despite its serene surroundings, the location is just a short drive from some of the island's most vibrant spots, offering the perfect balance between tranquility and convenience. With 12 bedrooms and 13 bathrooms in total, this unique property feels both grand and relaxed, making it an ideal home or retreat for those who appreciate Ibiza's natural charm. A rental license for 12 guests adds great flexibility, whether for private enjoyment or as a commercial investment.

The estate is accessed via a well-kept road and includes two separate entrances, ensuring both privacy and easy circulation throughout the grounds. A large parking area allows space for up to 30 cars, making the estate perfect for gatherings, celebrations, or retreats. The layout includes a main house with kitchen, living room, three bedrooms, three bathrooms and two fireplaces, along with a connected suite that is currently independent but could easily be rejoined. In addition, there is a block of seven private guest rooms and a separate annex with its own small pool, offering maximum independence for guests or extended family. A pool house provides a welcoming space for dining and relaxing, with indoor and outdoor areas and a large room that can serve as an office or lounge - perfect for year-round living or entertaining.

The estate sits on flat land surrounded by forest, with peaceful outdoor areas including a yoga deck, pool terrace, and multiple dining and chill-out zones. A vegetable garden, almond trees, and mature landscaping add a natural, well-tended feel. Guests enjoy thoughtful extras like outdoor bathrooms, a pétanque court, and even a resident peacock. Practical features include stables (currently used for storage), a workshop, garage, laundry room, and a private garden reserved for the guest rooms. The annex offers extra privacy with its own plunge pool and access to the lush grounds.

Located just minutes from Cala Llonga, Santa Eulalia and Ibiza Town, this property offers excellent access to amenities while feeling like a hidden retreat. There is no road noise—just birdsong and rustling trees—and with a southeast-facing orientation, the estate enjoys long hours of sunshine, ideal for relaxing by the pool or enjoying the golden evening light.

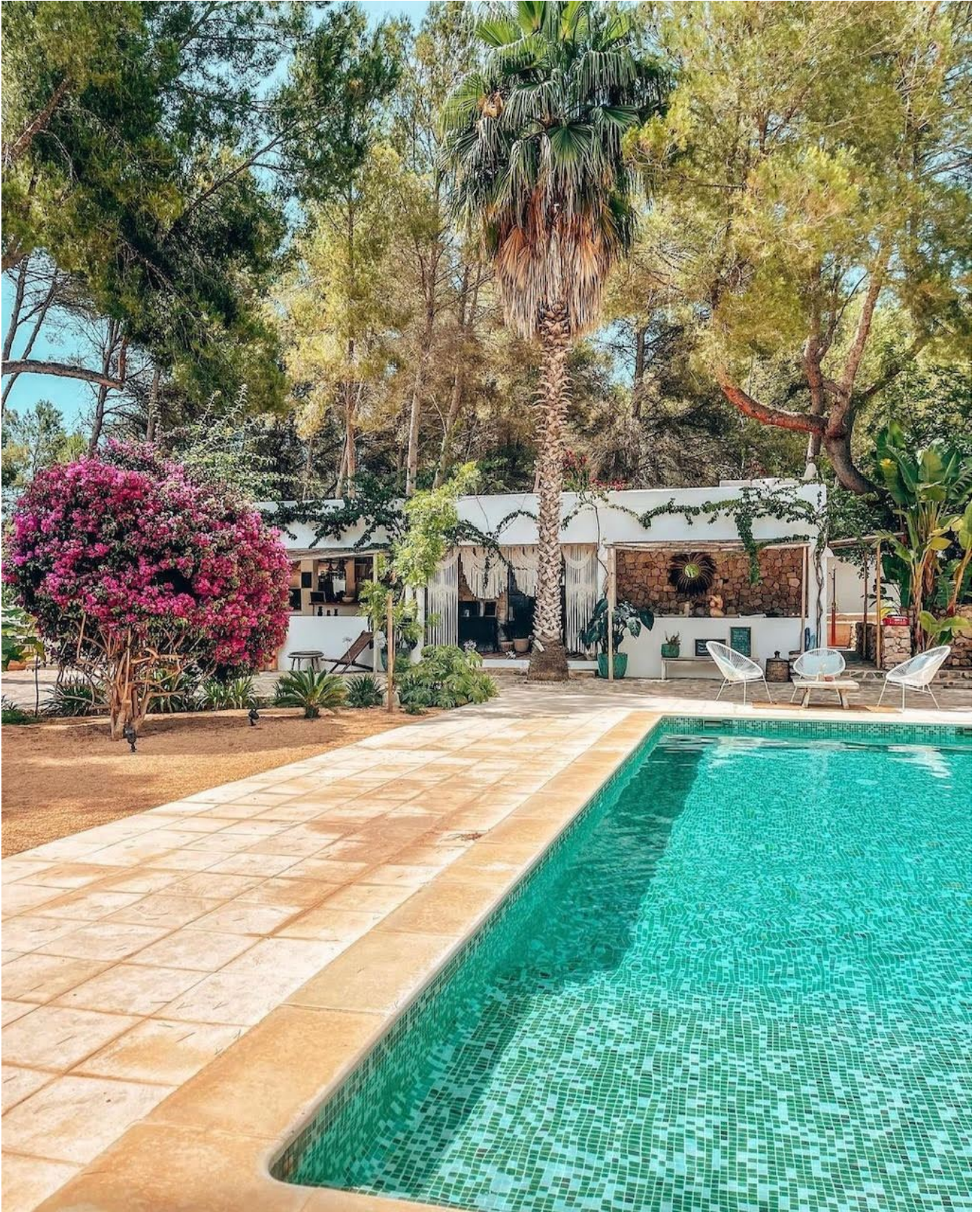
This property is a rare opportunity for families, creatives, or wellness professionals looking for a versatile, peaceful estate. Whether used as a private residence, a luxury rental, or a retreat space, its layout, style and charm make it a true Ibiza gem. Don't miss your chance to discover it.





























































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