

Exceptional mansion style property within easy reach of Ibiza Town and Santa Gertrudis



Price: 12.000.000 €

GENERAL INFORMATION

| | | | |
|--------------------------|-------------|------------------------|-----------------------|
| Property Ref: | CW-N-FAB-12 | Category: | Villas, Luxury Houses |
| Location: | | Area: | Santa Gertrudis |
| N. Bedroom: | 9 | N. Bathroom: | 11 |
| M ² Property: | 15877 | M ² Inside: | 905 |



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

DESCRIPTION

This Private Estate Designed for Luxury Living, Entertainment, and Wellness is located in the tranquil countryside between vibrant **Ibiza Town** and the picturesque village of **Santa Gertrudis**, this extraordinary estate offers an unparalleled blend of **privacy, luxury, and lifestyle** on the island of Ibiza. Surrounded by nature and meticulously designed for both relaxation and entertainment, the property stands as an ideal private residence or a high-end retreat for hosting and enjoying life to the fullest.

Key Features

- **Land area:** 15,877 m²
- **Living area:** 905 m²
- **BBQ & Outdoor Kitchen Pavilion:** 190 m²
- **Bedrooms:** 9 total (6 deluxe suites in the main house, 1 staff bedroom, 2 exterior suites)
- **Bathrooms:** 11 total (all bedrooms ensuite + guest bathrooms)
- **Garage for 4 cars**, with additional parking and **EV charging station**

Main Villa & Interior Spaces

Completely refurbished to the highest standards, the villa is arranged over two floors and a basement, with expansive open-plan interiors and luminous living spaces. The **main house** comprises:

- **6 elegant king-sized bedroom suites**, each with ensuite bathroom, air conditioning, fly screens, and television
- **1 staff bedroom with ensuite**, accessible via the fully equipped laundry area with separate entrance
- A stunning **double-height atrium entrance** with marble floors and grand wooden doors
- A cozy **living room with fireplace**, flowing into a **library and office area** with lounge seating and dual desks
- A **formal dining room** and a fully modernized **chef's kitchen** (updated in 2023), with large central island, sliding glass doors leading to a terrace with orchard views
- **Two additional guest bedrooms** with ensuite bathrooms on the ground floor
- **Guest WC** on the ground level
- Upstairs: **4 bedrooms**, including a **spectacular master suite** with fireplace, private balcony, large dressing room, and luxury bathroom with jetted tub
- One bedroom is connected to the master suite, perfect for families with young children
- Access to a large **upper terrace** with outdoor seating and countryside views
- A **roof terrace** offering stunning **360° views** over the countryside, the sea, Dalt Vila, and Formentera

Leisure, Entertainment & Wellness Facilities

The **sprawling basement** is dedicated to leisure and fun, featuring:

- A vibrant **private club/lounge** with illuminated dance floor, disco ball, fog machine, DJ booth, bar, fireplace, and billiard/games room
- A **wine cellar**
- A **wellness area** with sauna, shower, and guest WC
- **Direct exterior access** to the entertainment zone

Additional highlights:

- **2 guest bedrooms** accessible independently from the outside, one with **its own kitchen, dining, and lounge area**
- A luxurious **in-ground hot tub for 5 people**
- A newly built **L-shaped swimming pool** with beach-style entry and springboard, surrounded by lawn and palm trees
- **Fully equipped outdoor kitchen** and BBQ pavilion with **wood-fired oven, gas grill**, and spacious **dining area**

- **Fitness & wellness zone** including:
 - Covered **gym area** with cardio machines (spinning bike, elliptical, stepper)
 - **Home gym station**, punch bag, and fitness equipment
 - 200 m² **artificial grass training zone**
 - **Yoga deck**
 - **Beach volleyball court** with solar-powered lighting
 - **In-ground trampoline** for children or fun fitness

Land, Sustainability & Nature

The villa is nestled in mature landscaped grounds that include:

- A **large orchard** with over 50 fruit trees
- An **olive grove** with more than 90 olive trees, offering the potential for **private olive oil production**
- **Palm trees and tropical landscaping**, creating an exotic and serene atmosphere
- A **private water well**
- **Solar panel system** for **hot water and electricity**, promoting sustainability

Additional Amenities

- **Underfloor heating throughout**
- **Covered terraces** for shade and outdoor living
- **Alarm system** with CCTV security
- **Satellite TV & WiFi internet**
- **Safe deposit box**
- **Three fireplaces** (living room, master suite, entertainment room)

A Rare Opportunity

This stunning country villa is a rare opportunity for **a large family, wellness-minded individuals**, or anyone seeking a **private estate** with the best of **Ibiza's lifestyle**. Perfectly located for easy access to **beaches, Ibiza Town**, and the charm of **Santa Gertrudis**, it provides an exceptional setting for **luxurious living, entertaining, and enjoying the island's natural beauty**—all while maintaining complete **privacy and tranquility**.

Whether you're seeking a personal haven, a high-end rental investment, or an island retreat where you can live life to the fullest—this estate delivers on every level.







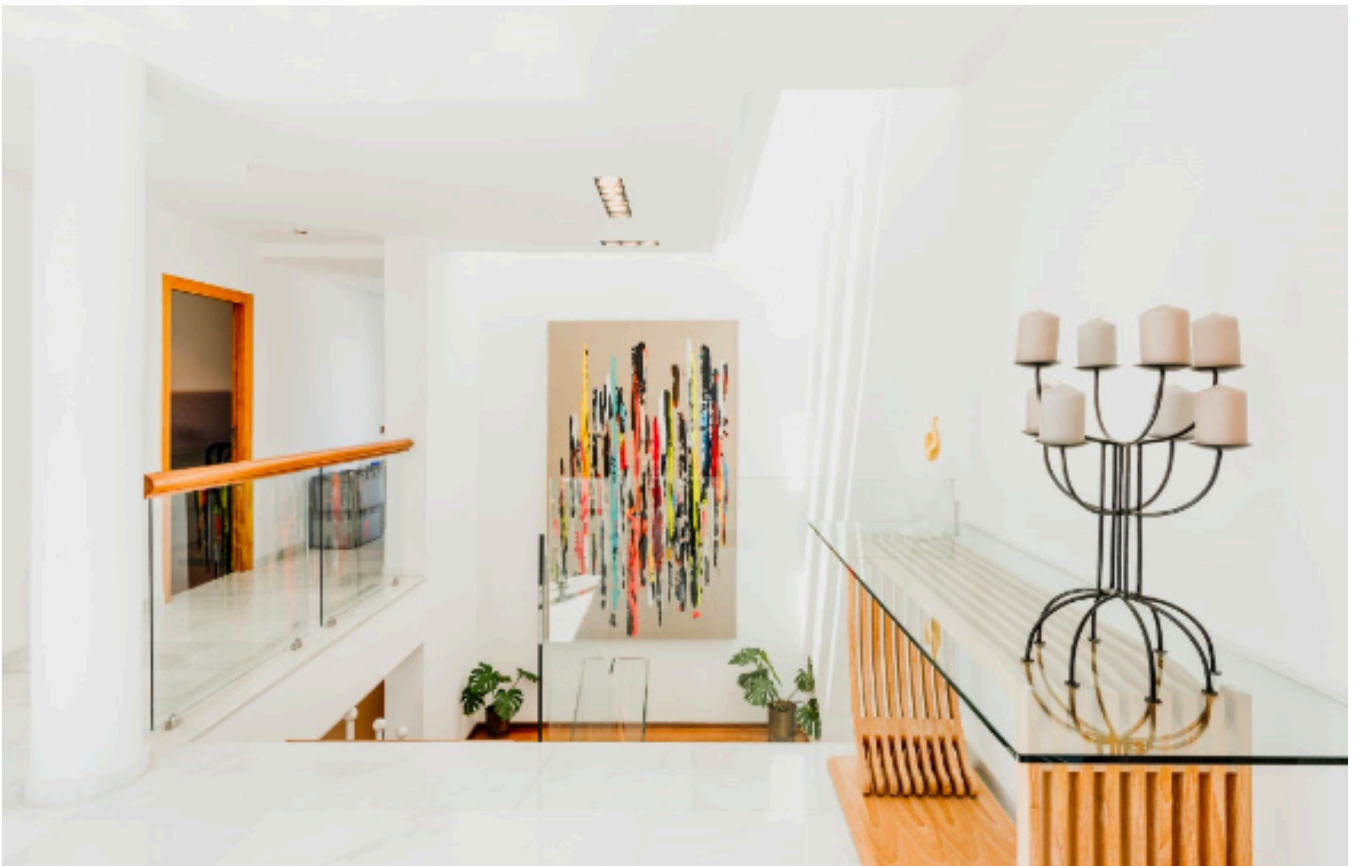




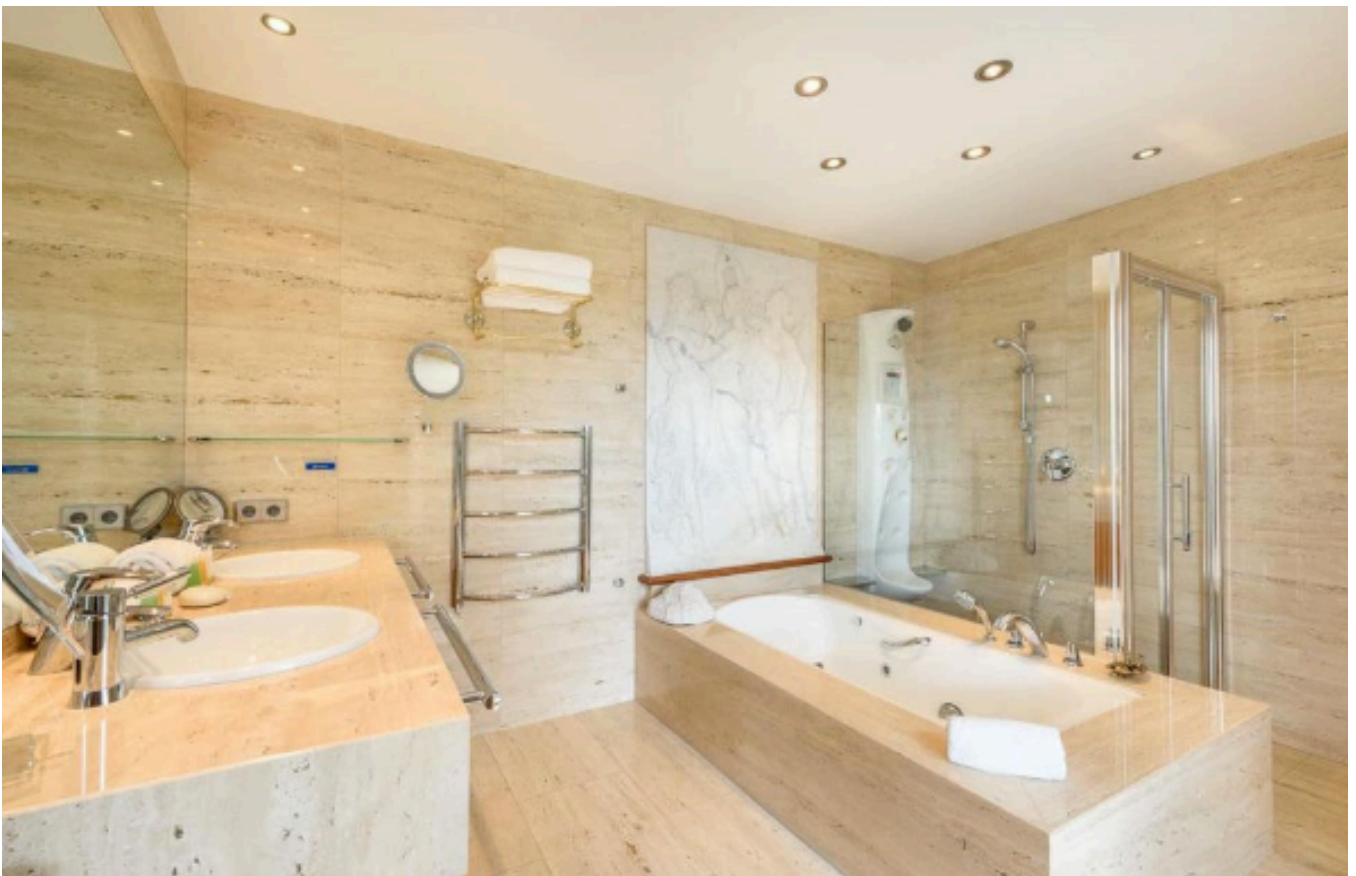


















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