



# Seafront Villa in Santa Eulalia del Río with Direct Beach Access and Panoramic Views of Formentera



Price: 4.900.000 €

### **GENERAL INFORMATION**

Property Ref: CW-N-MI-6 Category: Villas, Luxury Houses

Location: Area:

N. Bedroom: 6 N. Bathroom: 7  $M^2$  Property: 2078 N. Bathroom: 381



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

#### **DESCRIPTION**

This exceptional luxury villa is a rare opportunity to own a **seafront property** in one of Ibiza's most coveted locations — **Santa Eulalia del Río**. Enjoying **direct access to the beach and crystal-clear waters**, this home offers an unrivaled setting with breathtaking views across the Mediterranean and the island of **Formentera**.

Set on a generous **plot of 2,078 m²**, the villa boasts a total **built area of 409 m²**, with **381 m² of living space** thoughtfully distributed over **two floors plus guest annexes**, designed for

maximum comfort, privacy, and style.

#### **Main House Features**

- 4 spacious bedrooms, each with en-suite bathroom
- Elegant living and dining area with fireplace and frontal sea views
- Guest WC conveniently located off the main living space
- Fully equipped **kitchen with large central island**, seamlessly connecting the living/dining room on one side and the **pool terrace** on the other
- Luxurious master suite with private panoramic terrace overlooking Formentera
- Two covered porches, ideal for relaxing and dining al fresco

# **Additional Spaces & Amenities**

- Independent guest house, perfect for hosting friends and family in privacy
- Separate staff quarters with private bathroom
- Spacious storage room
- Closed garage for two vehicles
- 40 m<sup>2</sup> swimming pool, ideal for enjoying the Ibiza sun

# **Location & Lifestyle**

Situated in a **quiet residential area**, yet just a **short walk from the Santa Eulalia marina**, town centre, and all essential amenities, this property offers a perfect balance of **serenity and convenience**.

This villa is ideal as a **year-round residence** or as an exclusive **second home**, offering:

- Direct sea orientation for stunning sunrises
- Walking distance to **restaurants**, **shops**, and daily services
- Immediate access to some of the **most beautiful beaches** on Ibiza's east coast

## A Rare Jewel in Ibiza

With its privileged frontline position, private beach access, exceptional outdoor spaces, and stylish interiors, this villa represents a **unique investment opportunity** in one of the island's most desirable locations. A true gem where you can experience **Ibiza's coastal lifestyle** at its very best.

### **Features and Equipment:**

- Air conditioning (split units)
- Heating
- Heat pump
- Built-in wardrobe
- Fireplace
- Fully equipped kitchen with island
- Laundry room
- Terrace
- Storage room
- Swimming pool
- Automatic irrigation system
- Automatic gate
- Wheelchair-accessible
- Separate guest apartment
- Sea views and open views
- Frontline beach location
- Landscaped and wooded area

# **Condition and Finishes:**

• Condition: Good

• Flooring: Polished concrete

• Exterior carpentry: Wood / Climalit (double glazing)

# **Parking:**

Parking includedGarage included





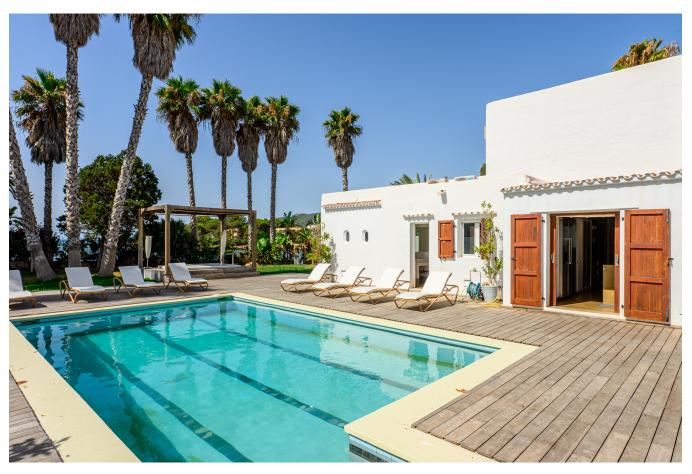








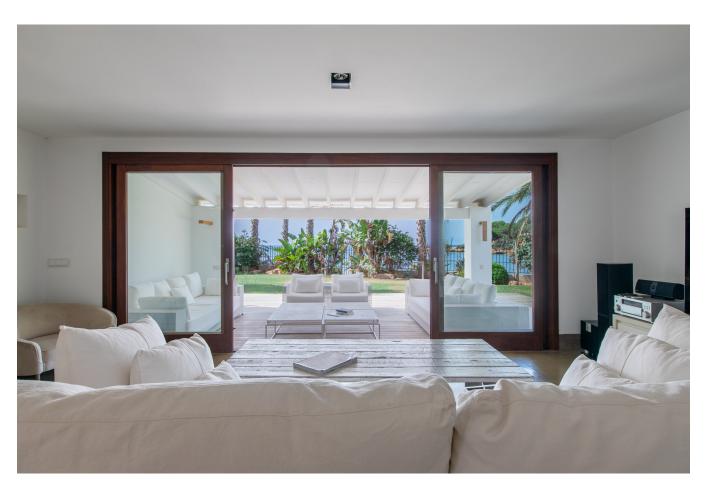








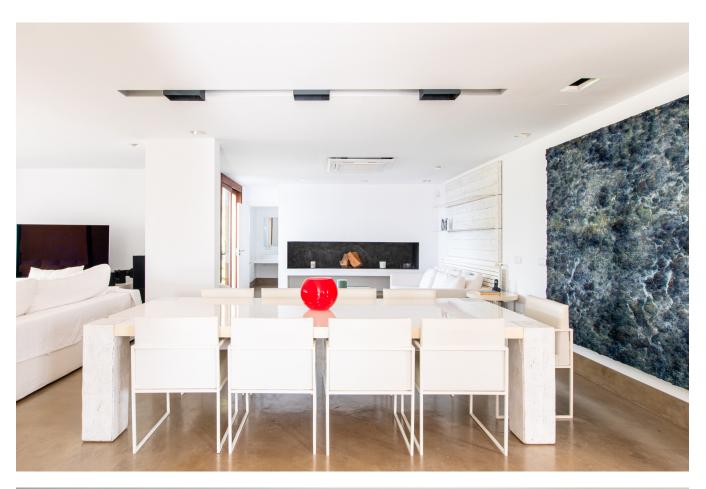




















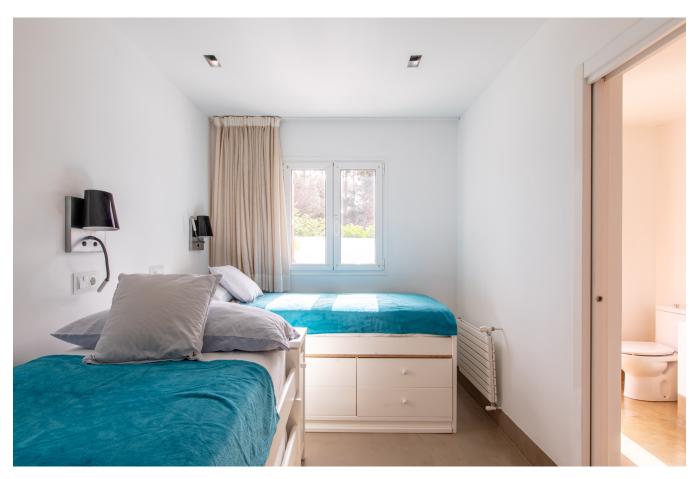




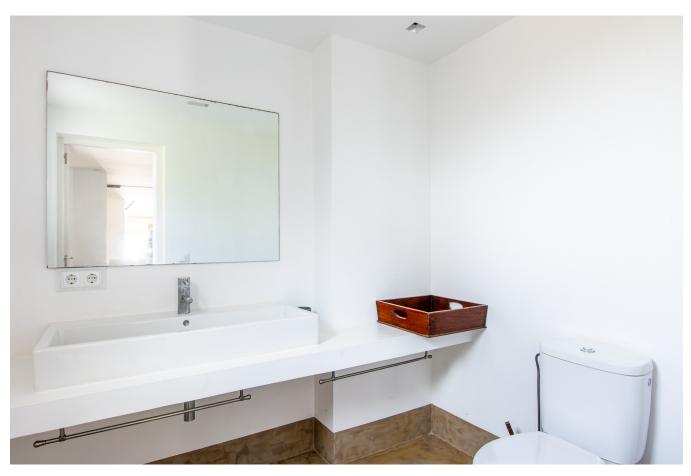


























Ctra, Jesus 101, Edif Centro, Planta Baja, Local 5, 07819 Jesus, Ibiza, Spain

Phone: +34 604 190 540 / 871 030 774 E-Mail: info@cw-ibiza.de Website: www.cw-ibiza.de