

## Large Private Plot with an Existing Residence and Expansion Project



**Price: 3.200.000 €**

### GENERAL INFORMATION

Property Ref:	CW-D-CH-32	Category:	Villas, Luxury Houses, Land, Finca
Location:		Area:	Santa Gertrudis
N. Bedroom:	5	N. Bathroom:	5
M <sup>2</sup> Property:	20000	M <sup>2</sup> Inside:	200



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

### DESCRIPTION

A charming property located in **Santa Gertrudis**, one of Ibiza's most sought-after areas, offering privacy, generous space, and close proximity to one of the island's most prestigious international schools.

Set on a **20,000 m<sup>2</sup> plot**, the estate is surrounded by nature and tranquility while being just a **six-minute walk from Morna International School**, making it an ideal option for families seeking both convenience and countryside living.

The property currently includes an existing house with **four bedrooms**. In addition, there is an approved project to extend and redesign the residence to approximately **360 m<sup>2</sup>**, creating a spacious and contemporary home while preserving the charm of traditional finca-style architecture.

According to the project, the estate can be developed into a **five-bedroom property**, comprising **four bedrooms in the main house** and a **separate guest house with its own bedroom**, offering privacy and comfort for guests, family members, or staff.

Beneath the guest house, a **large basement area** provides excellent potential for additional lifestyle spaces such as a private gym, home cinema, entertainment area, or even a private club, depending on the future owner's vision.

The outdoor areas are designed for relaxed Ibiza living, featuring an **11 x 4 metre swimming pool**, landscaped gardens, and a charming **traditional water wheel**, adding character and a distinctive touch to the estate.

This property represents a rare opportunity to acquire a **large private plot with an existing residence and expansion project** in one of Ibiza's most desirable locations.























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