

Create Your Dream Home in the Heart of Ibiza



Price: 1.500.000 €

GENERAL INFORMATION

Property Ref:	CW-D-IV-15	Category:	Land
Location:		Area:	Santa Gertrudis
N. Bedroom:	4	N. Bathroom:	4+1
M ² Property:	15824	M ² Inside:	345



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

DESCRIPTION

Set on a generous plot of **15,824 m²**, this exceptional opportunity offers the chance to build a contemporary countryside residence in one of Ibiza's most convenient and well-connected locations. Planning permission has been applied for a beautifully designed single-storey villa with a basement level, providing approximately **345 m² of interior living space**, complemented by a **35 m² swimming pool** and the possibility of creating a rooftop terrace from which to enjoy Ibiza's spectacular sunsets.

Ideally positioned between Ibiza Town, Santa Gertrudis and Santa Eulalia, the property enjoys a

central location surrounded by nature, while remaining easily accessible and just five minutes from Morna International School. Although two roads are located nearby, the setting remains remarkably peaceful, with traffic noise barely perceptible.

The proposed design features **four spacious bedrooms**, each with its own en-suite bathroom and direct access to the outdoor areas and pool terrace. The layout also includes a guest toilet and an expansive open-plan living area where the kitchen, dining room and lounge flow seamlessly together, creating a bright and sociable space that connects effortlessly with the exterior.

A substantial basement level offers excellent versatility, allowing future owners to customise the space according to their needs, whether as a gym, cinema room, wellness area, wine cellar, home office or additional storage.

This is a rare opportunity to create a bespoke home in the heart of the Ibizan countryside, combining privacy, comfort and modern living with the practicality of a single-level design and the beauty of the island's natural surroundings.

Town: 10 min

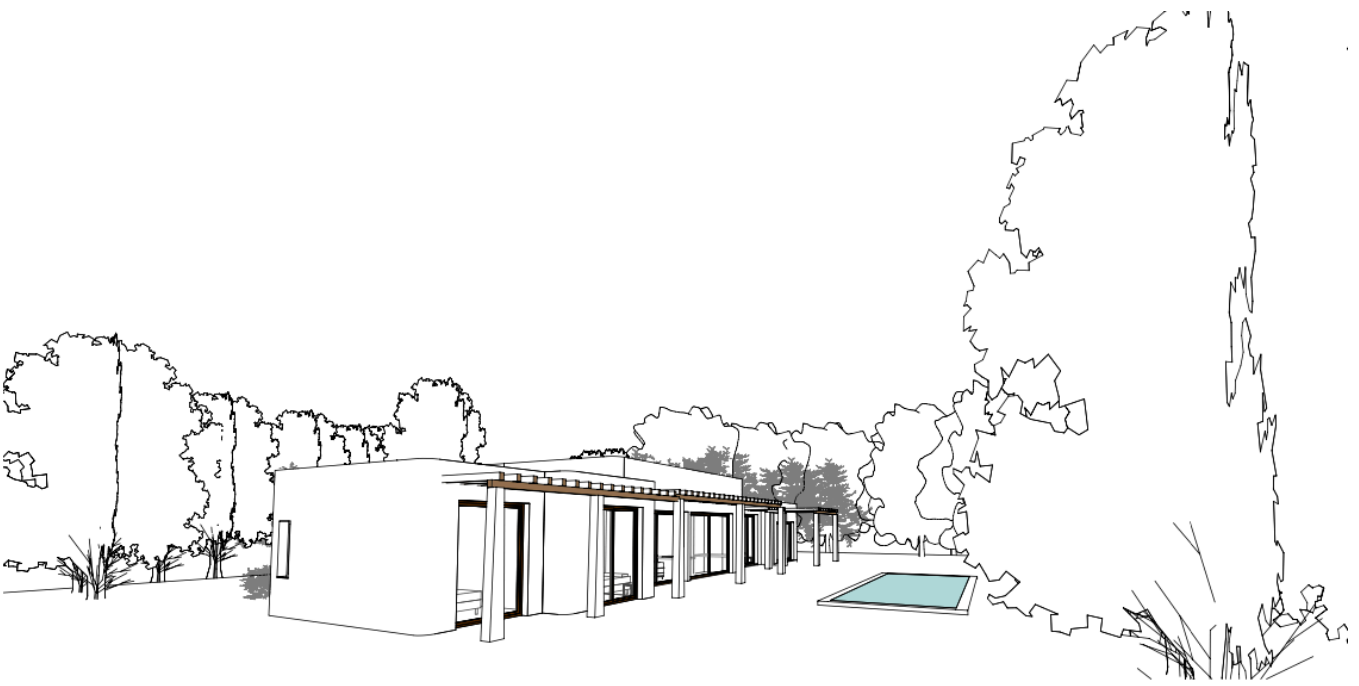
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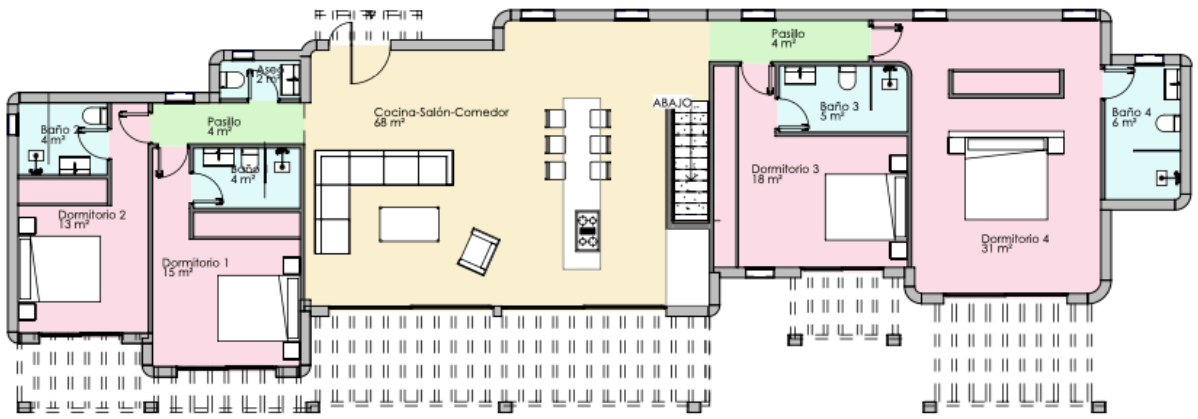
Airport: 15 min



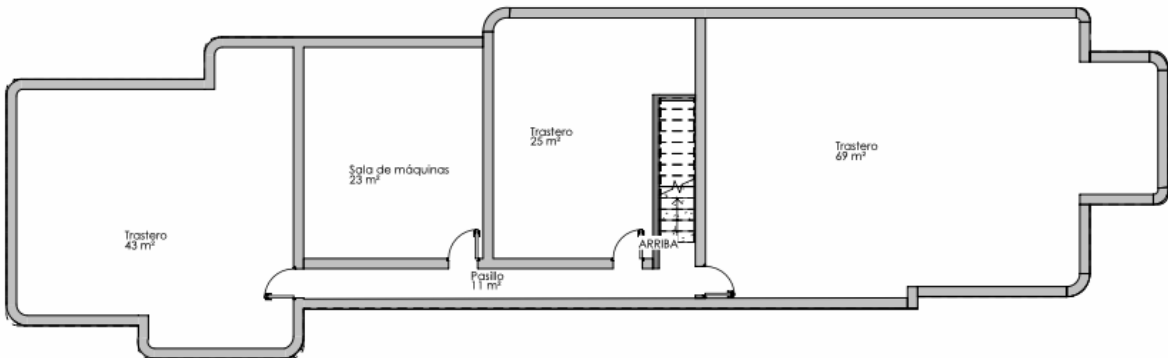




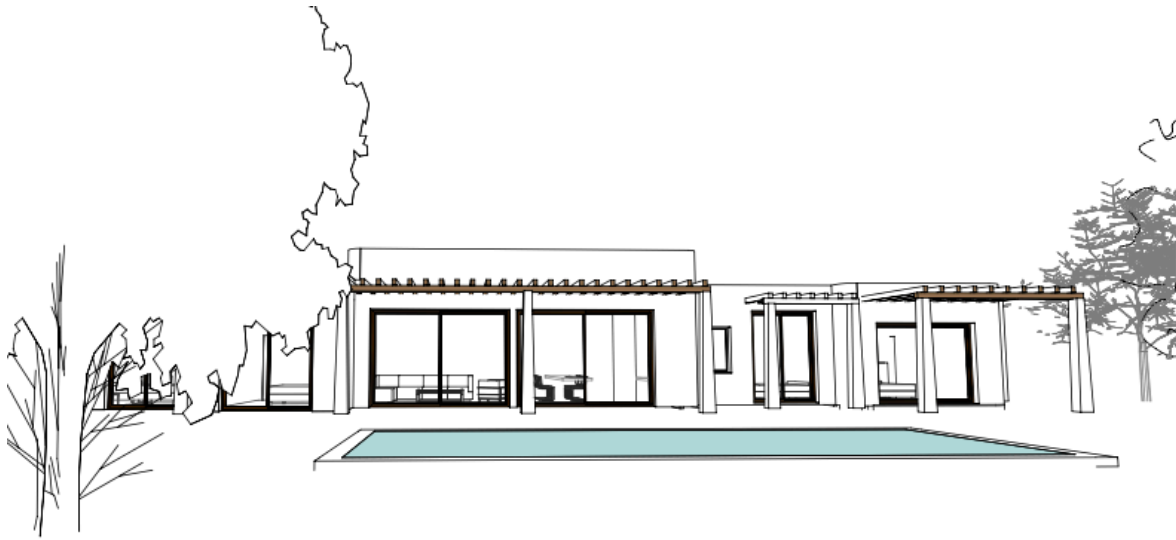




PLANTA BAJA



PLANTA SÓTANO



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