

Charming Mediterranean Estate walk-in distance to the Beach



Price: 3.230.000 €

GENERAL INFORMATION

Property Ref:	CW-D-IM-323	Category:	Villas, Finca
Location:	S'Argamassa	Area:	
N. Bedroom:	7	N. Bathroom:	5
M ² Property:	1218	M ² Inside:	290



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

DESCRIPTION

Nestled in one of Santa Eulalia's most desirable residential areas, this exceptional Mediterranean-style property enjoys a privileged setting just a short stroll from the crystal-clear waters of Cala Pada and Cala Molí. Occupying a private urban plot of 1,218 m² surrounded by mature gardens and lush vegetation, the villa offers an outstanding combination of privacy, flexibility, and authentic island living.

The main residence extends over approximately 180 m² and has been thoughtfully designed to create bright, welcoming interiors filled with natural light. At the heart of the home is a spacious

open-plan kitchen and dining area, perfectly suited to both everyday living and entertaining. The kitchen is complemented by a separate pantry and connects seamlessly with the surrounding living spaces and outdoor areas. The lower level accommodates two comfortable bedrooms, a full bathroom, and direct access to the gardens, allowing indoor and outdoor living to blend effortlessly.

The upper floor provides a more private environment, featuring two additional bedrooms, an elegant bathroom with a bathtub, a dressing room, and a balcony overlooking the surrounding greenery. This level also offers the possibility of creating an additional bedroom and bathroom, allowing future owners to adapt the property to their specific requirements.

A standout feature of the estate is the presence of three independent guest apartments, offering exceptional versatility and privacy. The first apartment measures approximately 30 m², the second around 35 m², and the third approximately 45 m². These self-contained spaces are ideal for hosting family and friends, accommodating staff, creating a home office or artist's studio, establishing wellness or treatment rooms, or generating rental income. Their independent nature allows for a wide range of lifestyle and investment possibilities.

Outside, the property captures the essence of the Ibiza lifestyle. A beautiful private swimming pool forms the centrepiece of the landscaped gardens, surrounded by mature Mediterranean vegetation that creates a tranquil and secluded atmosphere. Various outdoor lounging and entertaining areas provide the perfect setting for enjoying the island's climate throughout the year. The exterior amenities include a barbecue area, an outdoor shower, and an outdoor toilet, all supplied with filtered water. In fact, the entire property benefits from a comprehensive water filtration system, ensuring high-quality filtered water throughout the house and all outdoor facilities.

The property also benefits from covered parking for up to three vehicles, a storage room, and a desirable south-east orientation that maximises sunlight from morning through to late afternoon.

Combining a spacious family home, independent guest accommodation, excellent privacy, and a prime location within walking distance of the beach, this unique property represents a rare opportunity to acquire a versatile residence in one of Ibiza's most sought-after coastal enclaves.

Features:

- Expansion potencial
- Parking for 3 vehicles
- Private pool
- Mature garden
- Storage room
- Walking distance to the Beach
- Air conditioning
- Water filtering sistem

Distances:

- Beach 2 min.
- Town 8 min
- Airport 30 min















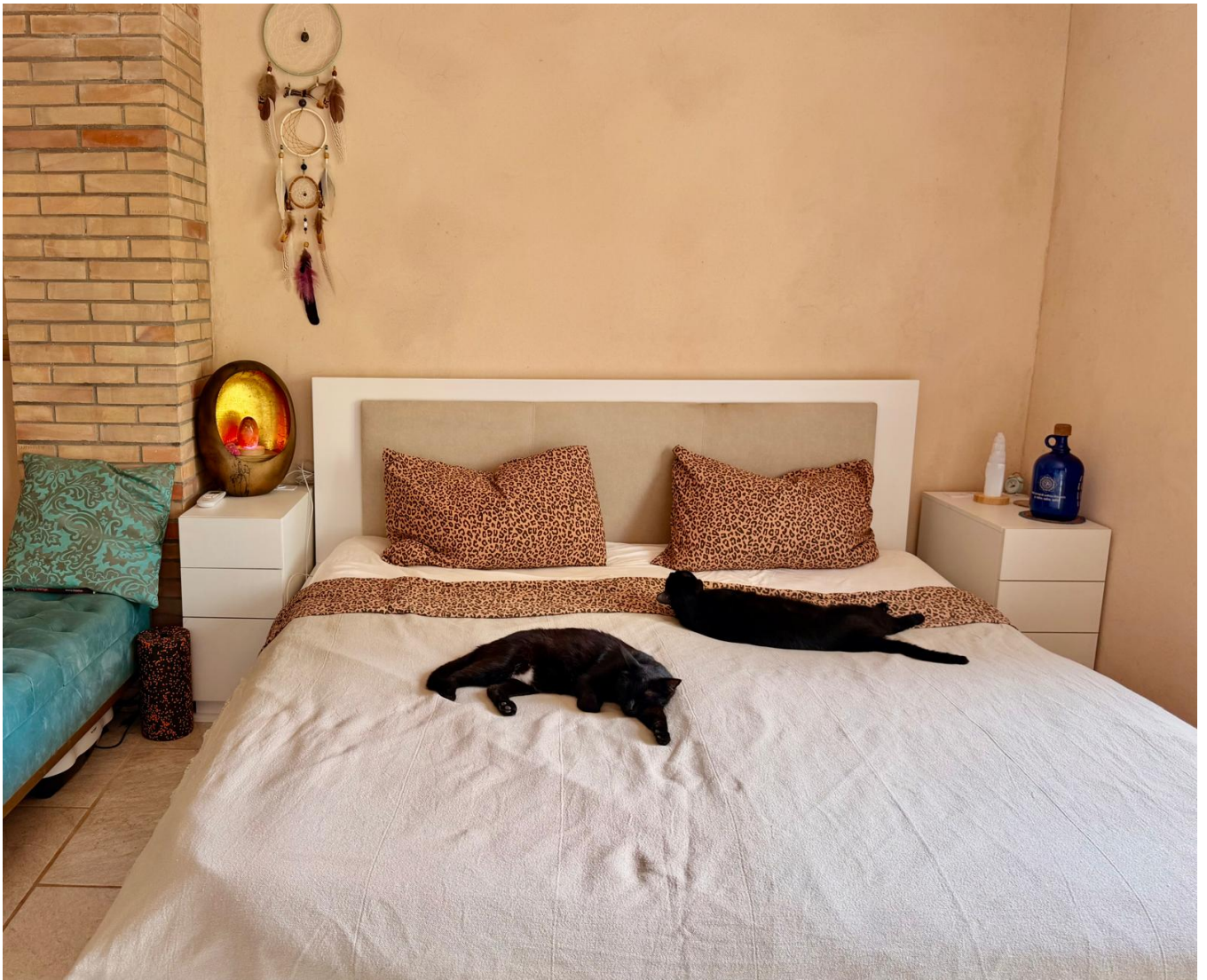
















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