

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



Price: 12.000.000 €

GENERAL INFORMATION

Category:	Villas, Luxury Houses		
Location:		Area:	Santa Gertrudis
N. Bedroom:	9	N. Bathroom:	11
M ² Property:	15877	M ² Inside:	905m ²

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.



























