

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



**Price: 4.900.000 €**

## GENERAL INFORMATION

Category:	Villas, Luxury Houses		
Location:		Area:	
N. Bedroom:	6	N. Bathroom:	7
M <sup>2</sup> Property:	2078	M <sup>2</sup> Inside:	381m <sup>2</sup>

## 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 m<sup>2</sup>**, the villa boasts a total **built area of 409 m<sup>2</sup>**, with **381 m<sup>2</sup> 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 m² 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 included
- Garage included



































































