



IBIZA ROYAL AGENCY


# NEW CONSTRUCTION VILLA

Property ID 49727

SANTA GERTRUDIS



MICHELE BULLO

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23.000m<sup>2</sup>



410 m<sup>2</sup>



4



4



Newly built 4 bedroom villa on a huge plot of land near Santa Gertrudis.

This property in Ibiza, near Santa Gertrudis, is located on a large plot of 23,000 m<sup>2</sup>, surrounded by olive groves, orange trees and pine trees. Just 5 minutes from the town and 4 minutes from the prestigious Morna International School, it is perfect for families. Ibiza town is 15 minutes by car and the airport 20 minutes.

The villa, the epitome of modern architecture and eco-friendly design, features a spacious entrance hall and three bedrooms with private bathrooms. The master bedroom has a luxurious bathroom with double sinks, shower, toilet and freestanding bathtub.

The first floor also includes a spacious living room, a generous kitchen and a terrace overlooking the pool.

The basement offers additional space and the possibility of adaptation for a sauna, cinema or gym, as well as a guest house or separate nanny's room.

The beautiful gardens, designed for minimal maintenance, have the possibility of building an additional 30m<sup>2</sup> guest house. In the inner courtyard are two charming original Ibizan structures and a private well. This exceptional property, built to high quality standards, is located in a truly special location.

### Summary:

- Land size: 23,000m<sup>2</sup>
- Living area: 410m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 4

### Highlights:

- Construction completed in March 2025
- Large land
- Private pool
- Mountain View
- Guest House
- House for babysitter
- Lots of privacy
- Modern and ecological design
- Parking
- Near the prestigious Morna International School
- Offers the option of creating a gym, spa and/or cinema in the basement.

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GROUND FLOOR



BASEMENT



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## ABOUT US:

IBIZA ROYAL AGENCY is a real estate services agency located in Ibiza, which offers a personalized service of sale and for rent in Ibiza, Formentera and Majorca. Our agency works on the internet with the aim of proposing a vast property but selective audience of potential customers worldwide.



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## CONTACT:



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<https://ibizaroyalagency.com>