

**Santa Gertrudis**  
search for property IBI-101952



## Newly-built villa near Santa Gertrudis

constructed area:	410 m <sup>2</sup>	energy certificate:	in process
plot area:	23.000 m <sup>2</sup>		
bedrooms:	4		
bathrooms:	4		
sea view:	-	price:	€ 4,450,000.-



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### Details:

This enchanting, newly-constructed villa nestles in the verdant landscape of Ibiza, near to the village of Santa Gertrudis. It stands on a very large plot of 23,000 sqm surrounded by olive groves, orange trees, pine trees, and with typical small stone walls, all providing an idyllic setting. It is situated only 5 minutes away from the vibrant village of Santa Gertrudis, and 4 min from the renowned Morna International School, making it ideal for families with children. Ibiza Town and the airport are only a convenient 15 and 20 min drive away respectively.

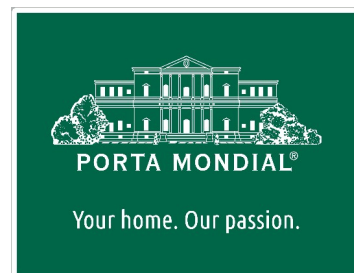
With an impressive 410 sqm of living space, spread over 2 floors and including a spacious basement, this exceptional villa embodies a rare combination of spatial splendor and innovative sustainability. Every aspect has been carefully considered, ensuring an outstanding living experience and including a modern heat pump, central air conditioning and underfloor heating throughout.

The property features 3 lovely bedrooms each with its own luxurious bathroom, the spacious master bedroom being a true haven of tranquility with a stylish en-suite shower, double washbasin, WC, and elegant freestanding bathtub. There is also the possibility of a guesthouse or staff accommodation in the basement with its own separate entrance. On the ground floor is a large entrance hall of approx. 26 sqm which accesses 3 beautifully-designed living areas including a bright dining area with a fireplace providing a warm ambiance in the cooler winter months. Adjoining this is the living room flooded with natural light.

This breathtaking new villa offers an harmonious blend of comfort and sustainability together with great privacy. Further highlights include a sauna, pool, gym, and home cinema and will be finalized in March 2025.

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### Location & surrounding area:

Santa Gertrudis de Fruitera is a charming village which is lively both during the day and in the evening with its bars, cafés and restaurants. Here you can find everything from delicious ‘bocadillos de jamón’ (toasted bread with ham) to avant-garde cuisine, such as in the Bar Costa. Surrounded by fruit trees and a very peaceful atmosphere, the village is a real delight. In addition, there are numerous shops for clothing and leather goods, and art galleries which are open all year round. The proximity to the Morna public school is also an added advantage for families, as is the excellent medical care. The village church, a historical landmark, was consecrated in 1797.



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Garden



View to the property



Living area



Dining area



One of 4 bedrooms



One of several bathrooms

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Gym



Groundfloor



Basement