



IBIZA COUNTRY  
VILLAS



Ref: 11840 - Santa Eulària des Riu  
2.850.000€

Rustic Farm with Development Opportunity



Among almond trees, pine groves, and the characteristic tranquility of the Ibizan countryside, this exceptional estate offers an increasingly rare opportunity in Ibiza: a large property to renovate and transform completely according to your own vision, in a privileged location just minutes from the sea.



Located in the rural surroundings of Arabí de Baix, one of the most valued areas of Santa Eulària des Riu for its privacy and authenticity, the estate occupies a plot of 9,333 m<sup>2</sup> surrounded by Mediterranean nature. From here, the crystal-clear waters of Cala Pada are just 3 kilometers away, while the charming promenade, restaurants, and services of Santa Eulària are less than 5 kilometers away.



The property features an existing building of approximately 405 m<sup>2</sup>, providing an excellent base to develop a spectacular country residence, an elegant contemporary Ibizan-style estate, or an exclusive private retreat to enjoy the island's tranquility year-round.

The building requires comprehensive renovation, making it a true blank canvas for architects, designers, and buyers seeking to create a unique and personalized property. The absence of installed utilities also allows for the integration of cutting-edge sustainable solutions from the start, including renewable energy, efficient water management systems, and technologies aimed at self-sufficiency.



What truly makes this estate special is the combination of three increasingly scarce elements in Ibiza: space, privacy, and proximity to the coast. A location where silence, nature, and space come together to offer an exceptional quality of life, without sacrificing the convenience of being close to some of the island's best beaches and services.



Private plot of 9,333 m<sup>2</sup>

Existing building of approximately 405 m<sup>2</sup>



Registered residence with 2 bedrooms

Natural and private environment



Just 3 km from Cala Pada

5 km from Santa Eulària des Riu



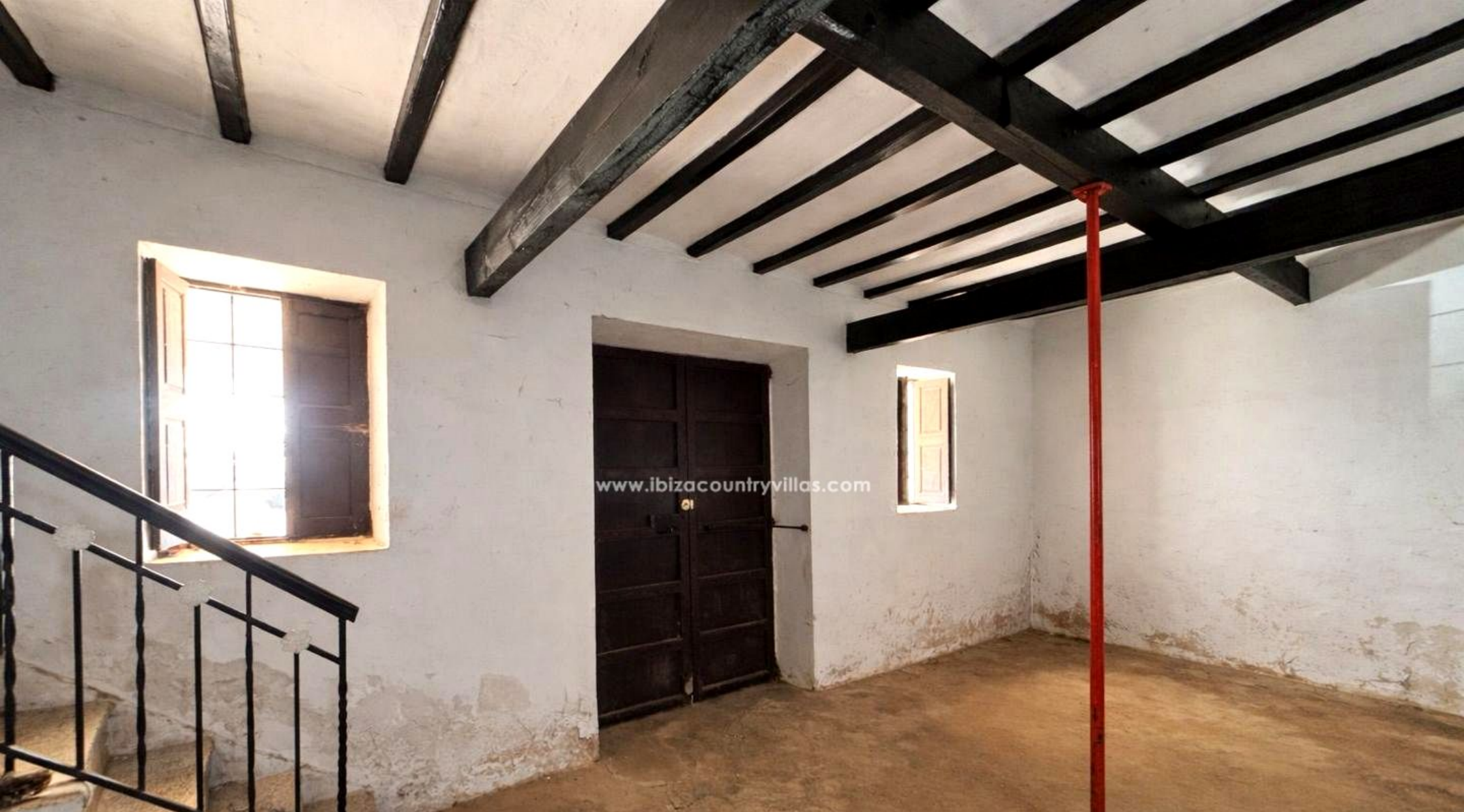


[www.ibizacountryvillas.com](http://www.ibizacountryvillas.com)



Excellent renovation and revaluation potential

Ideal for creating a personalized luxury estate



Possibility to incorporate sustainable and self-sufficient solutions

An extraordinary opportunity to acquire a characterful estate with vision and future in one of Ibiza's most desirable locations, where the authentic Mediterranean lifestyle remains the main feature.



## FEATURES

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TYPE: Villa

LOCALITY: Santa Eulària des Riu

BEDS: 2

BATHS: 1

HOUSE AREA: 405

PLOT AREA: 9000

## OTHER FEATURES

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Aire Acondicionado, Cocina Amueblada, Cocina Equipada, Edificio Con Garaje, Exterior, Jardín, Luminoso, Terraza





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Luxury Ibiza Real Estate

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