

IBIZA COUNTRY  
VILLAS



Ref: 11851 - Santa Gertrudis de Fruitera  
6.600.000€

Luxury Historic Estate for Sale in San José



Located less than one kilometer from the center of San José, this exceptional 17th-century Ibizan estate represents a unique opportunity to acquire a luxurious historic property in one of Ibiza's most sought-after areas. Situated on a private plot of 12,000 m<sup>2</sup>, the property combines traditional architecture, spacious living areas, and extraordinary renovation potential, making it one of the most distinctive real estate investments in the Ibiza market.



With approximately 600 m<sup>2</sup> of built space and over 1,200 m<sup>2</sup> of outdoor areas, this magnificent estate retains all the essence of traditional Ibizan architecture. Whitewashed facades, exposed wooden beams, original arches, interior courtyards, and large terraces create a characterful property, ready to be reinterpreted through a contemporary design project that respects its history.

Traditional Ibizan architecture with significant heritage value



The property is currently in the final stages of its legalization process. Once the relevant certificate is obtained, the entire estate will be fully legal, offering complete urban planning security for a comprehensive renovation. This makes the estate a long-term valuable real estate asset within Ibiza's exclusive luxury property market.

The surface area is distributed across four independent buildings, offering great versatility for large families, hospitality projects, wellness retreats, or guest accommodations.



#### Main house



Guest house and auxiliary buildings



Additionally, an independent one-bedroom cottage provides extra accommodation for guests or staff, while a summer pavilion by the pool, with an outdoor kitchen and dining area, has been designed to fully enjoy the Mediterranean lifestyle.

Spacious outdoor areas



Mature gardens and established vegetation create an environment of complete privacy, naturally integrating the architecture into the landscape.

The property includes:



- 50 m<sup>2</sup> swimming pool

- Private tennis court



- Large terraces and outdoor entertainment areas

- Gardens and landscaped zones



- Access via electric gates

- Long private driveway



- Double garages and ample outdoor parking
- New photovoltaic solar energy system installed in 2025



The recent photovoltaic installation enhances the estate's energy efficiency and is expected to significantly reduce electricity costs.

Prime location in San José, southwest Ibiza



Situated in one of the most prestigious areas of the island, San José combines the authenticity of year-round village life with quick access to some of Ibiza's most iconic beaches, such as Cala Jondal, Cala Conta, Cala Tarida, Cala Bassa, and Cala Vadella.

Proximity to Ibiza Town and the international airport further increases the appeal of this property, both as a primary residence and a high-value real estate investment in Ibiza.



Main features

Historic 17th-century Ibizan estate



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9 bedrooms and 10 bathrooms

600 m<sup>2</sup>

  
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## FEATURES

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TYPE: Villa

LOCALITY: Santa Gertrudis de Fruitera

BEDS: 9

BATHS: 10

HOUSE AREA: 600

PLOT AREA: 12000

POOL: Yes

## OTHER FEATURES

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Aire Acondicionado, Armarios Empotrados, Cocina Amueblada, Cocina Equipada, Edificio Con Garaje, Exterior, Jardín, Luminoso, Piscina, Pista De Tenis, Terraza





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Luxury Ibiza Real Estate

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