



IBIZA COUNTRY
VILLAS



Ref: 40227 - Sant Antoni de Portmany
2.500.000€

Land for Sale with Approved Building License



An exceptional opportunity to own a 63,000 sqm plot of land in one of Ibiza's most tranquil and sought-after valleys, located between Santa Gertrudis and San Matteo.



This unique project, designed by renowned architect Jaime Romano, comes with a fully approved building license—saving you years of waiting and planning. The approved plans include a south-facing villa of 280 sqm with an additional 236 sqm basement, totaling 516 sqm of built space. The home enjoys sunlight throughout the day and includes a 35 sqm private pool.



Key Features:

Plot Size: 63,000 sqm



Total Built Area: 516 sqm (280 sqm house + 236 sqm basement)

Architect: Jaime Romano



Orientation: South-facing, sunlit all day

Pool: 35 sqm



Customization: Interior layout (kitchen, rooms, living spaces) may be modified with town-hall approval. External structure cannot be changed.



Location Highlights:



Nestled in a picturesque valley surrounded by farmland and rolling hills, this land offers breathtaking views of the countryside and traditional Ibiza fincas. Your closest neighbor has recently planted hundreds of almond trees, adding to the area's charm and agricultural potential.

10 minutes to Santa Gertrudis and the international school



20 minutes to Ibiza Town

30 minutes to the airport



www.ibizacountryvillas.com

Easy access via main road

Land Potential:



Ideal for organic farming or beautiful landscaping

Upper hillside area with pine trees, perfect for a beekeeping project, bird observatory, or stargazing platform



Utilities & Infrastructure:

Water: Well license approved; drilling underway



Electricity: Connection to the main grid pending

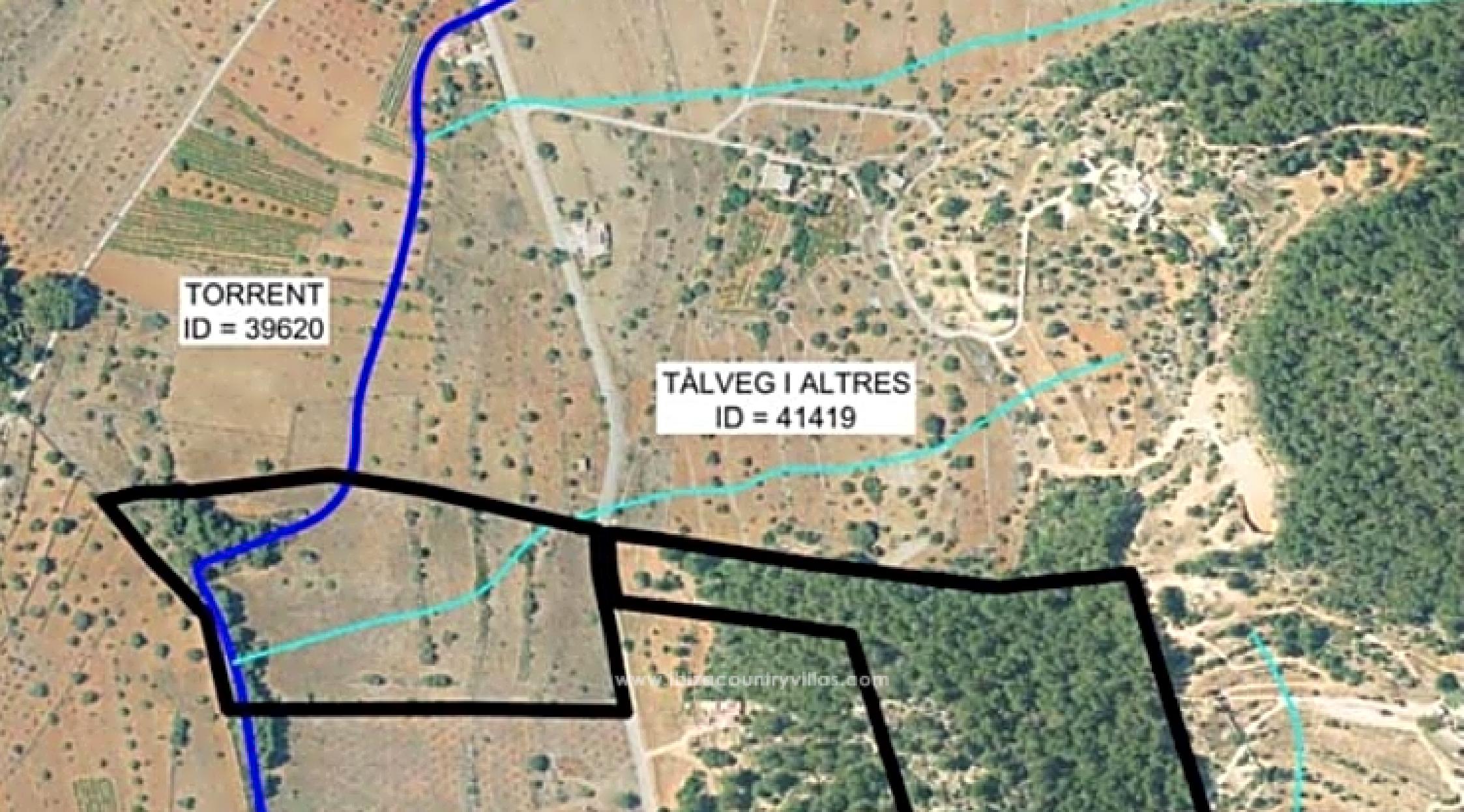
Solar power installation possible for energy independence



Project Status:



Topographic and geological studies are underway to finalize the house placement and start construction. Once a builder is selected, the estimated construction time is approximately one year. Depending on materials and finishes, construction costs are estimated between €2M and €2.5M (subject to final specifications and market conditions).



This is a rare chance to build a dream home in the heart of Ibiza's countryside, blending peace, nature, and convenience.



FEATURES

TYPE: Land

LOCALITY: Sant Antoni de Portmany

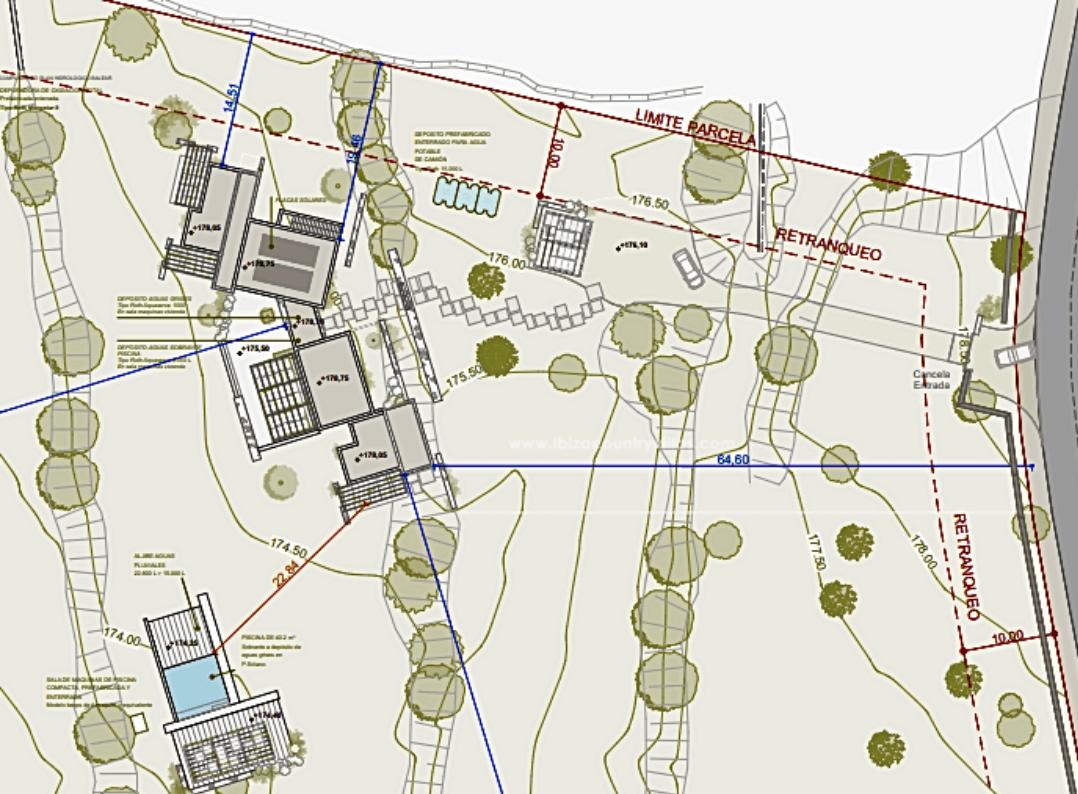
BEDS: 0

BATHS: 0

PLOT AREA: 63128

OTHER FEATURES

Edificable, Solar, Soleado, Vistas Al Monte





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