



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 3,460,955.45

### Location

Pays:	Espagne
État/Région/Province:	Castille-et-León
Ville:	ses Salines
Indicatif régional:	08820
Soumis:	21/10/2025

### Description:

**AUTHENTIC VILLA WITH TOURIST LICENSE SEA VIEWS AND GUEST HOUSE**

Nestled in the serene Ibizan countryside, this exceptional villa offers a rare combination of authentic charm, stunning panoramic views, and exciting investment potential. Overlooking Salinas and Formentera, this beautifully maintained property is a sanctuary of peace, perfect for those seeking a private retreat with the added benefit of a permanent tourist license for rental income.

### INSIDE – Spacious & Full of Character

Spanning 330m<sup>2</sup> of living space, this original Ibicencan home boasts 13 well-appointed rooms, including 5 spacious bedrooms and 4 bathrooms. The villa's three fully equipped kitchens provide convenience and flexibility, making it ideal for both personal use and hosting guests. Traditional Ibizan architecture, high ceilings, and warm interiors create an inviting and peaceful atmosphere, while an independent studio offers additional rental opportunities.

### OUTSIDE – An Oasis of Relaxation & Natural Beauty

Set on a 2,000m<sup>2</sup> plot, the villa's four expansive terraces provide breathtaking sea and countryside views, creating the perfect setting for sunrise coffee or sunset gatherings. The private swimming pool invites you to unwind, while the Thai-inspired chill-out area and yoga garden offer a tranquil escape. The lush fruit tree garden and a Buddha sanctuary add a special touch to this truly unique retreat.



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## A Rare Investment Opportunity in Ibiza

Beyond its beauty, this villa presents an excellent investment with its permanent tourist license and private water supply, ensuring sustainability and cost savings. Located on protected land, this home guarantees long-term exclusivity and privacy while being just minutes from Ibiza Town and the island's most stunning beaches.

This villa is more than a home—it's a lifestyle, a retreat, and a sound investment in one of Ibiza's most sought-after locations.

**ABOUT THE AREA – SA CARROCA, IBIZA** Sa Carroca is a highly sought-after residential area located just minutes from Ibiza Town. Perched on a hillside, it offers a perfect balance of privacy, tranquillity, and stunning panoramic views of the Mediterranean Sea and Ibiza's natural landscape. Known for its exclusivity, Sa Carroca combines modern amenities with serene surroundings, making it ideal for families and those seeking a peaceful retreat close to the action

Living in Sa Carroca means enjoying the best of both worlds—seclusion and accessibility. The area is just a short drive from Ibiza Town's vibrant nightlife, luxury marinas, and cultural attractions, as well as the famous beaches of Playa d'en Bossa, Cala Jondal, and Ses Salines. Residents also benefit from proximity to shops, restaurants, and essential services, ensuring convenience without compromising on privacy.

## TRAVEL DISTANCES

- 5 minutes to Ibiza Town
- 10 minutes to Playa d'en Bossa
- 15 minutes to Ibiza Airport
- 20 minutes to Santa Eulalia

**MILD CLIMATE IN IBIZA** With over 3,000 hours of sunshine annually and summer temperatures averaging 32 degrees C, Sa Carroca enjoys Ibiza's idyllic semi-arid climate. Its warm, sunny days and mild winters make it a perfect location year-round.

## Commun

Chambres:	5
Salle de bains:	4
Pied carré fini:	330 m <sup>2</sup>
Dimesions du lot:	2000 m <sup>2</sup>

## Building details

Parking:	Oui
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/SEQD-T30098/?utm\\_cam](http://www.arkadia.com/SEQD-T30098/?utm_cam)



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**Contact information**

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