

## Outstanding Villa en Cala Llenya with private pool



## general:

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object number external:	KPI1441	as from:	04.08.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1986
place:	07850 Santa Eulària des Riu	available from:	immediate
living space:	250,00 m²	Total size of site:	512,00 m²
Number of Rooms:	5,0	Number of bedrooms:	4,0
Number of bathrooms:	3,0	number of parking spaces:	2,0
Condition:	fully renovated	Interior cat.:	upmarket

## prices:

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purchase price:	1.880.000,00 €
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## energy certificate:

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value class:	in Arbeit
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## contact person:

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company:	KENSINGTON Ibiza	name:	KENSINGTON Ibiza
street:	Calle Joan Tur Tur 9B	place:	07840 Santa Eulalia des Rio
www:	www.kensington-ibiza.com		

## Infrastructure:

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## Description:

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This luxury villa is located in the heart of Cala Llenya, on the beautiful Balearic Islands, and stands out for its privileged location just five minutes' walk from the charming Cala Llenya and Cala Nova beaches.

With a built area of 260 m<sup>2</sup> on a private plot of 511 m<sup>2</sup>, the property offers an exclusive and peaceful environment, perfect for those seeking comfort and proximity to the sea without compromising privacy.

The residence features four bedrooms and three bathrooms, one of them en suite, ensuring privacy and comfort for family and guests alike. The interiors, fully furnished and in excellent condition, showcase high-quality finishes such as porcelain floors, built-in wardrobes, and an elegant dressing room. The climate control system includes air conditioning, partial underfloor heating, and a cozy fireplace for the cooler months.

Outside, the villa boasts a private heated pool surrounded by a designer garden with an automatic irrigation system, along with several terraces – covered, uncovered, and an exclusive panoramic rooftop terrace – where you can enjoy views of the surrounding countryside, the pool, and partial sea views. A barbecue area and sauna add a touch of wellness and exclusivity, while the private garage and water tank provide convenience and security.

Additional features include electric shutters, balconies, built-in wardrobes, and close proximity to restaurants and essential services. This residence is ideal as a primary home, a second home, or an exclusive holiday retreat, offering a unique opportunity to experience Mediterranean living in a luxurious and refined setting.

## images

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WhatsApp Image 2025-06-18 at 19.19.00 (2)



WhatsApp Image 2025-06-18 at 19.19.15





WhatsApp Image 2025-06-18 at 19.19.02



WhatsApp Image 2025-06-18 at 19.19.20 (1)



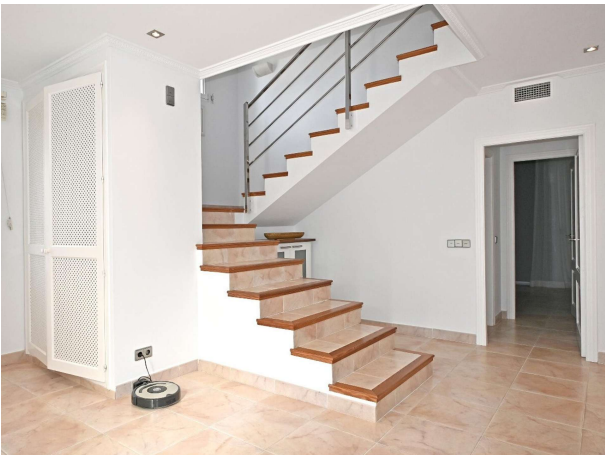
WhatsApp Image 2025-06-18 at 19.19.20



WhatsApp Image 2025-06-18 at 19.19.23



WhatsApp Image 2025-06-18 at 19.19.09



WhatsApp Image 2025-06-18 at 19.18.58



WhatsApp Image 2025-06-18 at 19.19.00 (4)



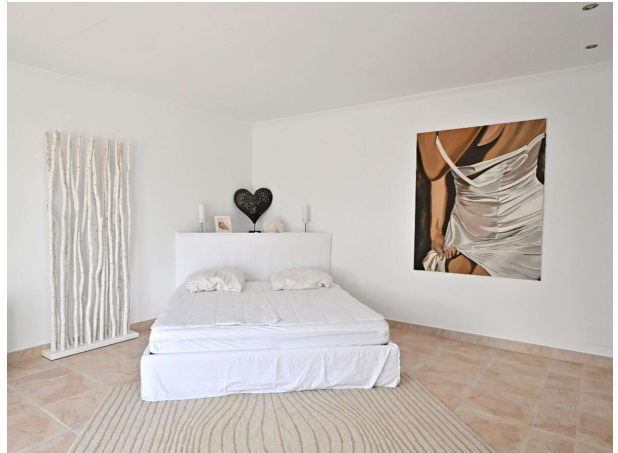
WhatsApp Image 2025-06-18 at 19.19.07



WhatsApp Image 2025-06-18 at 19.19.20 (2)



WhatsApp Image 2025-06-18 at 19.19.25 (2)



WhatsApp Image 2025-06-18 at 19.19.25 (4)



WhatsApp Image 2025-06-18 at 19.19.08





WhatsApp Image 2025-06-18 at 19.19.25 (5)



WhatsApp Image 2025-06-18 at 19.19.00



WhatsApp Image 2025-06-18 at 19.19.25



WhatsApp Image 2025-06-18 at 19.18.58 (2)



WhatsApp Image 2025-06-18 at 19.19.08 (1)



WhatsApp Image 2025-06-18 at 19.19.09 (1)





WhatsApp Image 2025-06-18 at 19.19.13 (1)



WhatsApp Image 2025-06-18 at 19.19.25 (1)



WhatsApp Image 2025-06-18 at 19.19.13



WhatsApp Image 2025-06-18 at 19.19.07 (1)



WhatsApp Image 2025-06-18 at 19.19.07 (2)



WhatsApp Image 2025-06-18 at 19.19.00 (1)

