

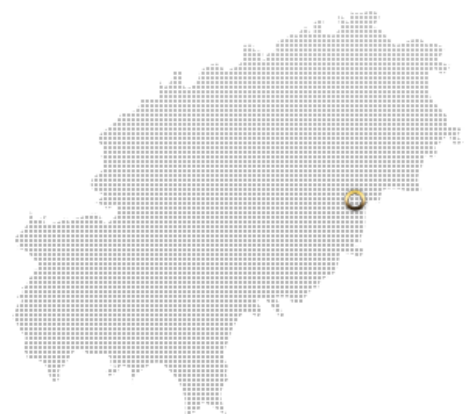
## Modern Luxury 5-Bedroom Villa with Tourist Rental License and Fantastic Sea Views for Sale in Santa Eulalia, Ibiza - Santa Eulalia



### Overview

|                          |                                                  |
|--------------------------|--------------------------------------------------|
| <b>Building surface:</b> | 246 m <sup>2</sup>                               |
| <b>Plot of land:</b>     | 306 m <sup>2</sup>                               |
| <b>Distribution:</b>     | 5 Bed rooms, 5 Bathrooms                         |
| <b>Ref.-No.:</b>         | 2406                                             |
| <b>Price:</b>            | 2,100,000.00 €                                   |
| <b>Location:</b>         | Santa Eulalia                                    |
| <b>View:</b>             | Sea view, Country view,<br>Modern, Nice Sea View |

### Location



## Description

Investment Opportunity: Ibiza Villa with Rental License, Panoramic Sea Views & Private Spa for Sale – Santa Eulalia, Ibiza

### A Smart Investment and Luxurious Family Retreat

This modern luxury villa for sale in Santa Eulalia, Ibiza, is much more than a stylish second home. With a coveted touristic rental license (ETV), the property offers both private enjoyment and strong investment potential. Villas with a legal rental license are rare on the island, making this home not only a stunning residence but also a secure income-generating opportunity. Owners can rent it legally to Ibiza's thriving holiday market, where licensed properties command premium weekly rates.

With breathtaking sea views across the Santa Eulalia coastline, a private spa, and a rooftop terrace complete with a saltwater plunge pool, this villa embodies the Ibiza luxury lifestyle while ensuring excellent returns on investment.

### Contemporary Design with Smart Layout

Set on a low-maintenance 306 m<sup>2</sup> plot, the villa has been designed with modern architecture, natural stone finishes, steel details, and open spaces filled with light. Spread across three floors, it features five bedrooms and multiple terraces, perfectly balancing private living with entertainment areas.

The open-plan living room flows seamlessly into the modern kitchen and dining area, creating an inviting central hub for family and guests. Bright interiors and clean lines combine to form an elegant yet comfortable living environment.

Three terraces, plus the expansive rooftop deck, allow you to enjoy Ibiza's famous sunshine from sunrise to sunset. The rooftop terrace with plunge pool offers panoramic views of the Mediterranean — an unrivaled setting for morning swims, evening cocktails, or unforgettable sunset gatherings.

### Private Wellness, Relaxation and Comfort

One of the villa's standout features is its private wellness area, equipped with a jacuzzi and wellness room — the perfect retreat after a beach day or for enjoying the cooler winter months. Combined with the rooftop pool and multiple lounge areas, the property ensures year-round comfort and relaxation.

### Tourist Rental License – The Key Advantage

The official tourist rental license dramatically enhances the villa's value:

- ?? Guarantees legal and profitable holiday rentals in Ibiza's competitive market
  - ?? Allows for premium weekly rental rates, especially during high season
  - ?? Provides buyers with investment security and the potential for strong annual returns
  - ?? Offers flexibility — enjoy the villa privately or rent it when not in use
  - ?? Increases long-term resale value, as properties with a license are highly sought after
- With this license, the villa can generate significant rental income, making it an attractive option for investors seeking both lifestyle and profitability.

### Location: Santa Eulalia des Riu

The villa is ideally located in Santa Eulalia, Ibiza's third largest town and one of the island's most desirable areas for families and year-round living. Known for its exclusive marina, vibrant promenade, boutique shopping, and thriving local community, Santa Eulalia offers a more relaxed pace than Ibiza Town while still being close to restaurants, cultural attractions, and beautiful beaches.

The balance of tranquil lifestyle and convenient access makes this property especially appealing to both renters and long-term residents.

#### Key Features

Tourist rental license (ETV) – legal, profitable rental opportunity

5 bedrooms across three levels

Plot size: 306 m<sup>2</sup>

Multiple terraces including rooftop with saltwater plunge pool

Private wellness area with jacuzzi and spa room

Open-plan living and modern kitchen

Stylish design with stone, steel, and bright finishes

Investment-ready with proven rental potential

Located in Santa Eulalia, one of Ibiza's most family-friendly and vibrant towns

#### Why This Villa?

This property is more than just a villa — it's a luxury lifestyle investment. Combining modern architecture, breathtaking sea views, private spa facilities, and the rare tourist rental license, it guarantees both unforgettable moments with family and friends, and a secure, high-yield investment in Ibiza's thriving property market.