

# High-Quality Masterpiece in similar Blakstad Design with Touristic-License !

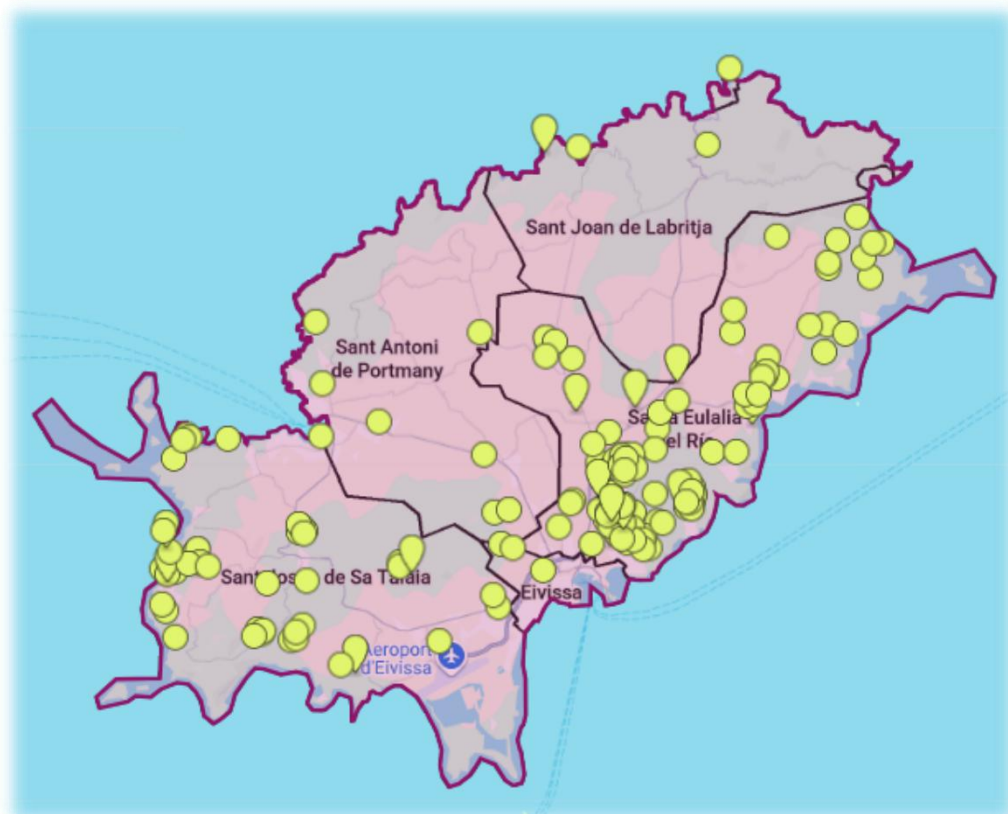


## Price Offer €: 7,950,000 EUR (Sold as SL.)

(All information is provided without guarantee)

- ✓ Location: 8 Min. to Santa. Gertrudis
- ✓ Touristic-License for 10 Pax
- ✓ 400 kEUR Income p.A. possible !
- ✓ Year of Construction: 2016/2019
- ✓ Zero Emissions !
- ✓ Plot of Land: Approx.: 15,000 m<sup>2</sup>
- ✓ 5,000 m<sup>2</sup> Mediteran Maintained !
- ✓ Built.: 750m<sup>2</sup> (Inc. Pool and Terraces)
- ✓ Living Area: Approx. 475 m<sup>2</sup>
- ✓ Bedrooms: 5
- ✓ Bathrooms: 5 + 2
- ✓ Large Saltwater Pool: (90m<sup>2</sup> !)
- ✓ Floor-Heating
- ✓ Several Covered Terraces
- ✓ Electric Gate
- ✓ Waterwell !
- ✓ Garden Irrigation & Garden Lights
- ✓ 2 Fireplaces Inside
- ✓ 2 Outside Showers
- ✓ Several Chill Areas
- ✓ Air Conditioning
- ✓ Privat and Silent Area
- ✓ Light-Domes
- ✓ Very High Ceilings !
- ✓ High-Quality-Kitchen
- ✓ Central Air-Condition
- ✓ Large Sliding Doors
- ✓ Cinema-Room
- ✓ Heating-Pump & Solar
- ✓ Off-Grid by >= 20 Degree !
- ✓ 60 Olive Trees
- ✓ Furnitures Included
- ✓ Large Cellar
- ✓ 100% Legal !

## More than Double Value in 10 Years !



<b>Villas Idealista: &gt;= 5 Mio. / &gt;= 4 Bedrooms / &gt;=3 Bathrooms / Pool</b>		
Average Price April 2026	<b>14.453</b>	EUR/m <sup>2</sup>
Our Object ( <b>with Pool &amp; Terraces</b> )	<b>750</b>	m <sup>2</sup>
Value with Average Price	<b>10.839.750</b>	EUR/m <sup>2</sup>
Added Value: T-License Bonus	1.000.000	EUR/m <sup>2</sup>
Blakstad Design Charge 20%	2.709.938	
Normal expected Price	<del><b>14.549.688</b></del>	EUR/m <sup>2</sup>
Our Sales Offer	<b>7.950.000</b>	EUR/m <sup>2</sup>
	<b>54,64%</b>	Percent

<b>The rule of thumb</b>		
Real estate in Ibiza <b>doubles</b> in value after <b>10 years</b> . Roughly speaking,	<b>15.900.000</b>	EUR/m <sup>2</sup>
Rental income max. in 10 years	<b>4.000.000</b>	EUR/m <sup>2</sup>
<b>Total Value in 10 Years</b>	<b>19.900.000</b>	EUR/m <sup>2</sup>

# Welcome to Your Home



## **This high-end Villa, constructed in 2016/2019, represents the pinnacle of Mediterranean elegance and architectural heritage.**

Situated in a private and silent area just 8 minutes from the vibrant village of Santa Gertrudis, the estate is set upon an expansive plot of approximately 15,000 m<sup>2</sup>. The grounds feature 5,000 m<sup>2</sup> of meticulously maintained Mediterranean gardens that provide a lush and fragrant backdrop to this exceptional home. Spanning a built area of approximately 750 m<sup>2</sup>, the residence seamlessly blends traditional Ibicencan soul with contemporary luxury, characterized by the iconic symmetry and organic flow for which Blakstad similar design.

The interior is a sanctuary of light and space, highlighted by signature light-domes and large sliding doors that blur the boundaries between the sophisticated living areas and the natural surroundings. A high-quality chef's kitchen serves as the heart of the home, while two grand fireplaces offer warmth and a cozy ambiance within the expansive living quarters. For entertainment enthusiasts, a dedicated cinema room provides an immersive private theater experience. The property offers five spacious bedrooms and five luxurious bathrooms, ensuring ample accommodation for family and guests alike. Modern comfort is guaranteed year-round through a sophisticated central air-conditioning system. The outdoor living experience is equally peerless, centered around a magnificent 15 x 5-meter swimming pool. Multiple covered terraces and several thoughtfully designed chill-out areas offer a variety of spaces for alfresco dining, quiet reflection, or large-scale entertaining. This original Blakstad building is more than just a home; it is a rare architectural statement offering total privacy and tranquility in one of Ibiza's most sought-after locations.

## Very High Ceilings and Several Covered Terraces



## A Large 90 m<sup>2</sup> Pool in a Silent Area



Several Chill Areas Nestled in a Green Area



## Feel the Morning Lights



# Enjoy the High Ceilings with Light Domes



## 5,000 m<sup>2</sup> Well Maintained Mediteran Garden



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## Modern Ibicenco Kitchen and Dining Area



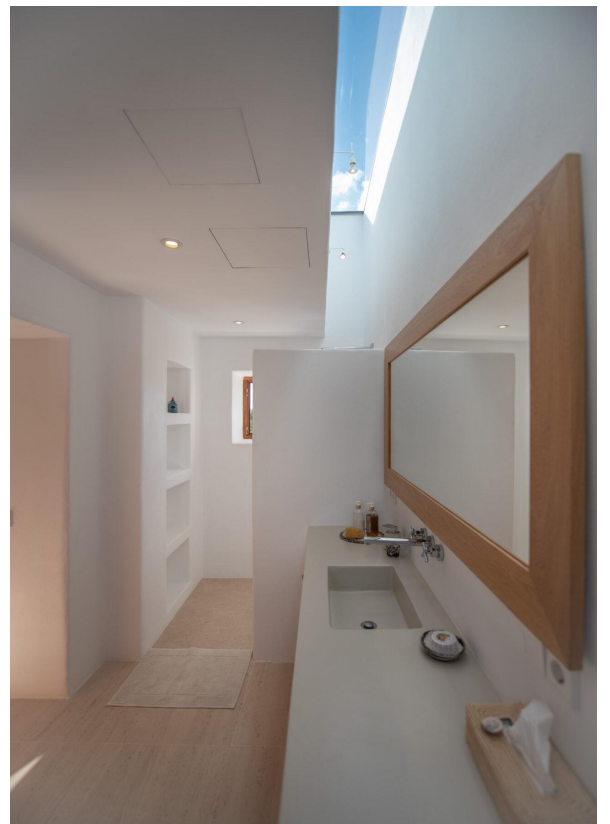
## Large and Bright Bedrooms



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## Individual Modern Ibicenco Bathrooms



## Entry and Gallery



# Night Impressions

