



E&V ID: W-046E3G

IBIZA

## Ground floor flat with garden and direct pool access

TOTAL SURFACE

~95 m<sup>2</sup>

NUMBER OF BEDROOMS

3

TERRACE SIZE

~30 m<sup>2</sup>

ASKING PRICE

€649,000



## Property Details

Total Surface

~95 m<sup>2</sup>

Asking price

€649,000

Energy Efficiency Rating

B

Views

Green View, Building View

Communal areas: Swimming pool, gardens, gym. Underground car park: parking spaces and storage rooms.



Terrace Size

~30 m<sup>2</sup>

Total Number of Bathrooms

2

Heating

Heat Pump (Air-Condition)

Floor

Ground Floor

Completion date: End 2026



Number of Bedrooms

3

Air-Condition

Central Air-conditioned

Total Number of Parking Bays

1

Number of stories

2

## Commission Text

Availability upon agreement.

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Taxes, notary and registry fees must be paid by purchaser, the commission to E&V paid by the seller as stipulated by Spanish regulations.



## Property Description

In one of the most sought-after residential areas of Ibiza, this property represents an exceptional opportunity to enjoy a sophisticated and comfortable lifestyle. The design of the home is characterized by an open concept, where the living-dining room seamlessly integrates with the kitchen, creating a modern, bright, and welcoming atmosphere. The large windows flood the space with natural light and provide direct access to a private balcony with views of the communal pool, a perfect setting for outdoor relaxation.

This magnificent ground-floor apartment stands out for its functionality and spaciousness. Spread across a single level, it features three double bedrooms and two full bathrooms, offering a practical and comfortable layout perfectly suited to family living.

Outdoors, the property boasts two terraces and a large private gar-

den with direct access to the communal pool area. An ideal space for those who enjoy outdoor living, with multiple possibilities: creating a chill-out zone, installing a barbecue or a summer kitchen, or simply relaxing in a green and welcoming setting.

A unique opportunity to combine the comfort of a modern home with the privilege of generous private outdoor spaces.

A unique opportunity to live with all the comfort of a house and the privilege of having one's own outdoor spaces. The building offers attractive common areas, including a pool surrounded by gardens and a fully equipped modern gym, inviting you to enjoy an active and relaxed lifestyle within the complex. Additionally, each residence has a parking space and storage room, providing convenience and functionality to each resident.



## Location Description

Es Viver is an urban neighborhood located southwest of Ibiza's center, bordered by Figueretes and the coast next to Platja d'en Bossa. It stands out for its tranquil and comfortable atmosphere, while at the same time offering excellent connectivity to the main points of interest on the island, such as Ibiza Town, Talamanca Beach, and Ses Salines. This location allows one to enjoy both residential calm and proximity to beaches, restaurants, sports centers, and the island's diverse daytime and nighttime entertainment options.

The area is equipped with services and facilities such as a municipal sports center with a swimming pool, a health center, gyms, shops, and various wellness options. Thanks to this combination of urban comforts, proximity to the coast, and access to the social and cultural life of Ibiza, Es Viver is ideal both for year-round residence and as a second home.







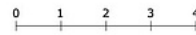












14/03/2024

# Floor Plan

## Important Notice

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