



E&V ID W-04736T

IBIZA TOWN

## Stylish and comfortable flat at the port

TOTAL SURFACE

approx. 59 m<sup>2</sup>

ASKING PRICE

€485,000

NUMBER OF BEDROOMS

2

TOTAL NUMBER OF BATHROOMS

1



## Property Details

Total Surface

**approx. 59 m<sup>2</sup>**

Number of Bedrooms

**2**

Asking price

**€485,000**

Total Number of Bathrooms

**1**

Air-Condition

**Split Air-conditioned**

Flooring

**Tiles**

Terrace

✓

Elevator

✓

Last Modernisation / Restoration

**2025**

Views

**Building View, Harbour View**

Alarm system

✓

## 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

Located in one of the most emblematic and privileged areas of Ibiza Port, this exclusive four-storey building has been completely renovated with high-quality materials and is now being presented in a completely new light. The building has a lift, an exceptional feature that is very rare in the old town area and adds value in terms of both comfort and exclusivity.

On the third floor is this elegant flat, designed to offer maximum comfort in a modern and light-filled space. The high-quality finishes add sophistication to each room, while the open-plan main area integrates the living room, dining room and a fully equipped

designer kitchen. The flat has two bedrooms with fitted wardrobes and a modern bathroom that has been carefully designed to offer comfort and style. A private balcony allows you to enjoy the fresh air and lively atmosphere of the harbour.

Highly efficient windows guarantee excellent thermal and sound insulation, ensuring year-round comfort. This property is ideal both for those who wish to live exclusively in a prestigious location and for investors looking for a premium product with great potential for appreciation in one of the most sought-after areas of Ibiza.



## Location Description

La Marina stands out not only for its historical charm and cosmopolitan atmosphere but also for its excellent location and ease of access to major services. The Ibiza International Airport is approximately 10 minutes away by car, making the area an ideal choice for those seeking a second residence or who wish to travel frequently. Just a few steps away, there are numerous top-tier

restaurants, charming bars, cafes, and dining options ranging from local cuisine to high-end international offerings. Additionally, the surroundings feature supermarkets, pharmacies, exclusive boutiques, and all kinds of shops, allowing for a comfortable and dynamic lifestyle without the need for long distances.











**ESCALA DE LA CALIFICACIÓN ENERGÉTICA**

Consumo de energía  
kWh / m² año

Emisiones  
kg CO<sub>2</sub> / m² año

<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>	88,54	27,80
<b>F</b>		
<b>G</b> menos eficiente		



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