



E&V ID W-02E9HB

IBIZA — IBIZA TOWN

## Exclusive and luxurious renovated duplex penthouse

TOTAL SURFACE

approx. 165 m<sup>2</sup>

NUMBER OF BEDROOMS

2

TERRACE SIZE

approx. 75 m<sup>2</sup>

ASKING PRICE

€2,350,000



## Property Details

Total Surface  
approx. 165 m<sup>2</sup>

Asking price  
€2,350,000

Floor  
5

Terrace Size  
approx. 75 m<sup>2</sup>

Total Number of Bathrooms  
2

Elevator  
✓

Number of Bedrooms  
2

Number of stories  
2

Community pool  
✓

## Commission Text

Availability upon agreement.

Engel & Völkers does not accept responsibility as the information provided in this brochure is for information only and it is subject to errors, omissions, change of price or withdrawal without notice.

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

This duplex penthouse includes a pre-approved project to add a third bedroom, offering the possibility to expand the living space. It is located in the iconic Mediterranean Building, directly facing Marina Ibiza and just steps from Talamanca Beach.

The property is distributed over two levels. The main floor features a bright living-dining area with access to a spacious terrace

overlooking the sea and marina, a fully equipped kitchen, and a guest toilet. The upper floor offers a bright living room with a large sofa, a generous private terrace with open views, and a bedroom with an en-suite bathroom.

The building includes a communal pool and reception service. A parking space is included in the price.





## Location Description

Marina Botafoch is one of Ibiza's most exclusive areas, located just a 10-minute walk from the city center and a 15-minute drive from the airport. It is a hotspot for high-end boutiques, gourmet restaurants, and iconic venues such as Pacha and Lío. Nearby is Talamanca Beach, and the marina is perfect for sailing enthusiasts.

While the area is lively and full of energy, it is also close enough to quieter parts of the island, offering a dynamic yet accessible lifestyle. Charming towns like Santa Eulalia are just a short drive away, making Marina Botafoch an ideal location for both a holiday home and year-round living.















**ESCALA DE LA CALIFICACIÓN ENERGÉTICA**

Consumo de energía  
kW h / 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>	<b>138.3</b>	<b>41.5</b>
<b>F</b>		
<b>G</b> menos eficiente		

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