



E&V ID W-02XRFE

IBIZA — IBIZA TOWN

## Exclusive off-plan penthouse in Marina Botafoch

TOTAL SURFACE

approx. 96 m<sup>2</sup>

NUMBER OF BEDROOMS

3

TERRACE SIZE

approx. 17 m<sup>2</sup>

ASKING PRICE

€1,540,000



## Property Details

Total Surface  
approx. 96 m<sup>2</sup>

Asking price  
€1,540,000

Air-Condition  
Fully Air-conditioned

Views  
Open View, Building View, Green View,  
Mountain View, Water View, Beach  
Front View

Number of stories  
5

Terrace Size  
approx. 17 m<sup>2</sup>

Total Number of Bathrooms  
2

Heating  
Heat Pump (Underfloor Heating)

Rooftop Terrace Size  
approx. 60 m<sup>2</sup>

Community pool  
✓

Number of Bedrooms  
3

Laundry Room  
Private, inside Apartment

Total Number of Parking Bays  
1

Elevator  
✓

## 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

This exclusive new residential development is located in one of the most sought-after areas of Ibiza — just steps from Marina Botafoch and the sandy beach of Talamanca, in the island's most prestigious urban setting. A prime location, ideal both for investors and for those seeking a sophisticated second home with excellent connections and a vibrant lifestyle.

The project showcases contemporary architecture and premium-quality materials, blending sustainability, comfort, and cutting-edge design in every detail.

The outstanding penthouses are thoughtfully laid out for both functionality and elegance. Upon entering, you are welcomed by a sleek open-plan kitchen that seamlessly connects with the living and dining area, which in turn opens onto a spacious terrace with pleasant lateral views.

The sleeping area features two double bedrooms sharing a full

bathroom, as well as a third double bedroom with its own en-suite bathroom.

One of the property's main highlights is the private rooftop terrace, offering breathtaking panoramic views of Talamanca Beach, the marina, and Ibiza Town — the perfect spot to relax or entertain outdoors.

All residences come equipped with modern comforts that ensure a high standard of living and include a private parking space.

The community comprises 84 units and offers an underground garage, an inviting communal swimming pool, and beautifully landscaped garden areas.

A unique opportunity to enjoy Ibiza's natural beauty without compromising on luxury or the convenience of being in the island's most exclusive urban location.



## Location Description

The Marina Botafoch area is located just next to Ibiza Town and is renowned for its wide array of high-end establishments, reflecting the island's luxurious and cosmopolitan spirit. Here you will find some of Ibiza's finest restaurants, bars, and nightlife venues, offering a vibrant and upscale atmosphere.

The marina itself is one of the most prominent in the Mediterranean, combining a rich maritime history with premium services and

elegant surroundings. Talamanca Beach is just a short walk away, perfect for relaxing by the sea. Ibiza's international airport is only around 10 minutes away by car.

Moreover, the island's iconic old town – a UNESCO World Heritage Site – is just minutes away, making this a truly privileged location in which to own a property.



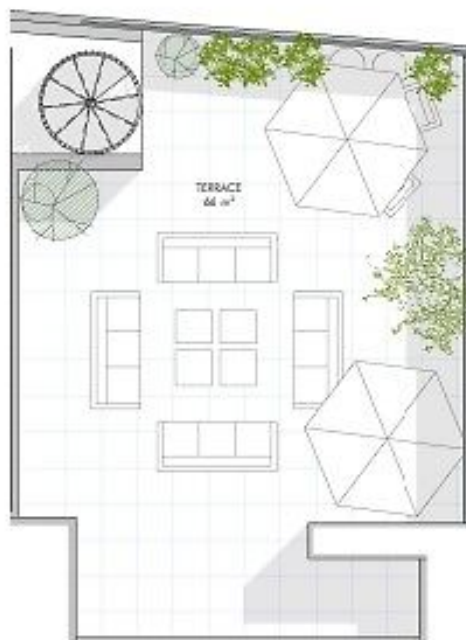








**ATICO**  
1-75



**SOLARIUM**  
1-75

## Floor Plan

**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>EN TRÁMITE</b>	
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		



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