



E&V ID W-02YZMJ

IBIZA — IBIZA TOWN

## Exclusive new-build flat near Marina Botafoch

TOTAL SURFACE

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

NUMBER OF BEDROOMS

3

TERRACE SIZE

approx. 15 m<sup>2</sup>

ASKING PRICE

€895,000



## Property Details

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

Asking price  
**€895,000**

Air-Condition  
**Fully Air-conditioned**

Views  
**Building View, Green View, Water View**

Terrace Size  
**approx. 15 m<sup>2</sup>**

Total Number of Bathrooms  
**2**

Heating  
**Heat Pump (Underfloor Heating)**

Number of stories  
**5**

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 outstanding new development is located in one of Ibiza's most sought-after areas – just moments from the Marina Botafoch yacht harbour and the sandy shores of Talamanca beach, in the island's most prestigious urban setting. Perfect for discerning buyers looking for a stylish second home or a high-quality investment. Combining contemporary architecture with premium materials, the project is designed with a strong emphasis on sustainability and modern comfort.

This bright apartment features three spacious double bedrooms, two full bathrooms, and an open-plan kitchen seamlessly connected to

the living-dining area. From here, sliding doors lead to a generous terrace with pleasant lateral views – all spaces are smartly distributed and bathed in natural light.

Each unit is equipped with modern fittings to ensure maximum comfort and convenience and include a private parking space.

The community comprises 84 residences, an underground car park, a superb communal swimming pool, and beautifully landscaped gardens.

A unique opportunity to enjoy natural surroundings while living in the most exclusive part of Ibiza Town.





## 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

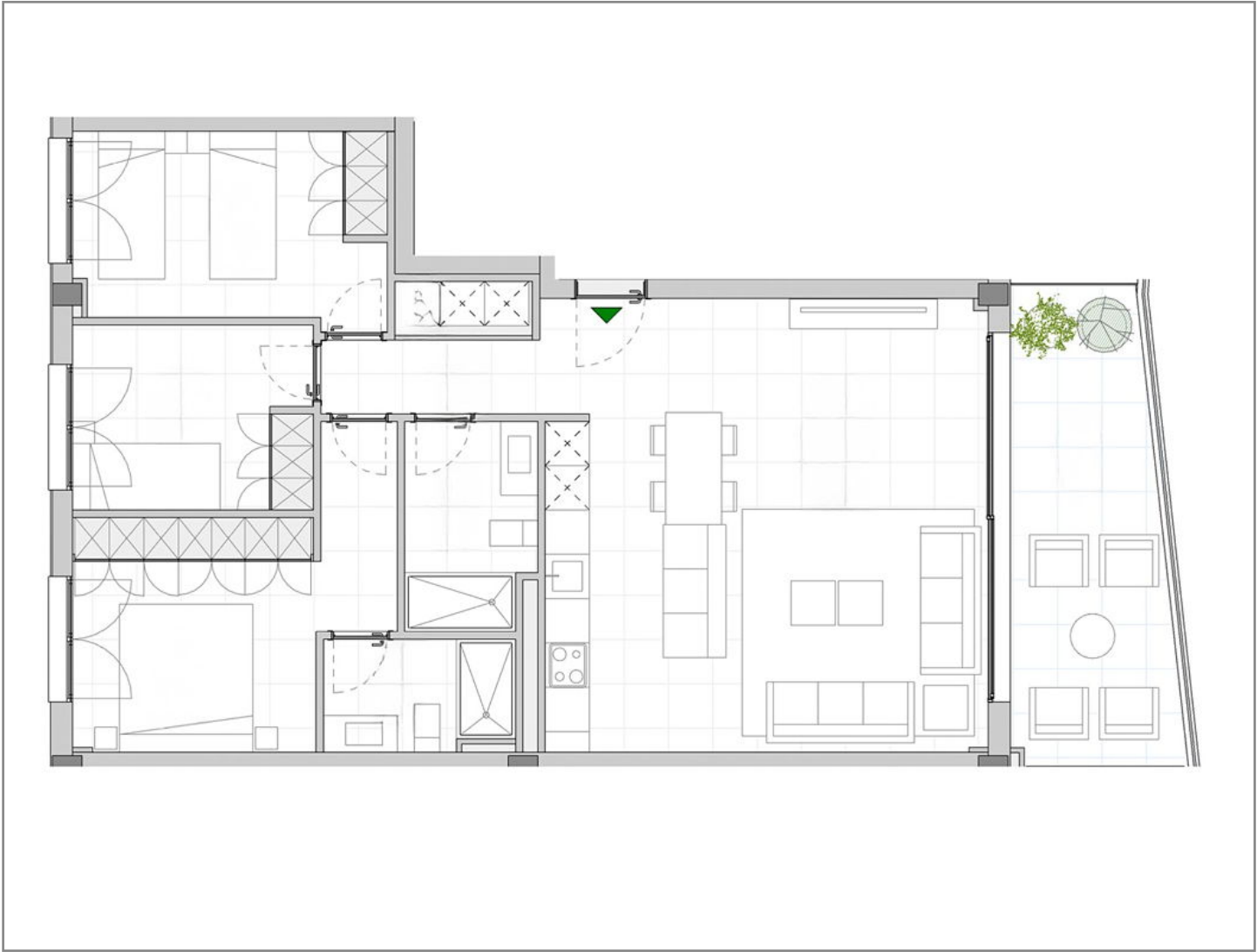
elegant surroundings. Talamanca Beach is just a short walk away, perfect for relaxing by the sea. Ibiza's international airport is only around 10 minutes away by car.

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.









Floor Plan

# Important Notice

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