



E&V ID: W-030FG3

IBIZA

## Fabulous new build apartment next to Marina Botafoch

TOTAL SURFACE

~87 m<sup>2</sup>

NUMBER OF BEDROOMS

2

TERRACE SIZE

~16 m<sup>2</sup>

ASKING PRICE

€895,000



## Property Details

Total Surface

~87 m<sup>2</sup>

Asking price

€895,000

Heating

Heat Pump, Electric Heating (Air-Condition)

Total Number of Parking Bays

1

Communal facilities: swimming pool, gardens and underground Garage.



Terrace Size

~16 m<sup>2</sup>

Total Number of Bathrooms

2

Laundry Room

Private, inside Apartment

Floor

1

Estimated completion date: spring 2028.



Number of Bedrooms

2

Air-Condition

Central Air-conditioned

Views

Building View, Green View, Water View

Number of stories

5

## 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 two 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 distrib-

uted 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.

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.



## 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.

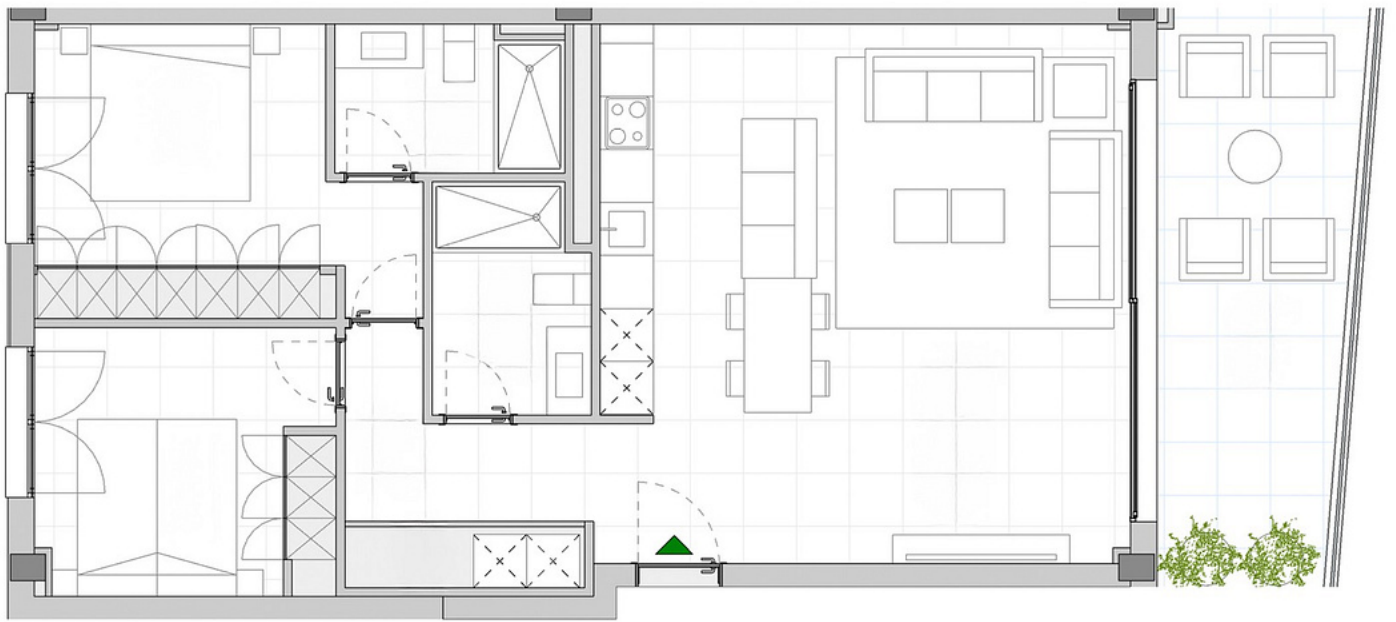
The marina itself is one of the most prominent in the Mediterranean, combining a rich maritime history with premium services and elegant surroundings. Talamanca Beach is just a short walk away, perfect for relaxing by the sea. Ibiza's international airport is only around 10 minutes away by car.





ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kW h / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> 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		

Energy information



Floor Plan

## Important Notice

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