



E&V ID W-046538

## Luxury residences in the most sought-after location

TOTAL SURFACE

approx. 80 m<sup>2</sup>

NUMBER OF BEDROOMS

1

TERRACE SIZE

approx. 21 m<sup>2</sup>

ASKING PRICE

€830,000



## Property Details

Total Surface	Terrace Size	Number of Bedrooms
approx. 80 m <sup>2</sup>	approx. 21 m <sup>2</sup>	1
Asking price	Total Number of Bathrooms	Air-Condition
€830,000	1	Central Air-conditioned
Heating	Floor	Number of stories
Electric Heating, Heat Pump (Air-Condition)	1	3
Views	Total Number of Parking Bays	Communal facilities: Pool, gym, underground garage, 24/7 security.
Harbour View, Building View, Green View	1	✓
Estimated completion date: spring 2027		
		✓

## 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

Modern and bright residence located in Marina Botafoch, the most exclusive and vibrant enclave of Ibiza. This new construction project combines contemporary architecture with Mediterranean essence to redefine luxury on the island. From its spacious rooms and terraces, enjoy privileged views encompassing the marinas, the marine horizon, and the historical silhouette of Dalt Vila.

The one-bedroom home features a large living-dining room with an open kitchen, a guest toilet, a master bedroom with an en-suite bathroom, and a spacious terrace, perfect for creating an outdoor space of design and comfort that blurs the boundaries between indoors and outdoors. Additionally, the property includes a private parking space.

With modern lines, premium materials, and an optimized layout, this residence reflects the most sophisticated and luminous essence of

Ibiza.

Well-being is an essential part of the project, incorporating an exclusive gym equipped by Technogym with the latest technology for strength, cardio, and functional workouts, allowing you to stay active without leaving home. Outside, the pool becomes the heart of the community: a haven of calm where the sun and native vegetation create a private and harmonious environment, thanks to landscaping designed with special care.

Ideal as a primary residence, second home, or luxury investment, these properties are designed to offer a living experience without compromise. They seamlessly blend design, comfort, and exclusivity. More than just a residence, they represent a new concept of home on an island simply unique.



## Location Description

Marina Botafoch represents the ultimate location in the city of Ibiza – the heart of the island's most exclusive lifestyle.

Just 10 minutes from the airport and facing the spectacular views of the old town of Dalt Vila, this vibrant area blends elegance, comfort, and authenticity to perfection. Surrounded by luxury yachts,

renowned restaurants, designer boutiques, and iconic beach clubs, it exudes a truly cosmopolitan atmosphere. Just a short stroll away, Talamanca Beach offers peaceful seaside relaxation.

Living here means being part of Ibiza's most sought-after epicenter.



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Living-Dining-Kitchen 28,39 m<sup>2</sup>

Bedroom 01 – 14,24 m<sup>2</sup>

Bathroom 01 – 5,35 m<sup>2</sup>

Dressing Toller – 3,18 m<sup>2</sup>

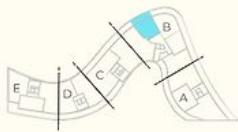
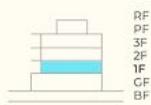
Hall – 2,23 m<sup>2</sup>

Terrace 1 (covered) – 17,97 m<sup>2</sup>

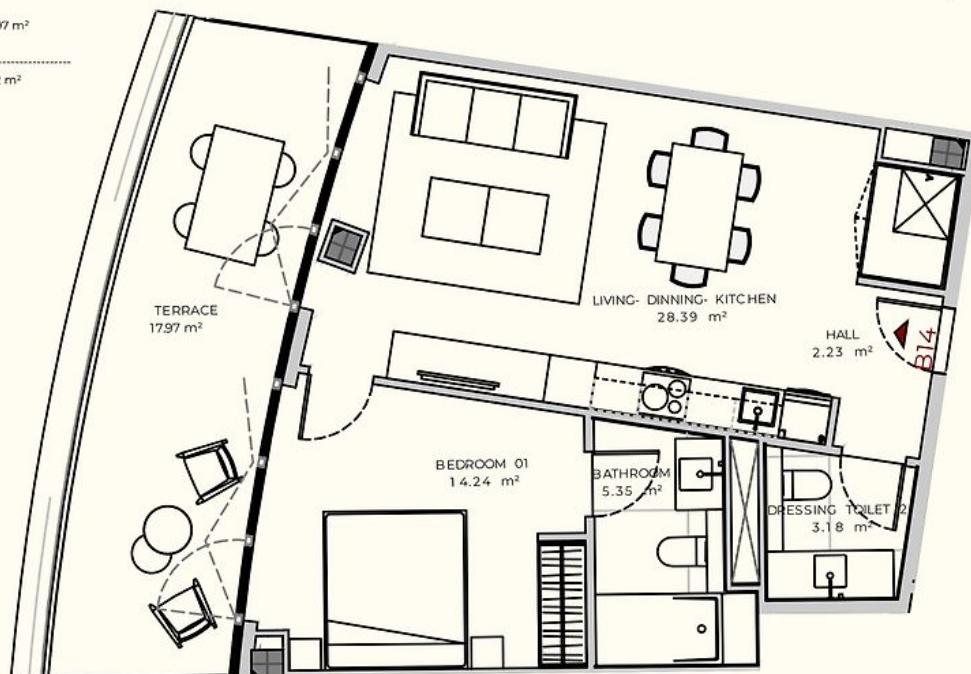
\*Net areas

Gross interior area 59,42 m<sup>2</sup>

Gross area 80,70 m<sup>2</sup>



Avd. 8 Agosto



\*These plans collect information from the Basic Project and may undergo changes due to aspects of project development, design, physical execution of the work, regulatory provisions that arise during execution, or property decisions that affect the entire project.

## Floor Plan

# Important Notice

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