



E&V ID W-046817

IBIZA - MARINA BOTAFOCH

## Elegant apartment in sought after location

TOTAL SURFACE

approx. 70 m<sup>2</sup>

NUMBER OF BEDROOMS

2

TERRACE SIZE

approx. 50 m<sup>2</sup>

ASKING PRICE

€750,000



## Property Details

Total Surface

**approx. 70 m<sup>2</sup>**

Asking price

**€750,000**

Flooring

**Carpet Tiles, Tiles**

Communal gym, Communal Swimming-pool



Terrace Size

**approx. 50 m<sup>2</sup>**

Total Number of Bathrooms

**2**

Total Number of Parking Bays

**1**

Alarm system



Number of Bedrooms

**2**

Air-Condition

**Ducted Air-conditioned**

Views

**Building View, Green View**

## 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 elegant ground floor apartment is located in the iconic Patio Blanco, one of the most recognized buildings in Ibiza designed by Jean Nouvel. With its privileged position on the ground floor, the property offers direct and easy access to the stunning communal swimming pool.

The highlight of this apartment is its beautiful and spacious private garden, framed by the vibrant bougainvillea typical of Ibiza, creating a unique atmosphere of charm and privacy. Both the fully equipped, stylish kitchen and the master bedroom have direct access to this outdoor area, blending indoor and outdoor living seamlessly.

The layout includes two bedrooms and a bathroom divided into two independent shower areas, providing comfort and practicality for both rooms.

The property is sold fully furnished, tastefully decorated, and ready to move in. Additional features include ducted air conditioning, a parking space in the underground garage, and the excellent services of the building: 24/7 concierge, a rooftop fitness area, and an additional pool on the upper level.

This apartment is the perfect choice for those who wish to live in one of Ibiza's most desirable areas.



## Location Description

Marina Botafoch is one of Ibiza's most prestigious areas, just a 10-minute walk from Ibiza Town and a 15-minute drive from the airport. Known for its luxury lifestyle. It is a hub for high-end boutiques, gourmet restaurants and iconic clubs. Talamanca Beach is nearby,

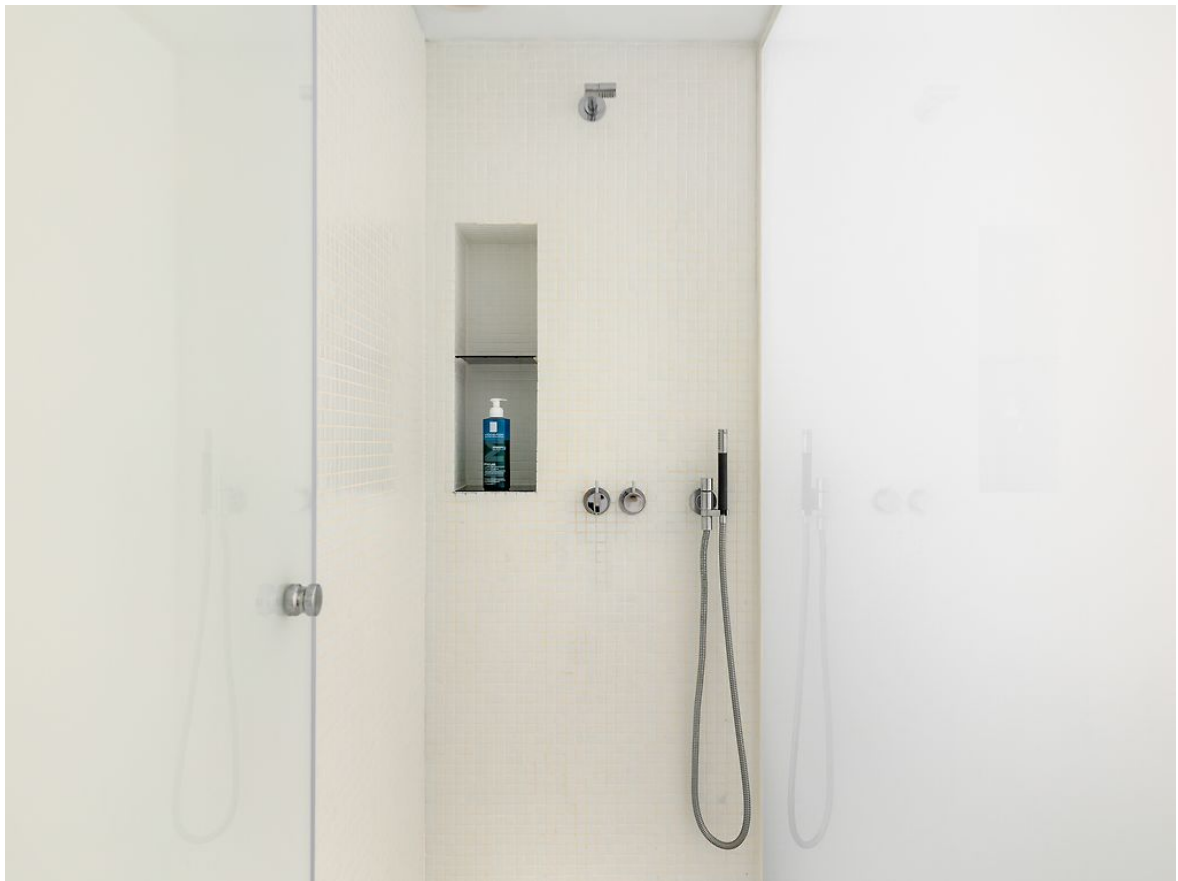
and the Marina itself is perfect for yachting enthusiasts. While it is a vibrant area full of energy, it remains within easy reach of quieter corners of the island, offering a dynamic yet accessible lifestyle.











# 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>F</b>		
<b>G</b> menos eficiente		53,49



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