



E&V ID W-046HYN

IBIZA TOWN

Bright and spacious apartment with large terrace

TOTAL SURFACE

approx. 170 m²

NUMBER OF BEDROOMS

5

TERRACE SIZE

approx. 75 m²

ASKING PRICE

€1,100,000



Property Details

Total Surface
approx. 170 m²

Asking price
€1,100,000

Elevator
✓

Barbecue area
✓

Terrace Size
approx. 75 m²

Total Number of Bathrooms
3

Air-Condition
Split Air-conditioned

Laundry room
✓

Number of Bedrooms
5

Fireplace
✓

Views
Building View, Open 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

Located in the heart of Ibiza Town, this spacious and bright property offers a special sense of openness and comfort. As you step inside, a hall leads into a large and luminous living room with a separate dining area and a fireplace, creating a warm and inviting space. From here, there is direct access to a generous terrace that stretches along part of the property. Bathed in sunlight, this terrace is one of the home's most distinctive features, boasting a built-in barbecue area, something rarely found in urban properties of this kind. The living room also connects to the master suite, which includes an en-suite bathroom, walk-in wardrobe and direct access to the terrace, creating a private and light-filled space. The spacious kitchen has its own independent entrance and features a bright

utility room with windows, offering additional space for storage and everyday use.

The remaining bedrooms are equally generous in size and filled with natural light: three open onto a second terrace, while the fifth bedroom benefits from exterior windows. Thanks to its two independent entrances, the property also offers interesting potential for creating two separate private areas or an independent guest space.

In summary, this is a unique property in the heart of Ibiza, perfect for those who seek space, brightness and comfort without giving up the vibrant urban lifestyle, with the option of a nearby parking space.



Location Description

The property is located in the heart of Ibiza Town, one of the island's most desirable and vibrant areas. The neighborhood offers a full range of services, including schools, restaurants, shops, and essential amenities, all within walking distance. Only a 5-minute walk away lies the lively port area, famous for its cosmopolitan atmosphere, waterfront dining, and exclusive boutiques. The property enjoys a privileged position, just 1.5 km from

Figueretas Beach and 3 km from Talamanca Beach. Ibiza Airport can be reached in approximately 8 km, ensuring excellent connectivity to international destinations.

This exceptional location combines the energy of urban living with easy access to the sea and nature, making it ideal both as a primary residence and as a holiday home.













ESCALA DE LA CALIFICACIÓN ENERGÉTICA

Consumo de energía
kW h / m² año

Emisiones
kg CO₂ / m² año

A más eficiente		
B		
C		
D	85,60	20,30
E		
F		
G menos eficiente		

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