



E&V ID: W-047EOH

IBIZA - JESUS

## Renovation project with approved licenses

TOTAL SURFACE

approx. 232 m<sup>2</sup>

NUMBER OF BEDROOMS

4

PLOT SURFACE

approx. 450 m<sup>2</sup>

ASKING PRICE

€1,200,000



## Property Details

Total Surface	Plot Surface	Number of Bedrooms
approx. 232 m <sup>2</sup>	approx. 450 m <sup>2</sup>	4
Asking price	Views	Fireplace
€1,200,000	Green View, Water View	✓
Total Number of Bathrooms	Flooring	Garden
3	Tiles	✓

## 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

This exceptional renovation project offers a unique opportunity to create your dream home in a quiet, yet central location. The existing property, comprising a 90 m<sup>2</sup> residence with three bedrooms and two bathrooms, is poised for expansion and enhancement. The project includes an extension of approximately 142 m<sup>2</sup>, incorporating the construction of a pool and an outdoor area. The envisioned design seamlessly integrates indoor and outdoor living, creating a harmonious balance between relaxation and entertainment. For the

ground floor, is an open-plan living room with integrated kitchen planned as well as three guest bedrooms, and two bathrooms. A staircase leads to the upper floor, where the master suite will be, featuring an en-suite bathroom and walk-in closet. The master suite offers a private terrace with breathtaking views of the sea and old town. With approved building licenses and a central, yet tranquil location, this project offers the opportunity to create a unique home that combines comfort, elegance, and functionality.



## Location Description

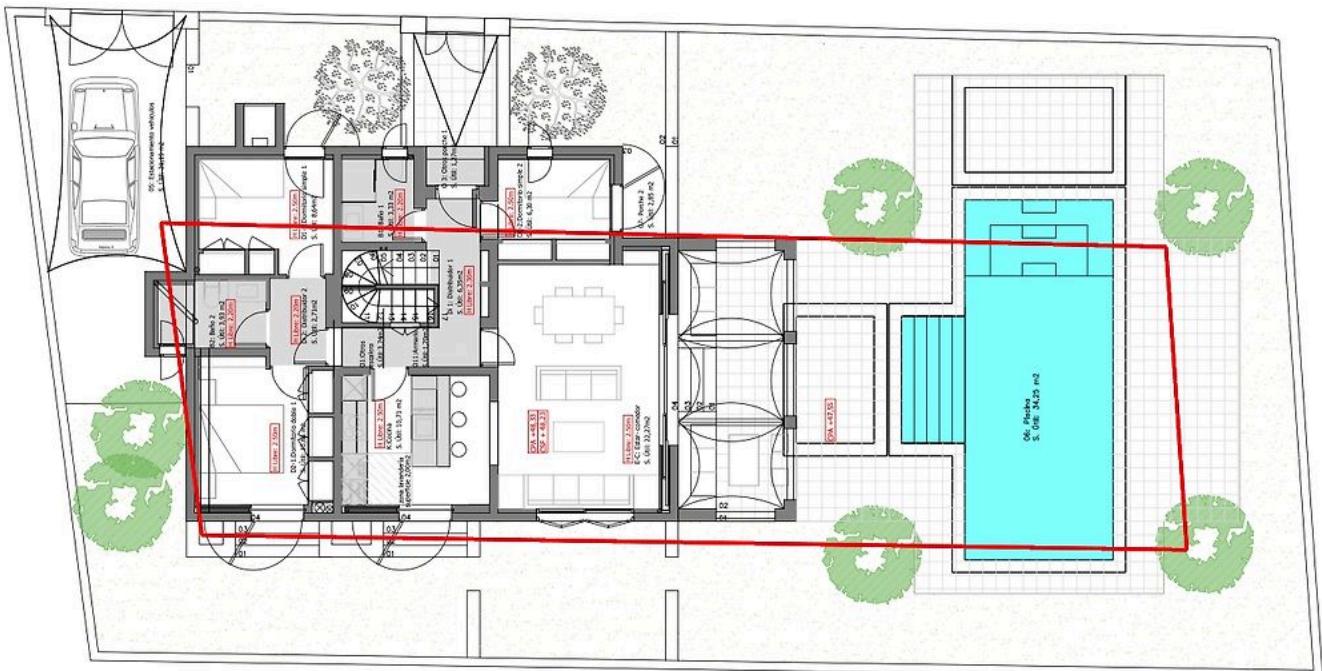
This property is situated just above the charming village of Jesús. The property's location offers the perfect blend of tranquility and accessibility, with Jesús and Ibiza Town reachable within a short drive. Jesús village provides all the necessary services, including supermarkets and a diverse range of restaurants. The international airport is just a 15-minute drive away, making travel convenient. One of the highlights of this location is the ability to walk to Jesús village

and Talamanca Beach. Other popular beaches, such as Ses Salinas and Cala Jondal, are within a 15-minute drive. For those who enjoy yachting or waterfront dining, the luxury Botafoch marina is a mere 3-minute drive away. This prime location offers the ultimate Ibiza lifestyle, combining peace and relaxation with easy access to amenities, beaches, and the vibrant town life.



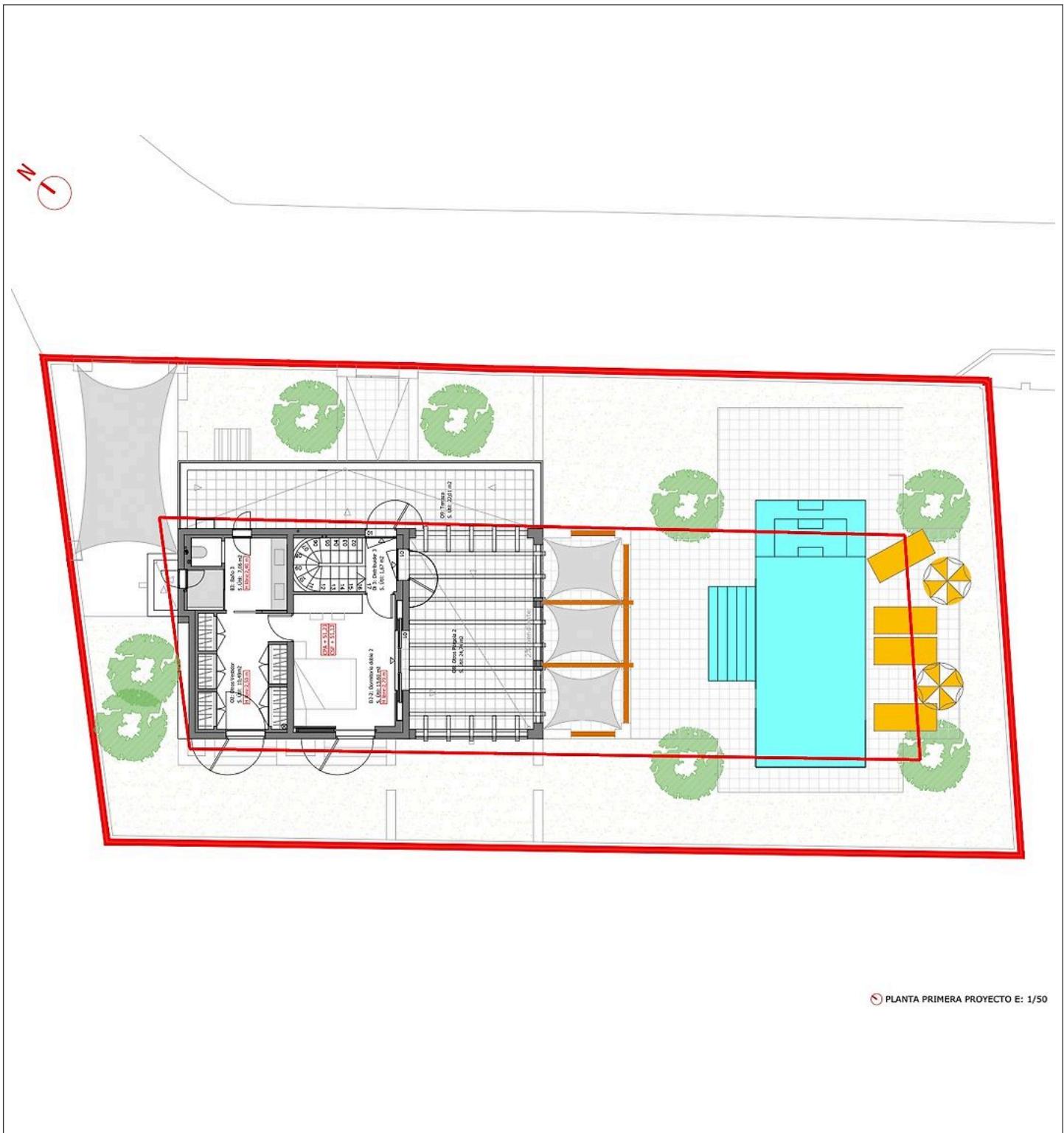




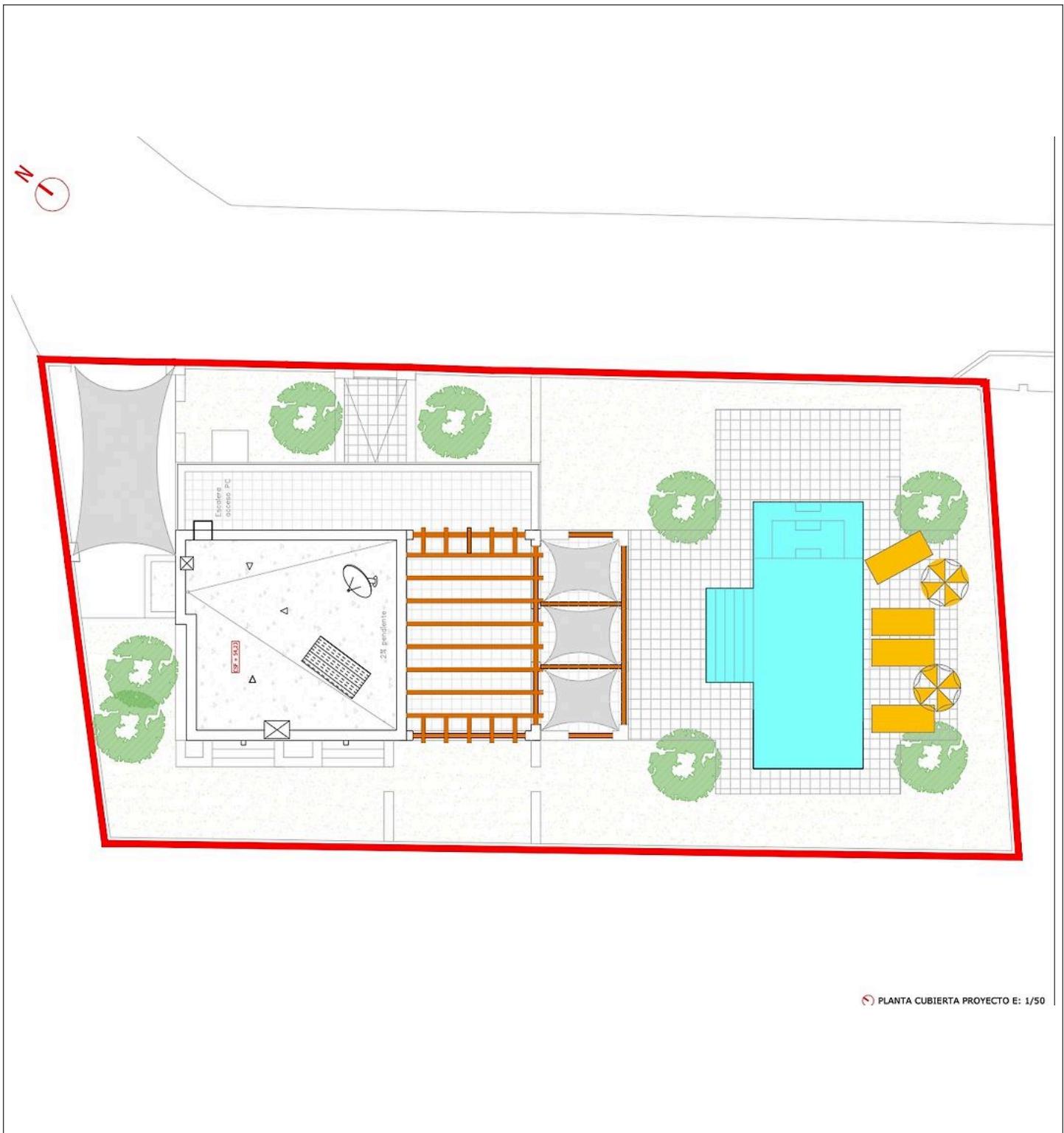


PLANTA BAJA PROYECTO E: 1/50

## Floor Plan



Floor Plan



Floor Plan

## Important Notice

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