

## Beautiful turn key town house, in a very peaceful area only a few steps from the beach and port



**Price: 1.825.000 €**

### GENERAL INFORMATION

|                          |                       |                        |                   |
|--------------------------|-----------------------|------------------------|-------------------|
| Category:                | Villas, Luxury Houses | Area:                  | Illa Plana        |
| Location:                | Ibiza                 | N. Bathroom:           | 4                 |
| N. Bedroom:              | 4                     | M <sup>2</sup> Inside: | 380m <sup>2</sup> |
| M <sup>2</sup> Property: |                       |                        |                   |

### DESCRIPTION

Welcome to this exquisite townhouse, an idyllic retreat located in a serene and peaceful area, just a stone's throw away from the beach, the marina, and the vibrant Ibiza Town.

Entering the property, you have the option to access through the first floor or the underground garage, where you'll find two generous parking spaces of 12.5 m<sup>2</sup> each and two separate storage rooms of 7 m<sup>2</sup> each. Adjacent to the parking area, a private elevator awaits to whisk you directly from your car to the inviting living room.

On the first floor, you'll discover a beautifully illuminated living and dining area, accompanied by an open kitchen that exudes modernity and sophistication. Also situated on this level is a tastefully designed bedroom with its own en-suite bathroom. Embracing the property on both sides are spacious outdoor areas, presenting a delightful terrace with a 12 m<sup>2</sup> pool on one side and another terrace boasting an enchanting outdoor dining space, perfect for al fresco meals and gatherings.

The clever design of the house, featuring large windows and terraces on both the east and west sides, ensures abundant sunlight flows through the interiors, offering a sunny ambiance throughout the day.

Moving up to the second floor, you'll find a central patio surrounded by three additional double bedrooms, each adorned with its own private bathroom. The luxurious master bedroom faces west,

treating you to captivating sunset views, while the other two bedrooms, boasting ample storage space, are oriented towards the east.

Further enhancing the allure of this property is an impressive 80 m2 roof terrace, boasting a Jacuzzi and ample space for sun loungers. From this vantage point, you can relish breathtaking vistas of the sea, hills, harbor, and the charming old town. Whether you seek to witness the sunrise, savor the sunset, or simply indulge in a peaceful day with a good book, this roof terrace provides the perfect sanctuary to bask in the winter sun, ensuring a truly enchanting experience at any time of day.

The house is thoughtfully equipped with double glazing, wall heaters, a cozy fireplace, and air conditioning (hot/cold), making it an ideal year-round dwelling where you can revel in both the delights of summer and the comforts of winter.

If you dream of owning a turnkey property with low maintenance requirements and close proximity to all amenities, look no further. This exceptional townhouse beckons as your future home, offering the epitome of elegance and convenience on the captivating island of Ibiza.















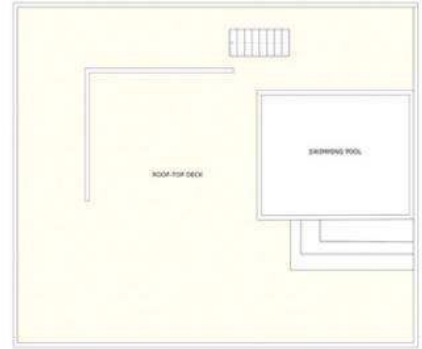












GROSS INTERNAL AREA  
 FLOOR 1: 118 m<sup>2</sup>, FLOOR 2: 123 m<sup>2</sup>  
 FLOOR 3: 0 m<sup>2</sup>, EXCLUDED AREAS:  
 DECK: 200 m<sup>2</sup>, PATIO: 46 m<sup>2</sup>  
 TOTAL: 234 m<sup>2</sup>