

## Luxury Duplex / Town House in first sea line with views to Dalt Vila

### Prices & Costs

Purchase Price	2.250.000 €
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### Property description

On the beach of Talamanca in seconds! Hard to believe, but true.

This luxury duplex is almost directly on the beach of Talamanca and its popular gastronomic variety, which leaves nothing to be desired, from the café to snacks to the gourmet kitchen - everything is there. If this is not enough, the marina of Ibiza Town can be reached on foot in about 10-15 minutes.

There are countless other restaurants, bars and cafés here.

The duplex is basically a complete house, especially with regard to the desired tranquillity, as there is no wall and wall situation with a neighbor.

The house has comfortable living and dining areas, including 3 spacious bedrooms and 3 bathrooms, spacious terraces, a private pool and a small garden.

A special highlight is, of course, the unobstructable sea view, which is ensured by the location on the seafront.

Energy certificate under progress.

## Details of the property

Living space	247 m²
Plot area	247 m²
Bedrooms	3



## Location

The property is in an exclusive location: just a 3-minute drive from the Ibiza Marina or a 5-minute drive from Ibiza Town. You can easily reach both the marina and the beach of Talamanca within walking distance and are within a short time both at all major hotspots on the island, as well as in 10-15 minutes at the airport..



## Highlights

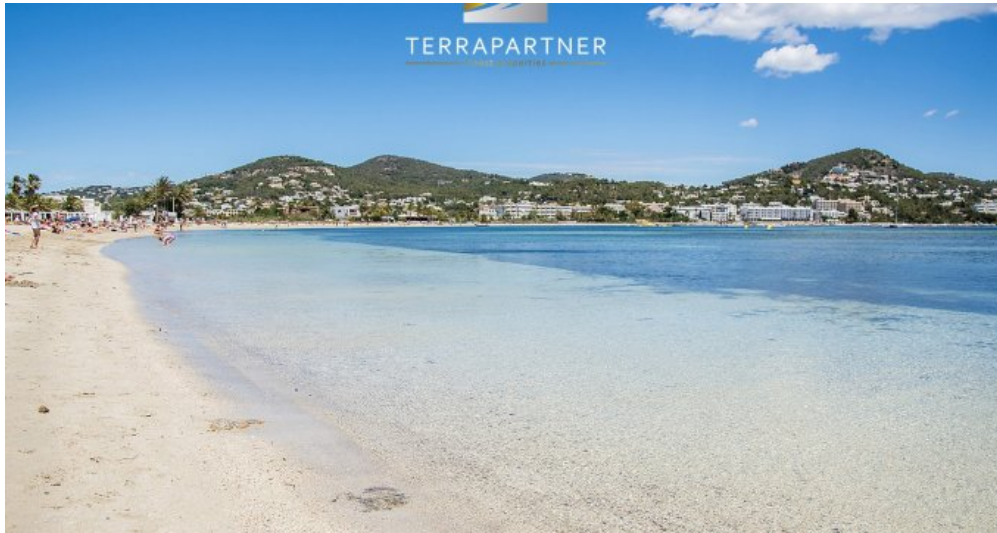
- natural stone floors Piedra Caliza
- outdoor bamboo composite barefoot boards
- modern comfort kitchen in white with Silestone worktops and Bosch appliances
- modern bathroom objects of the brand Villeroy & Boch (or similar)
- fully integrated air conditioning system
- 2 parking spaces + storage room
- more than 100 m² terrace and garden
- private pool.



## Others

This luxury duplex / town house will soon be built directly on the seafront. The location is fantastic in every way: View of the Bay of Talamanca, the wide sea and especially to Dalt Vila, the old town of Ibiza, UNESCO World Heritage Site. A visual experience in a class of its own - by day and especially by night. In addition, the southwest orientation guarantees sunshine from late morning to sunset..





VillaTM XB07

## Your contact person

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