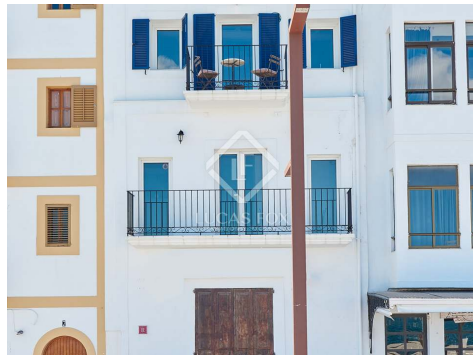


€2,695,000 Building - For sale

## Renovated 4-storey building for sale in front of the Marina

Spain » Ibiza » Ibiza Town » 07800

**2** Bedrooms  
**2** Bathrooms  
**310m<sup>2</sup>** Built size



Contact us today for more information or to arrange a viewing

+34 971 590 630 • [ibiza@lucasfox.com](mailto:ibiza@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Avenida Sant Josep de sa Talaia 66, Ibiza, Spain

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### OVERVIEW

**Unique opportunity to acquire a building with a restaurant and a beautiful newly renovated duplex penthouse at the heart of this timeless Mediterranean island.**

This historic building is located on the front line of one of the most famous marinas in the world. From here you can always feel the pulse of this Unesco World Heritage city and enjoy contemplating the most exclusive yachts.

The building is distributed over 4 floors for commercial and residential use. The ground floor and the first floor are currently used as a restaurant. We enter on the ground floor by a terrace from the pedestrian promenade of the marina and here we find a bar area and access to the basement, used as a warehouse. The first floor has another restaurant room, bathrooms and equipment.

We access the upper floors via an independent rear entrance. The second and third floors form a magnificent duplex that has been completely renovated with top quality materials. The lower floor of the duplex offers a bright space with the living-dining room and the modern fitted kitchen. From here we can reach a nice terrace with open views of the harbour. A bathroom with a shower completes this floor. The sleeping area is on the top floor and consists of 2 double bedrooms, a bathroom, a dressing room and a loft. The roof of the building has a terrace with views of the citadel.

This elegant duplex is ready to move into and harmoniously blends the spirit and the historical charm of the place with complete modern comfort.

This Mediterranean jewel is a perfect opportunity for those who wish to acquire a unique home while making a good investment in a historic area.



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Sea views, Waterfront, Terrace,  
Natural light, Period Building,  
Period features, Air conditioning, Balcony,  
Built-in wardrobes, Chill out area,  
Double glazing, Near international schools,  
Renovated, Transport nearby, Views

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