

€475,000 Apartment - For sale - New listing

## 2 Bedroom apartment for sale in Ibiza Town, Balearic Islands

Spain » Balearic Islands » Ibiza » Ibiza Town » 07800

2 Bedrooms    1 Bathrooms    60m<sup>2</sup> Floorplan

New listing



Contact us today for more information or to arrange a viewing

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**Bright, two-bedroom corner apartment with excellent natural light and pleasant open views. The property offers 60.2 m<sup>2</sup> of interior space plus an 8.7 m<sup>2</sup> balcony, with a comfortable and functional layout .**

This bright 2-bedroom apartment stands out for its privileged corner position, a feature that provides magnificent natural light throughout much of the day and a pleasant feeling of spaciousness throughout the property.

It has approximately 60.2 m<sup>2</sup> of interior space along with an 8.7 m<sup>2</sup> balcony, creating a total area of approximately 68.9 m<sup>2</sup>. Thanks to its large windows and orientation, the main rooms enjoy natural light and pleasant open views that provide a feeling of space and tranquility.

The master bedroom is spacious and bright, with built-in wardrobes and direct access to the balcony, creating a pleasant connection between indoors and exterior. The second bedroom is also generously sized and versatile, ideal as an additional bedroom, guest bedroom , or study.

The property is equipped to offer comfort throughout the year thanks to its air conditioning system and radiators for the winter months.

The property is part of a community with a communal swimming pool and low maintenance costs. A parking space is also available for approximately €320 per year.

Its location offers quick access to some of Ibiza's most important landmarks:

- Talamanca Beach: approximately 1–1.2 km
- Port of Ibiza: approximately 1 km
- Ibiza Airport: approximately 9–10 km
- Can Misses Hospital: approximately 4–5 km
- Nearby international schools and amenities

Marina Botafoch continues to be one of the most sought-after and established residential areas in Ibiza, making it an excellent option both for year-round living and for international buyers looking for a second home on the island.

The property also presents attractive investment potential thanks to the strong demand for long room and seasonal rentals in the area. Its location near Marina Botafoch, Talamanca, the port, and Ibiza's main attractions generates consistent demand from international clients and temporary residents for much of the year, offering an interesting opportunity to combine personal use with rental potential, always subject to applicable regulations.

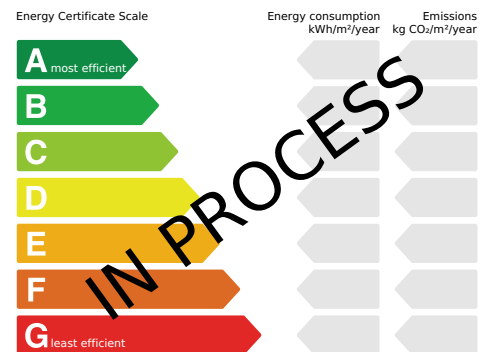
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Lift, Natural light, Renovated,  
Pet-friendly, Heating, Exterior,  
City views, Balcony, Air conditioning



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Additional information:

- Comprehensive renovation carried out in 2010
- 2 bedrooms
- 60.2 m<sup>2</sup> interior
- 8.7 m<sup>2</sup> balcony
- Approximate total area: 68.9 m<sup>2</sup>
- Master bedroom with direct access to the balcony
- built-in wardrobes
- Air-conditioning
- Radiators for winter
- Communal swimming pool
- Low maintenance costs
- Annual parking: €320
- Expansive views
- Very bright property

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