

Ultra-luxurious first sea line apartment in prestigious seafront complex for sale -  
with sunset views - Cala Gració



## Overview

<b>Building surface:</b>	81 m <sup>2</sup>
<b>Plot of land:</b>	98 m <sup>2</sup>
<b>Distribution:</b>	2 Bed rooms, 2 Bathrooms
<b>Ref.-No.:</b>	2264
<b>Price:</b>	950,000.00 €
<b>Location:</b>	Cala Gració
<b>View:</b>	Country view, Sealine, Modern, Nice Sea View, Sea Access, Sunset

## Location



## Description

### The surroundings

Beautiful apartment on the second row of a prestigious seafront complex in the serene enclave of Cala Gracio, offering a pure coastal lifestyle. Located just steps away from the shore, the complex allows you to stroll along the sparkling coastline. Immerse yourself in the tranquil beauty of Cala Gracio's idyllic bay where you can enjoy a pristine beach renowned for its azure blue waters. Cala Gracioneta, another beautiful picturesque cove, is right next to it. The Chiringuito bearing the same name is known for its delicious food, magical sea views and great atmosphere. The apartment complex is quiet and peaceful, but when you desire more bustling, Sant Antoni de Portmany is just a 5-minute drive away. Here you will find an enchanting marina, stores for all your daily needs, restaurants, bars and an exciting nightlife scene. The vibrant bustling city life is right at your fingertips, with Ibiza Town just a 20-minute drive away. In just 25 minutes you can reach Ibiza airport. Experience coastal luxury and modern island living in this captivating residence, located in a safe and peaceful environment just steps away from the beach.

### The apartment

This beautiful and modern 2 bedroom and 2 bathroom apartment is located on the ground floor of a 3-story apartment building. The built-up area covers 80m<sup>2</sup> with an additional 15m<sup>2</sup> terrace. Entering the apartment, you will find an open and modern American-style kitchen on your left side. The U-shaped kitchen is fully equipped with modern and high-end appliances and overlooks the living and dining area from the bar. The kitchen bar is perfect for social cooking, entertaining guests or peacefully enjoying your coffee in the morning. Continue to the open living and dining area where an entire wall is decorated with wood paneling, creating a warm and luxurious atmosphere. The large sliding door lets in plenty of natural light and provides access to the outdoor patio, creating the perfect setting for the Mediterranean indoor and outdoor living experience. The master bedroom is a bright and spacious room and also adjacent to the outdoor patio and making sure you wake up to serene garden views. In the second bedroom you will find individual beds, perfect for accommodating guests. Both bathrooms are modern and serene and have a large walk-in shower, creating a true spa-like experience. The house has central air conditioning that ensures a pleasant temperature all year round.

### The outdoor spaces

Step out onto the outdoor terrace through large sliding doors from both the living room and the primary bedroom, where you will find a serene covered patio. This patio offers the perfect setting for relaxing or enjoying delicious alfresco meals, amidst a lush green garden. Catch a glimpse of the Mediterranean Sea and enjoy lush hilltop views, providing a picturesque backdrop for relaxation. This prestigious residential complex will cater to all your needs of relaxation and comfort. Enjoy the communal resort-like amenities of this exceptional complex, with a beautiful swimming pool set in a tropical landscaped garden where you can relax and refresh on hot summer days. For added convenience, the residential community has a secure parking garage where you can safely park your vehicle. Experience the epitome of the luxury lifestyle in this idyllic oasis. Enjoy your own modern retreat that guarantees the ultimate coastal living experience on the beautiful island of Ibiza.



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Coci Patrizia Tappert and Uwe Richtberg  
Founder and managing directors

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