



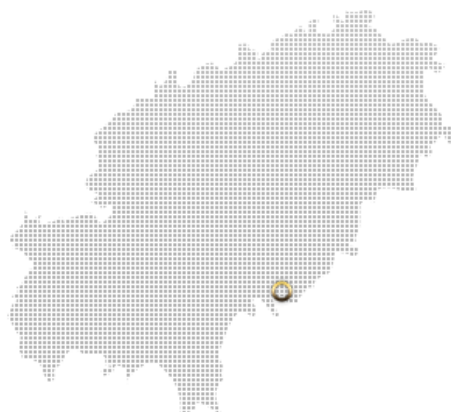
## Great townhouse in Illa Plana with sea views for sale - Talamanca



### Overview

<b>Building surface:</b>	228 m <sup>2</sup>
<b>Plot of land:</b>	0 m <sup>2</sup>
<b>Distribution:</b>	3 Bed rooms, 3 Bathrooms
<b>Ref.-No.:</b>	2150
<b>Price:</b>	1,450,000.00 €
<b>Location:</b>	Talamanca
<b>View:</b>	Sea view, Nice Sea View

### Location





## Description

Exclusively, we present this beautiful spacious three-story corner town-house perfectly located in Illa Plana, with its own entrance and garden, large community pool by the sea and a spectacular roof terrace overlooking the bay of Talamanca. Illa Plana is a very quiet residential area but within a 2-minute walk you can reach the blue waters of Talamanca bay with its fine bars and restaurants, open all year round. On the other hand, you can also reach the port of Marina Botafoch within 2 minutes, with all the hotspots it has to offer including the water taxi, that takes you to the old town of Ibiza.

This very well-maintained house features on the ground floor a semi-open kitchen with storage room, a guest toilet, the dining room and a huge living room with high ceilings, adjacent to the large terraces and garden, where you can enjoy long summer evenings with a sea breeze. On the first floor there are 3 bedrooms and 2 bathrooms with toilet and bidet, plus an extra toilet for the master bedroom. This bedroom is quietly located on a dead-end road and has the most amazing views, so you wake up every day with the view of the Mediterranean Sea and the lush green mountains beyond. There is a spacious bathroom en-suite and plenty of storage space in the built-in wardrobes. This bedroom has its own large terrace to enjoy the sea views and from there you can enter the roof terrace via a staircase. The other 2 double rooms are on the same floor and share a bathroom with toilet, shower and bidet. One of the bedrooms has a small balcony with beautiful views of the sea and Formentera in front of Illa Plana. The house has air conditioning and fiber optic internet.

An additional feature is the substantial garage with automatic door under the house with plenty of storage space where you can park your car and bicycles. In addition, the house has a large private roof terrace, from here you look out over the bay of Talamanca and you have a beautiful view towards the Unesco World Heritage Dalt Vila at the top of Ibiza town. This is the first house of a compound of 7 houses with a large community pool with unobstructed sea views.

A perfect house suitable as a comfortable holiday home or ideal for living in Ibiza all year round, on a very quiet location but also a stone's throw from the beach of Talamanca and all the facilities that Ibiza Town and Botafoch have to offer!



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Coci Patrizia Tappert and Uwe Richtberg  
Founder and managing directors

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