

IBIZA COUNTRY  
VILLAS



Ref: 21683c - Eivissa  
460.000€

Charming attic with private rooftop in La Marina



Located in the heart of La Marina, one of the most emblematic and characterful neighborhoods of Ibiza Town, this exclusive penthouse combines authentic charm, privacy, and a privileged location just steps from the sea. Situated on a lively pedestrian street surrounded by restaurants, cafes, boutiques, and shops, the property allows you to fully enjoy the vibrant and cosmopolitan atmosphere of the island while maintaining a pleasant sense of tranquility.



The home is located on the second line of the sea and offers pleasant open views over the rooftops of La Marina to the Mediterranean. Situated on the second floor of a well-maintained building with only two apartments in the entire staircase, it provides an intimate and private environment in one of Ibiza's most desirable areas.



The penthouse has been renovated while preserving its Ibizan essence and stands out for its cozy style and full of personality. The traditional tiled floors and decorative details add warmth and authenticity to the interior spaces. With approximately 50 m<sup>2</sup> built, the residence features one bedroom, one bathroom, and a functional and bright layout, ideal as a main residence, pied-à-terre, or investment with great appeal.



The property also includes two balconies and a magnificent private roof terrace of approximately 25 m<sup>2</sup>, one of its main attractions. This outdoor space offers the perfect environment to relax, enjoy the sun, host outdoor dinners, or contemplate the open views over La Marina and the sea.

The apartment is equipped with air conditioning for both cooling and heating, ensuring comfort throughout the year.



A unique property with a lot of charm in one of the most authentic and sought-after locations in Ibiza Town.



## FEATURES

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TYPE: Penthouse

LOCALITY: Eivissa

BEDS: 1

BATHS: 1

HOUSE AREA: 50

## OTHER FEATURES

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Aire Acondicionado, Amueblado, Armarios Empotrados, Cocina Amueblada, Cocina Equipada, Exterior, Luminoso, Terraza, ático





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Luxury Ibiza Real Estate

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