

## 2 soverom Leilighet til salgs i Santa Eulalia del Rio, Ibiza

675.000€



Located in the prestigious central area of Santa Eulalia del Río, in the Balearic Islands, this bright luxury apartment offers an unbeatable location for those seeking comfort and exclusivity. The property is just minutes away from shops, restaurants, and the marina, as well as children's leisure areas and public transport, providing easy access to all essential services. The proximity to Passeig de la Pau offers unobstructed views and a vibrant environment, ideal for enjoying urban life in a relaxed and secure setting.

The apartment, with a built area of 89.2 m<sup>2</sup> plus a 2.30 m<sup>2</sup> storage room, stands out for its modern and functional design. It features two spacious bedrooms, one with an en-suite bathroom, and an additional bathroom, both finished to a high standard. The kitchen is fully equipped and seamlessly integrates into the open-plan living area, which connects to a southeast-facing balcony, allowing abundant natural light and offering pleasant urban views. Notable features include built-in wardrobes, an aerothermal system for greater energy efficiency, reinforced door, video intercom, and elevator, ensuring comfort and security in daily life. Additionally, it includes a parking space and storage room in the communal garage.

The community offers exclusive facilities such as a swimming pool and gym, ideal for the well-being and leisure of its residents. The communal gardens are meticulously maintained, creating a peaceful and pleasant atmosphere. The building, constructed in March 2025, is equipped with surveillance cameras, ensuring a safe and private environment. The proximity to children's areas and excellent connection to the urban surroundings make this property an ideal option both for families and for those seeking a high-level residence in one of the most sought-after areas of the island.

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|--|---|---|
|  2 soverom |  2 bad |  91m <sup>2</sup> Bygg størrelse |
| <input checked="" type="checkbox"/> Svømmebasseng  | <input checked="" type="checkbox"/> South-west orientation                                | <input checked="" type="checkbox"/> Communal garage   |
| <input checked="" type="checkbox"/> Communal garden  | <input checked="" type="checkbox"/> Communal pool   | <input checked="" type="checkbox"/> Amenities near  |
| <input checked="" type="checkbox"/> Transport near   | <input checked="" type="checkbox"/> Utility room  | <input checked="" type="checkbox"/> Gym   |
| <input checked="" type="checkbox"/> Video entrance   | <input checked="" type="checkbox"/> Kitchen equipped                                      | <input checked="" type="checkbox"/> Fitted wardrobes  |
| <input checked="" type="checkbox"/> Lift   | <input checked="" type="checkbox"/> Street view   | <input checked="" type="checkbox"/> Close to children playground  |
| <input checked="" type="checkbox"/> Balcony  | <input checked="" type="checkbox"/> Excellent condition                                   | <input checked="" type="checkbox"/> Urban view  |
| <input checked="" type="checkbox"/> Close to shops   | <input checked="" type="checkbox"/> Close to port   | <input checked="" type="checkbox"/> Surveillance cameras  |