

## Cozy first-line apartment in Cala Llonga with an amazing sea view for sales - Cala Llonga



### Overview

<b>Building surface:</b>	35 m <sup>2</sup>
<b>Plot of land:</b>	16 m <sup>2</sup>
<b>Distribution:</b>	1 Bed room, 1 Bathroom
<b>Ref.-No.:</b>	2224
<b>Price:</b>	270,000.00 €
<b>Location:</b>	Cala Llonga
<b>View:</b>	Sea view

### Location



## Description

### The apartment

This very cozy 35 m<sup>2</sup> studio is perfect for a couple or for a single person. The expression 'small but nice' fully applies to this studio. This residence has a compact but extremely functional layout, which makes it feel spacious. The kitchen is placed in the living room, making it the heart of the house.

There is a fashionable sofa, a large open cupboard, a practically mounted hanging TV and the kitchen unit is mounted opposite. Despite the fact that the house is not very large in terms of surface area, clever use has been made of color and decoration. All walls and the kitchen unit are bright white and original wood elements have been placed throughout the residence. This is reflected in, for example, authentic wooden beams above the passages, but also a beautiful worktop made of this material. This combination creates a free, spacious and Mediterranean feeling.

The bedroom is a unique aspect of this property. It has a built in bed. Through a large opening in the wall you can easily reach the double bed. At the foot end you will find several cupboards that are hidden behind beautiful, white doors. In addition to the creative, built bedroom, this bedroom has something very special: an opening window that offers a direct view over the clear blue sea. You can endlessly enjoy a unique panorama and the glittering on the water, while lying in bed.

The bathroom is modern and again efficiently laid out. The color light anthracite has been chosen in combination with wood and high-quality natural stone. This makes the bathroom look luxurious and relaxed.

### The outdoor space

Through beautiful patio doors you can enter the showpiece of the house: the balcony with truly breathtaking views. Look endlessly over the green hilly landscape in combination with the crystal clear sea.

Since it can get considerably hot in the high season, extra wooden blinds have been placed in front of the doors. This keeps out the heat and, if desired, also the sunlight. On the balcony there is a cozy lounge sofa where you can experience the pleasant evening sun that will continue to shine on the balcony for a long time to come. There is also a table with two matching chairs where you can enjoy your prepared meals with the amazing view. Should the sun or the heat become too much for you, a sunshade has been installed that can be easily unfolded at any time.

### The surroundings

This lovely home is located directly on the beach of Cala Llonga. This is one of Ibiza's most popular locations due to its convenient location in combination with the variety of facilities in the area. There are plenty of nice cafes, restaurants, shops and supermarkets, which means that everything is within reach. The beach itself is very popular among locals and tourists alike. This mix often creates a casual atmosphere. The water is crystal clear, making it an ideal place for snorkelling.

The town itself is located exactly in the middle between Ibiza town and Santa Eulalia. A little more inland you will arrive at the charming village called Santa Gertrudis. All three villages can act as a nice base if you feel like a little more liveliness. Around Cala Llonga there are also many small, secret coves where you can enjoy the real Ibiza feeling in peace.



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Coci Patrizia Tappert and Uwe Richtberg  
Founder and managing directors

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