

## Villa in Talamanca with stunning views and possibility of extending another 400 m2



**Price: 2.750.000 €**

### GENERAL INFORMATION

Category:	Villas, Luxury Houses	Area:	Talamanca
Location:	Can Pep Simó	N. Bathroom:	4
N. Bedroom:	4	M <sup>2</sup> Inside:	223m <sup>2</sup>
M <sup>2</sup> Property:	1200		

### DESCRIPTION

This property, located in the Can Pep Simó urbanization, currently boasts 4 bedrooms, each offering stunning views of the bay of Talamanca and the old town of Ibiza. What sets this property apart is its unique opportunity for expansion—there's a possibility to add an additional 400 sqm, bringing the total area to 600 sqm. You also have the option to include a swimming pool, a basement, and a roof terrace.

Situated on urban land spanning 1,200 sqm, the existing structure covers about 225 sqm over two floors. The ground floor features 2 bedrooms, 2 bathrooms, a kitchen, dining room, and a garage, while the upper floor offers another 2 bedrooms, 2 bathrooms, a living room, and a small kitchen. Additionally, there's a roof terrace with a pergola, providing a perfect spot for relaxation or sunbathing.

**The potential for further development and customization makes this property a truly unique opportunity.**

































































