





Dear Readers,

Welcome to our 2023 Prestige Properties Magazine!

The year 2022 began with a big loss for Prestige Properties: on Friday 1st April, we had to say our final goodbyes to the founder of Prestige, Pascale Dufournier. With her passing, we lost a wonderful woman who was our company's very heart and soul. We will be forever inspired by her passionate vision and guided by her enduring values of dedication and gratitude. These are the gifts that Pascale has passed on to us as we look to the future and continue our journey together with you, our clients, collaborators and friends.

Discover more about Pascale's life's work and the way she has shaped Prestige in the following pages of this magazine, in the "Our Story" section and also in the "40 Years of Prestige" tribute.

In this year's edition, you will get an insight into the Ibiza property market of 2022 and a forecast for 2023. In general, the data reflected the local market, where supply was characteristically tight while demand skyrocketed, and record sales were recorded.

We will feature a selection of our favourite properties for sale and for rent in 2023, as well as our regular interviews with industry experts and clients, information about the island and many other useful tips and tricks for anyone interested in Ibiza's property world. As part of our commitment to a sustainable Ibiza, we'll also keep you up to date with our latest "Going Green" campaigns.

This year will be an exceptional one here at Prestige Properties Ibiza, as it is the year that will mark our 40th anniversary. We are proud of what we have achieved and of our role as one of the island's leading real estate agencies in the high-end sector. Pascale's absence will be felt more than ever this year, but we are committed to making this occasion a celebration of life and of Prestige's journey, with a vision of the future full of joy and anticipation of what is yet to come.

We invite you to celebrate this special year with us and we look forward to meeting you in person in 2023, to guide you on your journey of purchasing, selling or renting your Ibiza property.

Querido lector,

¡Bienvenido a nuestra Revista Prestige Properties 2023!

El año 2022 comenzó con una gran pérdida para Prestige Properties: el viernes 1 de abril, tuvimos que despedirnos de la fundadora de la agencia, Pascale Dufournier. Con su fallecimiento, perdimos a una mujer maravillosa que era el alma de nuestra empresa. Su visión apasionada nos inspirará siempre y sus valores perdurables de dedicación y gratitud nos guiarán. Estos son los regalos que Pascale nos ha legado mientras miramos al futuro y continuamos nuestro viaje junto a vosotros, nuestros clientes, colaboradores y amigos.

Descubre más sobre la vida y obra de Pascale y la forma en que ha forjado Prestige en las siguientes páginas, en la sección "Nuestra historia" y también en el homenaje "40 años de Prestige".

En esta edición, también obtendrás información del mercado inmobiliario de Ibiza en 2022 y una previsión para 2023. En general, los datos reflejan el mercado local, donde la oferta fue escasa mientras que la demanda se disparó, y se registraron ventas récord. Presentaremos una selección de nuestras propiedades favoritas en venta y en alquiler para 2023, así como entrevistas con expertos del sector y clientes, información sobre la isla y muchos otros consejos para cualquier interesado en el mundo inmobiliario de Ibiza. Como parte de nuestro compromiso con una Ibiza sostenible, también te mantendremos al día con nuestras últimas campañas "Going Green".

Este año será excepcional aquí en Prestige Properties, ya que es el año que marcará nuestro 40 aniversario. Estamos orgullosos de lo que hemos conseguido y de nuestro papel como una de las agencias inmobiliarias líderes de la isla. La ausencia de Pascale se sentirá más que nunca este año, pero nos comprometemos a hacer de esta ocasión una celebración de la vida y de la trayectoria de Prestige, con una visión del futuro llena de alegría y anticipación de lo que está por venir.

Te invitamos a celebrar este año tan especial con nosotros y esperamos conocerte en persona en 2023, para guiarte en el proceso de compra, venta o alquiler de tu propiedad en Ibiza.



Victor Van den Driessche
Managing Director & Partner
Director General & Socio



PRESTIGE PROPERTIES
OUR TEAM - NUESTRO EQUIPO



Please scan the QR code
and meet the team:





This 2022 property market report and predicted forecast for 2023 has been provided by Prestige Properties Ibiza. It summarises key trends and patterns in the current Ibiza housing market, with statistics from both internal and external sources.

The Balearic Islands Housing Market Summary of 2022

Taking a glance at the Balearic Islands' housing market over the past decade, we can see both sales and house prices continue to rise. In 2007, the market suffered a rapid decline due to the financial crisis. Even so, the real estate market has steadily recovered, reaching a peak in 2017, with similar figures appearing in sales throughout 2022.

Since 2017, there has been a slight drop in sales from late 2018 through to early 2020 (suggesting the market was experiencing minor stagnation); however, it must be noted that during this period, the property market sector, like many others, started to experience less movement due to the uncertainty of COVID-19 that inevitably contributed to the decline in sales. Despite this, since the summer of 2020, buyers' activity has quickly rebounded and thrived again, with property sales continuing to rise across the Balearic Islands.

According to the General Council of Notaries and the National Institute of Statistics (INE), the property prices in the Balearic Islands have continued to increase, reaching an impressive peak in Q1, 2022.

The 2022 Ibiza Luxury Housing Market with Data provided by Prestige Properties

It should be noted that Ibiza's luxury real estate market has always been more resilient than its neighbouring islands' and Spain's mainland, whereby setbacks or downturns have never been as severe.

Despite the real estate market dip across the Balearic, the pandemic demonstrated a continuous positive shift in Ibiza's luxury market. In fact, since the 2020 pandemic, Prestige Properties' enquiries, sales, and revenue have almost doubled in numbers. Our internal statistics from our sales database at Prestige Properties Ibiza calculated an average increase in price per square metre, from

7.281 € to 8.028 € approximately a 10% rise between 2020 and 2022.

In Ibiza's luxury housing market, most municipalities have shown price increases per square metre between 2020 and 2022.

Eivissa remains in high demand and demonstrates a strong market presence. Eivissa offers something for everyone, and the city has gained popularity in line with the rest of the island. It has experienced a 1% increase in the price per square metre in the past year. Even though 7.503 €/m² is slightly below the island's average, the area still accounted for the majority (55%) of all our sold properties (of which most were apartments).

San José has always been high in demand among affluent luxury second-home buyers. Over the past few years, it has been the municipality with the most stable prices, averaging 7.911 €/m². Also, it is the municipality with the greatest mix of types of properties sold this year. Despite a 1% decrease in price per square metre since last year, San José has maintained a steady price per square metre overall.

Santa Eulalia's average price per square metre in 2022 was 8.185 €. This price is 14% lower than last year (2021: 9.553 €/m²) but remains somewhat higher than the current average. However, even with this slight drop, Santa Eulalia has still seen an average of 34% increase in its price per square metre since 2020.

San Antonio's average square metre price has increased from 5.442€ in 2021 to 8.963 € – presenting a 65% increase year-on-year. There are two possible explanations for this. Most of the island's high-end new builds and off-plan properties are in San Antonio. Although they generally have a small surface area, they still offer prime locations (sea-front, sunset views, etc.), increasing the overall property value and price per square metre of the area. The Municipality's average square metre prices are also significantly increased by the sales of large Fincas in the northern parts of San Antonio (Santa Inés, San Mateo, Buscastell, etc.) which are far above the island average.

San Juan has an average price per square metre of 8.631 €/m². This is largely due to sizable plots, usually situated on rustic (protected) land, and the scarcity of sales properties in the north of the island, both contributing to the high square metre price. The price per square metre in San Juan has seen a 5% increase over the past year.

Typical Properties per Municipality

Area	Average M2	Average Price	Type
Eivissa	95	620.000 €	Apartment
San José	172	1.300.000 €	Villa
Santa Eulalia	315	2.600.000 €	Villa
San Antonio	255	1.800.000 €	Rustic House
San Juan	345	2.986.500 €	Country Home

*Average numbers for 2022

Prestige's Top-Selling Locations of the Year 2022

Based on the Sales Transaction Volume, the top-selling municipality in 2022 was San José, followed by Santa Eulalia and San Antonio.

However, if we consider the actual number of properties sold, the order changes to: San José de Sa Talaia (38%), Ibiza Town (28%), followed by San Antonio (15%), Santa Eulalia (15%) and San Juan (4%).

High Demand vs. Low Supply: the trend continues

Throughout the past few years, the number of enquiries for properties has been continuously surging, with an 87% rise over the past 2 years. It is clear that demand is increasing, yet fewer properties are being placed on the market.

Throughout 2022, Prestige Properties saw a drop of around 50% in (published) listings. As a result of Ibiza's increasingly restrictive building regulations, the number of newly constructed properties is also declining year after year.

A total of 182 new properties were listed for sale in the Prestige portfolio throughout 2022. The lack of supply is one of the main reasons why the Ibiza real estate market remains stable and properties consistently increase in value.

Conclusion: The Luxury Real Estate Market Ibiza 2022

The Balearic Islands are not only one of the most popular holiday destinations in Europe, but they are also among the leading real estate markets in Spain, especially Ibiza's luxury housing market, which continues to grow steadily. From the information and data gathered, we can see that the international second-home and investment markets continues to flourish, with an increasing island-wide interest, particularly in the San José area.

The number of sales transactions, overall prices, and prices per square metre in Ibiza are generally higher than in other Balearic Islands or Spanish mainland. According to Idealista's statistics, the average sales price per square metre in Spain is 1.929 €, whereas, in the Balearic Islands, it is around 3.690 €, and in Ibiza it is 4.879 €. Prices have slightly increased, quality supply has dried up and demand has rocketed. International high net worth families continue to establish themselves on the island, diversity is expanding, and the infrastructure is continuously being improved.

Predicted Forecast: Prestige Properties 2023

According to the house price index (IPV) published by the National Institute of Statistics (INE), the Balearic Islands remained the Spanish region with the highest house prices in the third quarter of 2022. Prices here increased by 8.3% compared to the same quarter last year.

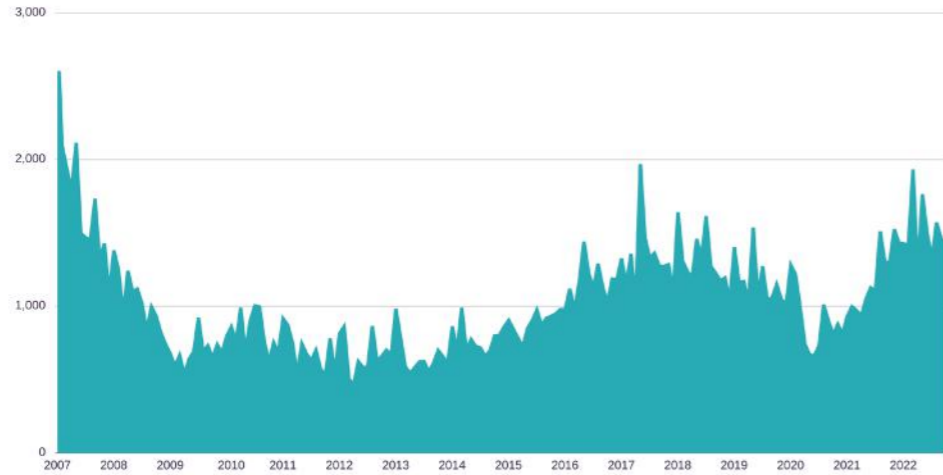
The luxury property market in Ibiza is expected to rise steadily and consistently. In general, this speaks to Ibiza's upscale market, which is likely to continue to be attractive internationally well into 2023. As we leave 2022 behind and have entered 2023, we anticipate a minor decline in sales. This is based on a global sentiment of general stagnation, but is also especially true in Ibiza since we are increasingly seeing a shortage of sellers on the market.

However, growing in popularity as a trendy and desirable place to live, the island is generally experiencing continuous growth. Amidst Ibiza's boom in luxury and extravagance, Ibiza's main challenge will be maintaining its local charm and authenticity, and the preservation of its natural beauty.

Please scan the QR code to read the full report:



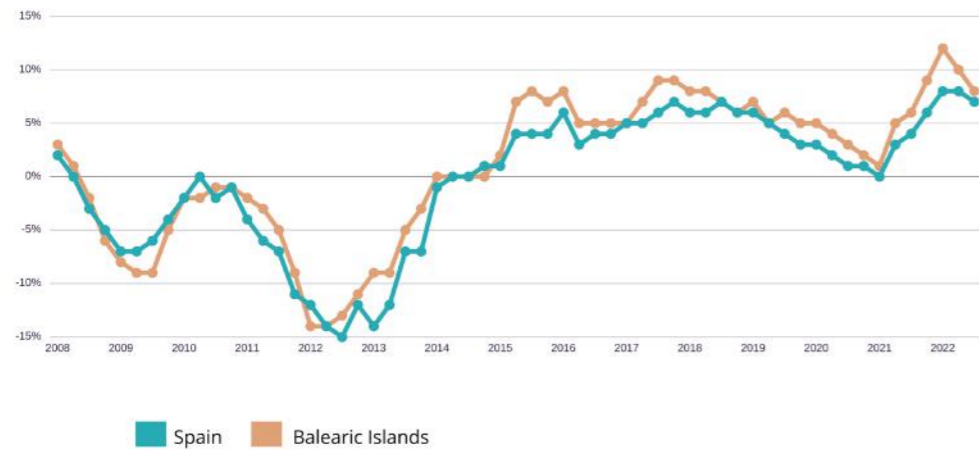
BUYING AND SELLING OF HOMES IN THE BALEARICS (2007-2022)



I.

Taking a glance at the Balearic Islands' housing market over the past decade, we can see sales numbers continue to rise. In 2007, the market suffered a rapid decline due to the financial crisis. Even so, the market recovered, reaching a peak in 2017, with similar figures appearing in sales for 2022.

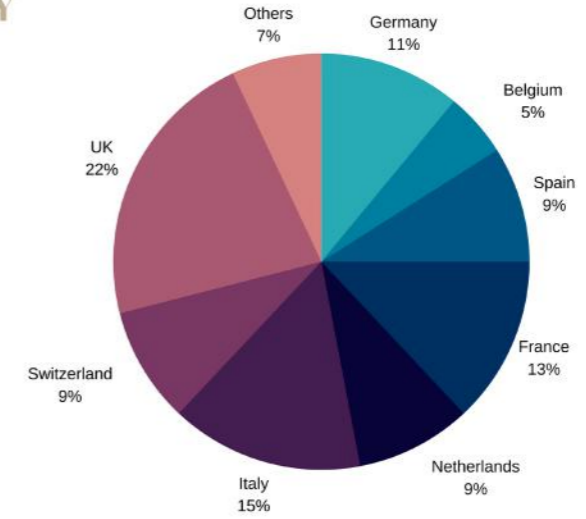
PROPERTY PRICE FLUCTUATIONS IN THE BALEARIC ISLANDS (2007-22)



II.

According to the General Council of Notaries and the National Institute of Statistics (INE), the evolution of property prices in the Balearic Islands (vs. Spain as a whole) has continued to increase, reaching an impressive peak in Q1 2022.

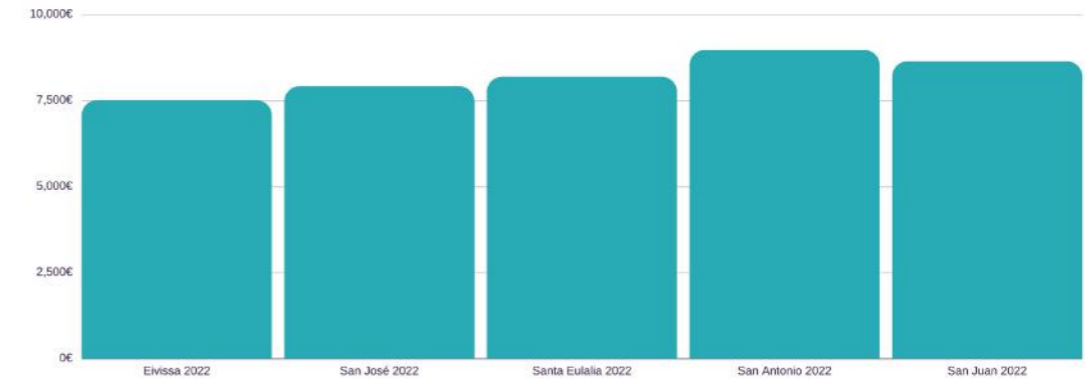
PRESTIGE PROPERTIES BUYER NATIONALITY



III.

The luxury property market in Ibiza has become a preferred destination for many international buyers.

PRESTIGE PROPERTIES AVERAGE PRICE PER M2 AREA OVERVIEW (2022)



VI.

In 2022 the island's average sales price per m2 for properties sold by Prestige Properties was 8.028 €, an almost 10% increase from 2020 (compared to 7.281 € in 2020).



PRESTIGE PROPERTIES OUR STORY

For 40 years it has been our mission to help you find your dream property here, on the beautiful white island of Ibiza. It is a privilege to reside in a special place like this, and we feel immensely fortunate to be able to bring our mission to life year after year. Traveling across the island, discovering its hidden gems and pearls and the spectacular real estate Ibiza has to offer is a constant adventure.

Over the years we have had the pleasure of working with a multitude of clients from across the globe: from high-profile individuals and celebrities looking for their summerhouses to young families beginning a new life based on the island. Having worked for over four decades in this industry, we are still amazed at how many new and exciting places there are yet to be discovered on this magical Island; we would love to take you on this journey with us!

The founder of Prestige Properties, the late Pascale Dufournier, a Paris native, first travelled to Ibiza in 1976 and even before her arrival, she knew this was the island she would call her home for the rest of her life. The seed for Prestige Properties was planted when a good friend of the Dufournier family sent a drawing of a beautiful blooming almond tree next to a typical Ibiza Finca farmhouse to the then 12-year-old Pascale; she was amazed by its mesmerising beauty, and it was at that moment, that her dream of living on the bohemian artist's island in the Mediterranean was born.

Her passion for design, elegance and the island that she loved, led to the creation of Prestige Properties in 1983. Over the years Prestige Properties managed to establish itself as a valuable member of the island community and has become one of the oldest and most reliable real estate agents in Ibiza. Over the years we have built strong relationships and friendships with our local partners.

Fast forward to the present, Prestige Properties and the team have grown into Ibiza's leading real estate agency. Since 2022, the year in which Pascale passed away, Victor van Den Driessche is heading up the company.

Born and raised on the island, Victor, who knew Pascale since childhood, started at Prestige Properties as a sales agent at the age of 25 where he quickly climbed the ladder and became a partner in 2014.

"Prestige has been here for a long time and we hope to stay for even longer. This is the foundation of our core values and vision for the future."
- **Victor, Managing Director & Partner.**

The team within the agency is a perfect blend of different nationalities, some born on the island and others drawn to Ibiza by the magnetic attraction she has on many of us.

In a nutshell:

- Established in 1983
- Ibiza's leading real estate agency
- A young and dynamic 20-member team of professionals
- Specialised in Sales, Rentals & Concierge Services
- 7 experienced sales agents and 5 dedicated rental agents
- Around 150 sales, and 200 rental properties in our portfolio
- We speak 10 languages: English, Spanish, Catalán, French, German, Italian, Dutch, Flemish, Portuguese & Romanian



Please scan the QR code if you would like to know more about Prestige Properties, our services and what we can do for you today:





PRESTIGE PROPERTIES NUESTRA HISTORIA

Durante los últimos 40 años nuestra misión ha sido ayudarte a encontrar la propiedad de tus sueños en la hermosa isla blanca de Ibiza. Es un privilegio residir en un lugar tan especial como éste, y nos sentimos inmensamente afortunados de poder dar vida a nuestra misión año tras año. Viajar por la isla, descubrir las perlas escondidas y los espectaculares inmuebles es una aventura constante.

A lo largo de los años hemos tenido el placer de trabajar con una multitud de clientes de todo el mundo: desde personas de alto perfil y celebridades en busca de su casa de verano hasta familias que comienzan una nueva vida en la isla. Después de más de cuatro décadas en el sector, todavía nos sorprende la cantidad de lugares que quedan por descubrir en esta mágica isla; ¡nos encantaría llevarte en este viaje con nosotros!

La fundadora de Prestige Properties, la finada Pascale Dufournier, de origen parisino, viajó por primera vez a Ibiza en 1976 e, incluso antes de su llegada, supo que ésta era la isla que llamaría su hogar para el resto de su vida. La semilla de Prestige Properties se plantó cuando un buen amigo de la familia Dufournier envió un dibujo de un hermoso almendro en flor junto a una finca típica de Ibiza a la entonces niña de 12 años, Pascale, quien quedó asombrada por su belleza. Fue en ese momento, cuando nació su sueño de vivir en la bohemia isla del Mediterráneo.

Su pasión por el diseño, la elegancia y la isla que amaba, la llevó a la creación de Prestige Properties en 1983. A lo largo de los años Prestige Properties consiguió establecerse como un valioso miembro de la comunidad de la isla y se ha convertido en una de las agencias inmobiliarias más antiguas y fiables de Ibiza. A lo largo de los años hemos construido fuertes relaciones y amistades con nuestros socios locales.

En la actualidad, Prestige Properties y su equipo se han convertido en la agencia inmobiliaria líder de Ibiza. Desde 2022, año en que falleció Pascale, Víctor van Den Driessche dirige la empresa.

Nacido y criado en la isla, Víctor, que conocía a Pascale desde su infancia, empezó en Prestige Properties como agente de ventas a los 25 años, donde ascendió rápidamente y se convirtió en socio en 2014.

“Prestige lleva aquí mucho tiempo y esperamos que darnos mucho más. Esta es la base de nuestros valores fundamentales y nuestra visión de futuro”
- Victor, Director General y Socio

El equipo de la agencia es una mezcla perfecta de diferentes nacionalidades, algunos nacidos en la isla y otros atraídos a Ibiza por el magnetismo que tiene sobre muchos de nosotros.

En pocas palabras:

- Fundado en 1983
- Agencia inmobiliaria líder en Ibiza
- Un equipo joven y dinámico de 20 profesionales
- Especializados en Ventas, Alquileres y Concierge
- 7 agentes de ventas y 5 agentes de alquiler
- Unas 150 propiedades en venta y 200 en alquiler en nuestra cartera
- Hablamos 10 idiomas: Inglés, Español, Catalán, Francés, Alemán, Italiano, Holandés, Flamenco, Portugués & Rumano



Escanea el código QR si deseas saber más acerca de Prestige Properties, nuestros servicios y lo que podemos hacer por ti hoy:



WHAT OUR CLIENTS SAY ABOUT US LO QUE NUESTROS CLIENTES DICEN SOBRE NOSOTROS



“Brilliant communications and follow through. Sold my flat with them while in the UK and their overall service was second to none. They made the whole process extremely easy. Roberta (my agent) is just the best.”

D Dee Dinar
Juni 2022



“Absolutely the best rental experience we had in Ibiza! Sander helped us not only to find a great house, he also helped us during our stay to have the best possible experience in April 22! Can recommend Sander, Pieter and this Company big time.”

N Nico van Hoecke
May 2022



“Surely it is the best agency on the Island! Very professional and precise. Gabriel made me find a wonderful home that I finally bought. He instantly understood what I was looking for, great! Thank you very much for everything you have done! Very highly recommended!”

 Frederica Corbelinni
May 2022




“Excellent real estate professionals with knowledge of the real estate market in Ibiza.”

M Miguel Cuesta
December 2022



“Nina is very present and enjoyed being the negotiating partner between the seller and the buyer. Great follow-up with detailed knowledge on how things work in Ibiza. Trust her and she gets the result. Very happy.”

 Bruno-Olivier Fuchs
May 2022




I made my fourth real estate purchase with Ibiza Prestige's and found again a professional partner. For this last finca, I would like to thank specially Inge for her nice and professional assistance. This purchase was not so easy to manage but Inge was always available and ready to improve the process. She deserves the Gold medal. Thank you also to Victor and Gabriel. I highly recommend Ibiza Prestige for any project on the beautiful Ibiza Island!

p Patrick Vancoillie
November 2022



“Top personal and friendly service for the Customer. I'm so happy with the service of Prestige Properties especially from Roberta she's the best!”

 Reto Niederer
January 2023



“Fantastic service. I would highly recommend Prestige Properties.”

J James Canter
January 2023

Read more or leave your own review here:



IBIZA HOLIDAY VILLA RENTALS ALQUILERES DE VILLAS VACACIONALES

Renting a luxury villa in Ibiza with Prestige brings a personal touch and peace of mind

With unending natural beauty, picture-perfect villages, world-class beaches and an energetic nightlife scene – it's no wonder Ibiza is an iconic destination for seasoned travellers. Unique in every way, the magical island of Ibiza evokes an authentic bohemian dream amid celebrities, luxury, glamour, and wellness. Here, the spirit of freedom and wanderlust awaits you. Let us open the doors to your private Ibiza paradise; a place to feel like home.

What to expect when renting a villa with Prestige:

Confidence In Quality

- We offer the best selection of villas in Ibiza
- Our villas are carefully vetted and maintained
- With our extensive knowledge of the island and the villas we will help you make the best choice

Your Personal Customer Service

- We believe in quality over quantity
- We pay attention to every detail, so that you don't have to
- Throughout your stay, you will have a personal agent available for any queries
- Always willing to improve: we take your feedback seriously

Transparent Terms

- You will find our terms fair and clearly laid out in our General Booking Conditions and you will get the chance to review, in full, the villa specific rental contract before you commit to anything



Discover all our holiday rental villas here:

Alquilar una villa de lujo en Ibiza con Prestige: un toque personal y tranquilidad

Con una belleza natural interminable, pueblos de ensueño, playas de primera categoría y una animada vida nocturna, no es sorprendente que Ibiza sea un destino emblemático para los viajeros más experimentados. Única en todos los sentidos, la isla mágica de Ibiza evoca un auténtico sueño bohemio entre celebridades, lujo, glamour y bienestar. Aquí te espera el espíritu de la libertad y la pasión. Permítenos abrirte las puertas de tu propio paraíso ibicenco; un lugar para sentirse como en casa.

Qué esperar al alquilar una villa con Prestige:

Confianza en la calidad

- Ofrecemos la mejor selección de villas en Ibiza
- Las villas están cuidadosamente evaluadas y mantenidas
- Nuestro amplio conocimiento de la isla y de las villas le ayudará a tomar la mejor elección

Un servicio personal de atención al cliente

- Creemos en la calidad por encima de la cantidad
- Prestamos atención a cada detalle, para que no tengas que hacerlo tu
- Durante toda su estancia, tendrá a su disposición un agente personal para cualquier consulta.
- Siempre dispuestos a mejorar: nos tomamos en serio todos tus comentarios

Condiciones transparentes

- Encontrarás nuestros términos claramente establecidos en nuestras Condiciones Generales de Reserva y tendrás la oportunidad de revisar el contrato de alquiler específico de la villa antes de comprometerte



Descubre todas nuestras villas vacacionales:

PRESTIGE CONCIERGE SERVICES PRESTIGE SERVICIOS DE CONCIERGE

Prestige Concierge offers you the most exclusive Ibiza experiences with our trusted local collaborators.

Everything and anything can be arranged for you: from airport pick-ups, private jet travel, personal drivers, security, island tours, and boat charters to daily personal training & yoga sessions as well as entertainment to your villa for guests-only with music, cinema and more.

Feel inspired...

Boat Charter

With the sun on your face and the wind in your hair, being on the open waters is an unmatched experience. From a relaxing day out in Formentera to a thrilling ride chasing the sunset.

Private Chefs

Holidays are about having the best food and drinks, leaving the kitchen chaos at home, enjoying your own private chef, or a luxury catering team throwing a BBQ party by the pool.

Wellness and lifestyle

Enjoy a yoga session with a qualified and experienced instructor or book a personal trainer for regular workouts. Whether you are in the mood for a natural facial or a relaxing massage, our concierge team is here for you.



Discover all that our Concierge Services team can do for you, for an unforgettable Ibiza stay:



Prestige Concierge te ofrece las experiencias más exclusivas de Ibiza con nuestros colaboradores locales de confianza.

Podemos organizarlo todo para ti: desde recogidas en el aeropuerto, viajes en jet privado, chóferes personales, excursiones por la isla y alquiler de barcos hasta sesiones diarias de entrenamiento personal y yoga, así como entretenimiento en tu villa solo para invitados con música, cine y mucho más.

Siéntete inspirado...

Alquiler de barcos

Con el sol en la cara y el viento en el pelo, estar en aguas abiertas es una experiencia inigualable. Desde un relajante día en Formentera hasta un emocionante paseo persiguiendo la puesta de sol.

Chefs privados

Las vacaciones consisten en disfrutar de la mejor comida y bebida, dejando el caos de la cocina en casa, disfrutando de tu propio chef privado o de un equipo de catering de lujo que os organice una fiesta barbacoa en la villa.

Bienestar y estilo de vida

Disfruta de una sesión de yoga con un instructor cualificado y experimentado o reserva un entrenador personal para hacer ejercicio con regularidad. Si te apetece un tratamiento facial natural o un masaje relajante, nuestro equipo de Concierge está a tu disposición.



¿Te interesan nuestros servicios de Concierge? Encuentra más información aquí:





A STEP-BY-STEP SELLER'S GUIDE

“WE GUIDE AND ADVISE EVERY STEP OF THE WAY”

Thinking of selling your property?

At Prestige Properties Ibiza, our extensive experience in the local market will help you find the right buyer in no time. Listing your property exclusively with Prestige means that you will sell your property at its best price, within your desired time frame, and hassle-free.

See here a step-by-step guide of what to expect when listing your property for sale exclusively with Prestige:

1. The art of pricing

- Evaluation of your property using real market data
- Analysis of your property's legal status and its pro's and con's

2. Your property shown in its best light

- Professional photos
- Professional videos (drone)
- Property descriptions
- Property brochure
- 3D Virtual tours
- Floorplans

3. Our marketing team will develop a tailored sales strategy

- Privileged placements on our website and on selected international property portals
- Social media add-ons /reels/content creation
- Printed Advertisement (local & international publications)
- Online Advertisement (social media & Google)
- A spot in our Exclusive Property Newsletter (+15.000 subscribers)

- Guaranteed spot in our Magazine (+ 20.000 copies)
- Open House event for local collaborators & partner agencies
- A spot in our Ibiza Town prime location office window
- A feature in the Apibiza network of professional Ibiza agencies

4. Regular updates on the sales process

- Detailed marketing reports every 3 months
- You will be assigned a fully available personal listing agent
- Monitoring the progress & adjusting strategies where needed

5. Closing the deal

- We will handle all negotiations on your behalf
- Preparations of contracts (private & arras)
- Preparations for day of signing at the Notary

6. Post Sales Services

- Name changes with service providers
- Congratulatory gift
- Feedback questionnaire

Facts & Figures:

- A sales team of 8 experienced and motivated professionals
- The average time to sell a property in Ibiza is 12-15 months
- The average time to sell a property with Prestige is 9-12 months
- We offer a free, no obligation valuation of your property

Scan the QR code and read a detailed seller's guide full of useful tips and tricks:



GUÍA DEL VENDEDOR

“TE GUIAMOS Y ASESORAMOS EN CADA PASO”

En Prestige Properties Ibiza, nuestra amplia experiencia en el mercado local te ayudará a encontrar el comprador adecuado en muy poco tiempo. Vender tu propiedad con Prestige significa que se venderá al mejor precio, en el plazo deseado y sin estrés.

Aquí presentamos una guía paso a paso con lo que puedes esperar al poner tu propiedad a la venta en exclusiva con Prestige:

1. Juntos decidimos el precio de mercado adecuado

- Evaluación de tu propiedad utilizando datos reales del mercado
- Análisis de la situación jurídica de tu propiedad y sus pros y contras

2. Presentación de tu propiedad

- Fotos profesionales
- Vídeos profesionales (drone)
- Descripción del inmueble
- Folletos inmobiliarios
- 3D Virtual tours
- Planos del inmueble

3. Nuestro equipo de marketing desarrollará una estrategia de ventas a medida

- Posicionamiento privilegiado en nuestro sitio web y en portales inmobiliarios internacionales
- Complementos para RRSS /reels/creación de contenido
- Publicidad impresa (publicaciones locales & internacionales)
- Publicidad online (RRSS & Google)
- Mención en nuestro Boletín de Propiedades Exclusivas (+15.000 suscriptores)

- Presentación garantizada en nuestra Revista (+ 20.000 ejemplares)
- Jornada de puertas abiertas para colaboradores locales
- Exposición en el escaparate de nuestra oficina de Ibiza
- Un espacio en la red Apibiza de agencias profesionales de Ibiza

4. Actualizaciones periódicas sobre el proceso de venta

- Informes detallados de marketing cada 3 meses
- Disponibilidad total de tu agente personal
- Supervisar el progreso y ajustar la estrategia donde sea necesario

5. Cerrar el trato

- Nos encargamos de todas las negociaciones en tu nombre
- Preparación de contratos (privados y arras)
- Preparación de firmas ante notario

6. Servicios postventa

- Cambios de nombre con los proveedores de servicios
- Regalo de felicitación
- Cuestionario de satisfacción

Hechos y Cifras:

- Un equipo de ventas de 8 profesionales experimentados
- Tiempo medio para vender una propiedad en Ibiza: 12-15 meses
- Tiempo medio para vender una propiedad con Prestige: 9-12 meses
- Ofrecemos una valoración gratuita de tu propiedad sin compromiso

Escanea el QR y lee la Guía del vendedor con consejos útiles:



40

MARKET LEADERS
WITH 40 YEARS
EXPERIENCE



A 20 MEMBER TEAM
OF PROFESSIONALS

+7000

+7000 PROPERTIES
LISTED IN THE LAST
40 YEARS



OUR AVERAGE TIME
TO SELL A PROPERTY
IS 9 MONTHS



A YEARLY REACH OF
+200.000 CLIENTS



A TRANSACTION
VOLUME OF 78.5
MILLION IN 2022



A PRESTIGE PROPERTIES' SELLER'S JOURNEY

James is a 40-year-old business owner that sold his property with Prestige Properties Ibiza. He wanted to move to the Balearic Islands for a long time after visiting Mallorca in his twenties. From the first moment he visited Ibiza James knew this is what he wanted to call his home. The property he bought back then was his first home in Spain and an investment opportunity.

Read on to find out more about James his personal story, selling his property in Ibiza...

1. When did you decide to sell your property and why?

It was a big renovation project when I first bought the house. I had completed it within a few years, and it felt like the time to sell and to cash in on my investment was right.

2. Now that you have sold the property, and you look back, how smooth (or turbulent) was the process of selling your property?

It's certainly more challenging to sell in Ibiza than it is in the UK. Prestige Properties made it a lot more pain-free by carefully selecting the right buyers and vetting people to ensure that they were genuinely interested. They offered additional help with paperwork that I needed and recommending professionals such as energy assessors and legal advisors.

3. Was there something that you wish you'd known about beforehand; what would your main advice to other Ibiza home sellers be?

Take some time to find the right agents to sell your property and agree an exclusive contract with them. It's better to have one professional team, like Prestige Properties, working on the sale of your property than several agents only working half as hard. People who are 'tyre kicking' can waste a lot of time and it's important that your agents are working for your interests and not their own. Communication is key and it's important that your agents are willing to give regular updates and be honest and transparent – even if it's not what you want to hear. Selling a property is a team-effort and you are there to help your agents as much as they are there to help you.

4. Why did you decide to sell your property with Prestige

Prestige came recommended, but also from the start, they were more invested in selling the property. They were upfront and honest from day one and unlike some other agents, tried to manage my expectations instead of promising things they could not deliver – like an inflated sale price. Integrity, professionalism and honesty were the most important elements for me.

5. Overall, what difference did Prestige make in your seller's journey? What feedback would you give others about your experience?

Prestige was very professional and honest. They worked very hard to sell the property within my desired timeframe and made it a priority for them. The entire team went above and beyond to help and guide me through what would otherwise have been a complex process.

I highly recommend the team at Prestige.



Watch a video of another seller review here:



VENDER CON PRESTIGE PROPERTIES UN VENDEDOR NOS CUENTA SU EXPERIENCIA

James es un empresario de 40 años que vendió su propiedad con Prestige Properties en el 2022. Quería mudarse a las Islas Baleares desde hace mucho tiempo después de visitar Mallorca a los veinte años. Desde el primer momento que visitó Ibiza, James supo que quería llamar a esta isla su hogar. La propiedad que compró entonces fue su primera casa en España y una oportunidad de inversión.

Sigue leyendo para saber más sobre la historia personal de James y la venta de su propiedad en Ibiza...

1. ¿Cuándo decidiste vender tu propiedad y por qué?

Fue un gran proyecto de renovación cuando compré la casa. La terminé en pocos años y me pareció que era el momento de vender y rentabilizar mi inversión.

2. Ahora que has vendido la casa y echas la vista atrás, ¿ha sido fácil (o turbulento) el proceso de venta?

Sin duda es más difícil vender en Ibiza que en el Reino Unido. Prestige Properties lo hizo mucho más fácil seleccionando cuidadosamente a los compradores adecuados e investigando a la gente para asegurarse de que estaban realmente interesados. Me ofrecieron ayuda adicional con el papeleo que necesitaba y me recomendaron profesionales como asesores energéticos y jurídicos.

3. ¿Hay algo que te hubiera gustado saber de antemano? ¿Cuál sería tu principal consejo para otros vendedores de casas en Ibiza?

Que se tomen su tiempo para encontrar a los agentes adecuados para vender su propiedad y que acuerden un contrato de exclusividad con ellos. Es mejor tener un equipo profesional, como Prestige Properties, trabajando en la venta de su propiedad que varios agentes trabajando sólo la mitad de duro. Las personas que "marean la perdiz" pueden hacerles perder mucho tiempo y es importante que sus agentes trabajen por sus intereses y no por los suyos propios. La comunicación es la clave y es importante que sus agentes estén dispuestos a proporcionarles información periódica y a ser honestos y transparentes, aunque no sea lo que quieran oír. Vender una propiedad es un trabajo de equipo y ellos están ahí para ayudar a sus agentes tanto como los agentes están ahí para ayudarles a ellos.



4. ¿Por qué decidiste vender tu propiedad con Prestige?

Prestige vino recomendado, pero también desde el principio se mostraron más interesados en vender la propiedad. Fueron francos y honestos desde el primer día y, a diferencia de otros agentes, intentaron gestionar mis expectativas en lugar de prometer cosas que no podían cumplir, como un precio de venta inflado. Integridad, profesionalidad y honestidad fueron los elementos más importantes para mí.

5. En general, ¿qué diferencia marcó Prestige en tu proceso de venta? ¿Qué comentarios darías a otras personas sobre tu experiencia?

Prestige fue muy profesional y honesto. Trabajaron muy duro para vender la propiedad dentro del plazo que yo deseaba y lo convirtieron en una prioridad para ellos. Todo el equipo se esforzó al máximo para ayudarme y guiarme a través de lo que, de otro modo, habría sido un proceso complejo. Recomiendo encarecidamente al equipo de Prestige.

Aquí puedes ver un vídeo con una reseña de otro vendedor:





Sustainable and Preserved Ibiza

At Prestige Properties Ibiza, we understand just how fortunate we are to live on an idyllic island filled with exceptional beauty and natural resources.

These natural resources and this exceptional beauty are what bring both local well-being and prosperity. However, with growing populations and tourism, we must proactively take responsibility and embrace the opportunity to protect and nurture our patch on the planet, Ibiza.

Over the past few years, our company's philosophy has actively started working towards and advocating for an equal balance between economic prosperity, environmental protection, and social stability.

Going Green

There are many ways of going green and living sustainably to help preserve our island's environment.

Since 2017, we have prioritised green-living as part of our business education and mindful lifestyle practice at Prestige Properties Ibiza, which has enabled us to contribute towards protecting the environment, preservation, and the conservation of our island's natural resources as much as possible.

Our aim of going green is to:

- Reduce our Island's Overall Pollution
- Reduce Resources used, Consumption, and Eliminate Non-Essential Waste
- Conserve our Natural Resources, Farmland, and Forest Life
- Conserve our Marine, Water, and Terrestrial Resources
- Maintain the Natural Ecological Balance – Flora & Fauna

Fast forward to 2023, Prestige Properties Ibiza is ensuring that every business decision takes into account the impact on the environment and our local community, with a calculated action plan to guarantee a greener solution.

Our Green Solutions

To be able to fulfill our aims for green-living, we have made many changes to our working environment and daily practices.

Some of our environmentally friendly practices currently include:

- Reducing Energy Consumption – Co2 Emission Calculations & Adjustments
- Our Debris Campaign “Campaña Escombros”
- Purchasing Eco-Friendly Office Items
- Recycling and Upcycling
- Green Mode Hybrid Cars and Team Carpooling
- Raising Money and Sponsoring Sustainable Projects
- Reducing Paper Consumption and using 100% Recycled Paper
- Collaboration with Local Projects and Preservation Efforts
- Advocating Green Living & Advice for Ibiza Property Owners and Tenants

Reducing CO2 Emissions – Calculating our Carbon Footprint

In the latter part of 2020 we calculated our Carbon Footprint: Prestige Properties Ibiza emits approximately 18 tonnes of CO2 per year.

Since actively calculating our carbon footprint, we have now received an official manual for reducing our emissions in the office by changing electrical equipment to newer more efficient versions, changing to more hybrid or fully electric cars, switching off all equipment at the end of the day, and keeping air-con's systems within reasonable temperature limits.

In 2023 we are starting on a new tree-planting project to off-set our carbon footprint, so that we will be a 100% carbon neutral company.

Collaborating with Ibiza Preservation

In February 2021 we joined forces with Ibiza Preservation by offering a yearly donation as well as committing to donating 50 Euros for every property sale, and 5 Euros for every rental deal we close.



Social Responsibility & Community Initiatives

Since 2017, we have prioritised green-living as part of our business education and mindful lifestyle practice at Prestige Properties Ibiza. We have also made a conscious effort to give charitably, utilising our gratitude to help others in the best way we can.

Our Corporate Social Responsibility (CSR) aims to:

- Make a stand to protect the overall well-being of our island, and the environment, while lessening the negative impacts we create as a company
- Regularly create campaigns through our advertising and social media channels to raise awareness of injustice, environmental issues, charitable and NGO affairs, sponsorships, and volunteering opportunities
- Regularly engage and support charitable giving.
- Support small, local businesses with sponsorship and promotion
- Reduce our energy consumption & become carbon neutral
- Inform all of our tourism and relocating clients on environmental and sustainable living in Ibiza, through both factual and practical advice
- Buy products and services from socially responsible companies, as well as local businesses, thus impacting the island's sustainability, profitability, and trade

In Conclusion...

Prestige Properties Ibiza is proud to be an advocate of sustainability within our industry. Collaborating and working together with our local community and environmental organisations like The Ibiza Preservation Fund enables us to contribute towards the islands' well-being and healthy future.

Likewise, CSR has the potential to positively impact the everyday lives of individuals and families presently here in Ibiza, as well as those future generations who are yet to come. Whether by donating to charitable causes, supporting environmental changes, or considering programs to help people from developing countries, our social responsibility as a community has the power to improve the lives, health, and environment of others.

Together small-scale commitments through CSR programs and personal actions can result in changing someone's day, creating one small step towards a better future, or even changing the future outcome for our local communities and planet in the years to come.

We believe in Giving Back.
We believe in Going Green.
We welcome you to join us in this pursuit!



PRESTIGE PROPERTIES
SALES, RENTALS & MANAGEMENT
goes green

DEBRIS CAMPAIGN

Our role as a responsible company involves reducing our carbon footprint, participating in regular beach clean-ups, educating homeowners about energy efficiency, and supporting IbizaPreservation. In addition, it is a great honour and pleasure to announce that in 2022 we launched our brand-new initiative on the island – the first of its kind!

Our campaign, 'Campaña Escombros', has been developed in collaboration with Novaforma construction company to clean up illegal construction dumping on the island. Campaña Escombros aims to contribute to the solution of the problems caused by, the renovation of old properties, the influx of ongoing construction projects, and the explosion in tourism. We believe it was a logical step in the right direction for us to keep the illegal dumping of construction waste at bay and do our bit to try and preserve the island's pristine natural beauty.

Many of us have walked through the picturesque countryside only to be confronted with a pile of construction debris and rubbish waste materials. Together with Novaforma Constructions and Services Ibiza, we have introduced a process to clean-up some of these illegal dumping sites. Anyone who sees one of these sites can report it to Prestige Properties Ibiza by contacting us with a photo and a location pin. We will then work to remove the rubbish and separate it for proper disposal, with all costs covered and donated internally between the two companies.

Our first rubble heap was cleared near Cala Llenya in September 2022. Along with Novaforma employees, we disposed of 9.5 tonnes of rubble. There is now a return to the natural state of the landscape, which is the most beautiful and rewarding experience.

To preserve Ibiza's natural beauty, we encourage everyone, from our clients, collaborators, local businesses and island residents, to actively participate and join forces with us in "Going Green & Giving Back".

Keeping our beloved island clean and nurtured!

CAMPAÑA ESCOMBROS

Nuestro papel como empresa responsable implica reducir nuestra huella de carbono, participar en limpiezas periódicas de playas, educar a los propietarios sobre eficiencia energética y apoyar a IbizaPreservation. Además, es un gran honor y un placer anunciar que en 2022 lanzamos nuestra flamante iniciativa en la isla, la primera de este tipo!

Nuestra campaña "Campaña Escombros" se ha desarrollado en colaboración con la empresa de construcción Novaforma para limpiar la isla de vertidos ilegales de la construcción. Campaña Escombros pretende contribuir a la solución de los problemas causados por la renovación de propiedades antiguas, la afluencia de proyectos de construcción en curso y la explosión del turismo. Creemos que era un paso lógico en la dirección correcta mantener a raya los vertidos ilegales de residuos de la construcción y aportar nuestro granito de arena para intentar preservar la belleza natural de la isla.

Muchos de nosotros hemos caminado por el pintoresco campo sólo para encontrarnos con un montón de escombros de construcción y materiales de desecho de basura. Junto con Novaforma Construcciones y Servicios Ibiza, hemos introducido un proceso para limpiar algunos de estos vertederos ilegales. Cualquiera que vea uno de estos sitios puede informar a Prestige poniéndose en contacto con nosotros con una foto y un pin de ubicación. Entonces trabajaremos para retirar la basura y separarla para su correcta eliminación, con todos los costes cubiertos y donados internamente entre las dos empresas.

Nuestra primera recogida se hizo cerca de Cala Llenya en septiembre 2022. Junto con los empleados de Novaforma, nos deshicimos de 9,5 toneladas de escombros. Ahora el paisaje vuelve a su estado natural.

Para preservar la belleza natural de Ibiza, animamos a todos, desde nuestros clientes, colaboradores, empresas locales y residentes de la isla, a participar activamente y unir fuerzas con nosotros en "Going Green & Giving Back".

¡Manteniendo nuestra querida isla limpia y cuidada!

OUR FIRST COLLECTION OF DEBRIS IN CALA LLENYA NUESTRA PRIMERA RECOGIDA DE ESCOMBROS EN CALA LLENYA



INTERVIEW WITH A NOTARY

A NOTARY'S ROLE AND FUNCTIONS IN REAL ESTATE

For this year's edition of our Expert FAQs, we sat down with Notary Javier Cuevas. He is an expert in his field and a close partner of ours.

Q. What is a notary?

The notary is the public official who is entrusted by law with the control of legality and legal certainty in the extrajudicial sphere; he or she attests to the facts he or she witnesses and drafts and authorizes the public deeds that document the different legal transactions entered into by citizens, such as the purchase and sale of a property, a mortgage loan, the constitution of a commercial company, a power of attorney to buy or sell, or an acceptance of an inheritance.

Q. What is the function of the notary in real estate transactions?

In the specific case of real estate transactions, the main functions of the notary are: to give impartial advice to both parties, to check the ownership and the state of encumbrances of the property to be transferred, to draw up the public deed in accordance with the agreements reached between sellers and buyers or the minutes prepared by their lawyers, to check the means of payment and finally to authorize the deed of sale.

But the notary's work does not end there. When sellers and buyers walk out the door, notaries are obliged, as civil servants, to send a telematic copy of the deed to the Real Estate Cadaster so that they can carry out the change of ownership, another to the Town Hall where the property is located so that they do not miss out on collecting the municipal capital gains tax, another to the Tax Agency and another to the Land Registry.

Q. What specialties would you highlight of the sales and purchases in Ibiza and Formentera?

In Ibiza and Formentera it is very common that the seller or the buyer, or both, are foreigners and often non-residents in Spain, which entails a series of particularities such as the requirement for foreigners to have a Foreigner's Identification Number (NIE), the valuation of the powers authorized by a foreign notary for another person to represent them here when buying or selling, the accreditation of the foreign matrimonial property regime, the need in some cases for mi-



litary authorization if the buyer is not an EU citizen and, increasingly, the deposit of the price with the notary so that the notary pays the seller once the deed of sale has been executed or withholds part of the price until some further condition is fulfilled.

Q. Finally, how much does a notary's office cost and who pays for it?

All notaries charge the same and the price is set by the State according to the type and amount of the legal transaction, thus ensuring that the cost of the notarial service is borne only by those who use it, not by all citizens, as is the case with other public services.

As far as the cost is concerned, there are public documents with no amount, e.g. a power of attorney or a will, which have a fixed fee that barely covers the cost of the public service, and others, e.g. a purchase and sale, a mortgage loan or an inheritance, where the fee is proportional to the price or amount of the legal transaction. A copy of the notarial fees must be available to the public in every notary's office.

As to who pays the notary's fees, the general rule is that they are payable by the person requesting them or whoever benefits from the public service; in the case of sales and purchases, the Law states that the seller will pay the costs of the execution and the buyer the costs of the first copy, which is issued so that it can be registered in the Land Registry, although most often it is the buyer who chooses the Notary and pays his fees in full.

ENTREVISTA CON UN NOTARIO

EL PAPEL Y LAS FUNCIONES DEL NOTARIO EN TRANSACCIONES INMOBILIARIAS

Para la edición de este año de nuestras Preguntas Frecuentes de Expertos, nos sentamos con el notario Javier Cuevas. Es un experto en su campo y un estrecho colaborador nuestro.

P. ¿Qué es un notario?

El notario es el funcionario público que tiene encomendado por la Ley el control de la legalidad y la seguridad jurídica en el ámbito extrajudicial; da fe de los hechos que presencia y redacta y autoriza las escrituras públicas que documentan los diferentes negocios jurídicos que celebran los ciudadanos, como p.ej. la compraventa de una vivienda, un préstamo hipotecario, la constitución de una sociedad mercantil, un poder para comprar o vender, o una aceptación de herencia.

P. ¿Cuál es la función del notario en las transacciones inmobiliarias?

En el caso concreto de las transacciones inmobiliarias, que es probablemente lo que más interese a los lectores, las funciones principales del notario son: asesorar de forma imparcial a ambas partes, comprobar la titularidad y el estado de cargas de la vivienda que se va a transmitir, redactar la escritura pública con arreglo a los acuerdos a los que hayan llegado vendedores y compradores o a la minuta que haya preparado sus abogados, comprobar los medios de pago y finalmente autorizar la escritura de compraventa.

Aunque el trabajo del notario no se acaba ahí. Cuando vendedores y compradores salen por la puerta, los notarios tenemos obligación, como funcionarios públicos, de enviar una copia telemática de esa escritura al Catastro Inmobiliario para que practique la alteración de titularidad, otra al Ayuntamiento donde radique la finca para que no se les pase cobrar la plusvalía municipal, otra a la Agencia Tributaria y otra al Registro de la Propiedad.

P. ¿Qué especialidades destacaría de las compraventas en Ibiza y Formentera?

En Ibiza y Formentera es muy frecuente que el vendedor o el comprador, o ambos, sean personas extranjeras y muchas veces no residentes en España, eso conlleva una serie de particularidades

como son la exigencia para los extranjeros de un Numero de Identificación de Extranjero (NIE), la valoración de los poderes autorizados por notario extranjero para que otra persona les represente aquí a la hora de comprar o vender, la acreditación del régimen económico matrimonial extranjero, la necesidad en algunos casos de autorización militar si el comprador no es ciudadano de la UE y cada vez más frecuente, el depósito del precio ante notario para que sea el notario quien pague al vendedor una vez otorgada la escritura de compraventa o retenga una parte del precio hasta que se cumpla alguna condición ulterior.

P. ¿Por último, cuánto cuesta un notario y a quién le corresponde pagarlo?

Todos los notarios cobramos lo mismo y el precio lo fija el Estado según el tipo y la cuantía del negocio jurídico, de esa manera se consigue que el coste del servicio notarial lo soporten sólo quienes lo usan, no todos los ciudadanos, como ocurre con otros servicios públicos. En cuanto al coste, hay documentos públicos sin cuantía, como p.ej. un poder o un testamento, que tienen un arancel fijo que apenas cubre el coste del servicio público y otros, como p.ej. una compraventa, un préstamo hipotecario o una herencia, donde el arancel es proporcional al precio o cuantía del negocio jurídico. En todas las notarías debe existir un ejemplar del arancel notarial a disposición del público.

En cuanto a quien le corresponde pagar los honorarios del notario, la regla general es que corresponde su pago a quien los solicita o a quien beneficie el servicio público; en el caso de las compraventas, la Ley dice que el vendedor pagará los gastos del otorgamiento y el comprador los de la primera copia, la que se expide para que pueda inscribirse en el Registro de la Propiedad, aunque lo más frecuente es que sea el comprador quien elija el Notario y pague íntegramente sus honorarios.

Javier Cuevas Pereda
Notary / Notario

+34 971 31 42 60

jcuevas@notariado.org

IBIZA



The Municipality of Ibiza is made up of the capital of the island and its surrounding neighbourhoods, such as Los Molinos, Puig den Valls, Can Misses, Es Vivé, Figueretas and Talamanca. Ibiza has all the services you can find in any European city, be it administrative requirements, leisure or entertainment. The most important site is 'Dalt Vila', the ancient walled city which was declared a UNESCO World Heritage Site in 1999. The whole area of the port of Ibiza is very lively during the day, but particularly at night, with its many bars, restaurants and wineries in areas such as La Marina and Vara de Rey. For those with a more exclusive taste, you can go to the Marina Botafoch area where you can find global establishments such as Pacha, Lío, Capuccino, STK and the Grand Casino.

El municipio de Ibiza esta formado por la capital de la isla y sus barrios que la rodean, como Los Molinos, Puig den Valls, Can Misses, Es Vivé, Figueretas y Talamanca. Ibiza ofrece todos los servicios de una ciudad europea, ya sean burocráticos, de ocio o entretenimiento. Su mayor orgullo es Dalt Vila, la ciudad antigua amurallada y declarada Patrimonio de la Humanidad por la UNESCO en 1999. Toda la zona del puerto de Ibiza ofrece mucha vida durante el día y especialmente por la noche en sus numerosos restaurantes, bares y bodegas en sitios como La Marina y Vara de Rey. Para los gustos más exclusivos, la zona de Marina Botafoch alberga establecimientos mundialmente conocidos como Pacha, Lío, Capuccino, STK y el Gran Casino.

ZONA 1

Complete guide of this area:
ibizaprestige.com/location/ibiza-municipality

Guía completa de la zona:
ibizaprestige.es/ubicacion/ibiza/





EXCLUSIVE

Ref 7175 - 550.000 €
Casita Vista Dalt Vila
Ibiza, Sa Penya

This charming townhouse is divided in three floors and is ideal for those who want to enjoy the charm of Dalt Vila, as a house to live all year round or as a holiday home. It is close to all the amenities you need and offers a balcony with beautiful views of the cathedral.

Full info: ibizaprestige.com/buy/7175/

Esta encantadora casa adosada se divide en tres plantas y es ideal para aquellos que quieran disfrutar del encanto de Dalt Vila, como una casa para vivir todo el año o como una casa de vacaciones. Está cerca de todas las comodidades que necesita y ofrece un balcón con hermosas vistas de la catedral.

Más info: ibizaprestige.es/comprar/7175/



- > 4
- > 3
- > 110 m2
- > 9 m2



EXCLUSIVE

Ref 7092 - 475.000 €
Apartamento Bossa Sol
Ibiza, Playa d'en Bossa

This apartment has fantastic sea views and is located in a well-maintained building, including a community pool with direct access to the sea. The large terrace is combined with the indoor living area creating a good space to relax.

Full info: ibizaprestige.com/buy/7092/

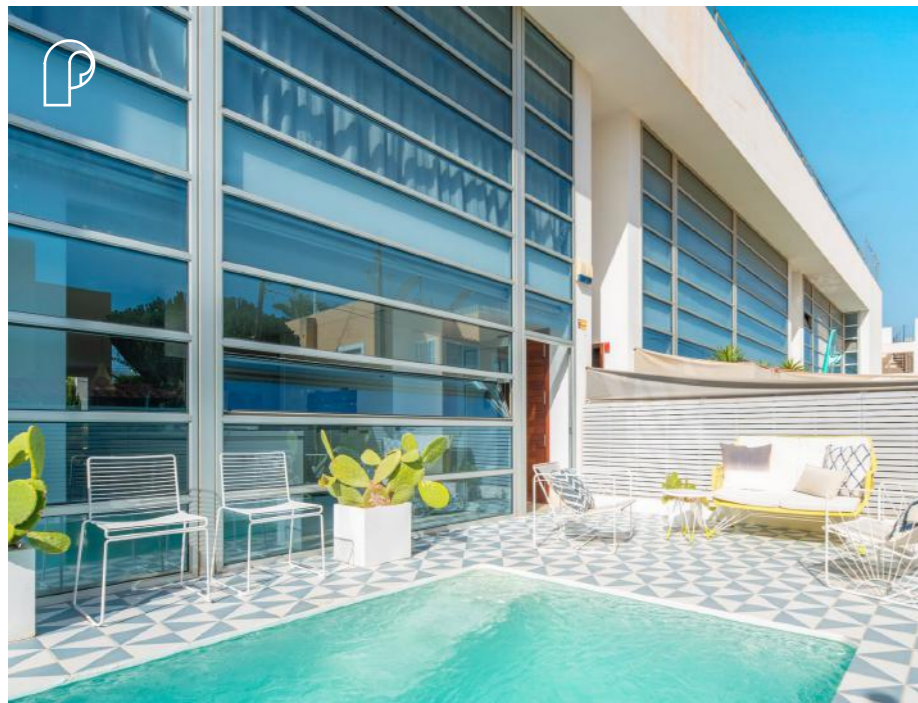
Este apartamento tiene fantásticas vistas al mar y está ubicado en un edificio bien mantenido, que incluye una piscina comunitaria con acceso directo al mar. La gran terraza se combina con el salón interior creando un buen espacio para relajarse.

Más info: ibizaprestige.es/comprar/7092/



- > 2
- > 2
- > 67 m2
- > 17 m2





Ref 7141 - 1.825.000 €
Adosado Blanco Talamanca
Ibiza, Talamanca





Adosado Blanco Talamanca is a turn-key townhouse, in a very peaceful area, and nearby the beach, the marina, and Ibiza city. The property offers a lot of outdoor spaces including a pool. Ideal for those who are looking for a modern and stylish property, close to all the amenities.

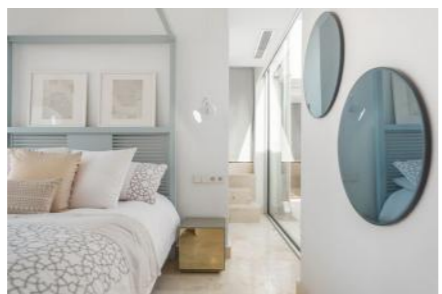
Full info: ibizaprestige.com/buy/7141/

Adosado Blanco Talamanca es un adosado listo para entrar a vivir, en una zona muy tranquila, y cerca de la playa, el puerto deportivo, y la ciudad de Ibiza. La propiedad ofrece una gran cantidad de espacios al aire libre, incluyendo una piscina. Ideal para aquellos que buscan una propiedad moderna y con estilo, cerca de todas las comodidades.

Más info: ibizaprestige.es/comprar/7141/



-  > 4
-  > 4
-  > 220 m2
-  > 155 m2



Ref 6410 - 1.395.000 €
Triplex Gran Canaria
Ibiza, Dalt Vila





Triplex Gran Canaria is located in Dalt Vila, the old town, and offers beautiful views. This property is distributed over three floors and offers the latest finishes on the market. If you are looking for a charming triplex that is ready to move in, then this is the perfect opportunity.

Full info: ibizaprestige.com/buy/6410/

Triplex Gran Canaria está situado en Dalt Vila, el casco antiguo, y ofrece hermosas vistas. Esta propiedad se distribuye en tres plantas y ofrece los últimos acabados del mercado. Si buscas un triplex con encanto y listo para entrar a vivir, esta es la oportunidad perfecta.

Más info: ibizaprestige.es/comprar/6410/



-  > 3
-  > 3
-  > 165 m2
-  > 208 m2





Ref 7172 - 1.350.000 €
Penthouse Las Boas
Ibiza, Marina Botafoch

This two-bedroom apartment offers stunning views of the sea and the old town of Ibiza. The penthouse is divided by a living and dining room with an open kitchen, a terrace, as well as two double bedrooms ensuite. Ideal for those who like to be close to the city, the beach, and the nightlife, and at the same time enjoy peace and breathtaking views.

Full info: ibizaprestige.com/buy/7172/


Este apartamento de dos dormitorios ofrece impresionantes vistas al mar y al casco antiguo de Ibiza. El ático está dividido por un salón-comedor con cocina abierta, una terraza, así como dos dormitorios dobles ensuite. Ideal para aquellos que les gusta estar cerca de la ciudad, la playa y la vida nocturna, y al mismo tiempo disfrutar de la paz y las impresionantes vistas.


Más info: ibizaprestige.es/comprar/7172/



 > 2

 > 2

 > 128 m2

 > 28 m2



Ref 6662 - 575.000 €
Apartamento Tanit Retir
Ibiza, La Marina

This property is completely refurbished and located on the ground and first floor of the building. This unique apartment offers a lot of light, two double bedrooms with two bathrooms, and a large dressing room. On the first floor, you will find the living room, with an open kitchen and two balconies overlooking the sea and the port of Marina Botafoch.

Full info: ibizaprestige.com/buy/6662/


Esta propiedad está completamente reformada y situada en la planta baja y primer piso del edificio. Este apartamento único ofrece mucha luz, dos dormitorios dobles con dos baños y un amplio vestidor. En la primera planta se encuentra el salón, con cocina abierta y dos balcones con vistas al mar y al puerto de Marina Botafoch.

Más info: ibizaprestige.es/comprar/6662/

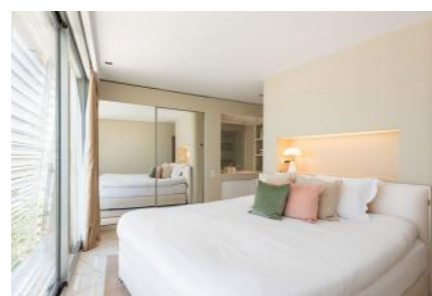


 > 2

 > 2

 > 110 m2

 > 0 m2





Ref 7049 - 480.000 €
Apartamento Dorado La Marina
Ibiza, La Marina

This apartment is located in one of the most characteristic streets of the Marina, only a few steps away from the seafront. This two-bedroom apartment is ideal for those who are looking for a property ready to move in, close to all the amenities you need, and even in walking distance of the beach.

Full info: ibizaprestige.com/buy/7049/

Este apartamento está situado en una de las calles más características de La Marina, a sólo unos pasos del paseo marítimo. Este apartamento de dos dormitorios es ideal para aquellos que buscan una propiedad lista para entrar a vivir, cerca de todos los servicios que necesita, e incluso a poca distancia de la playa.

Más info: ibizaprestige.es/comprar/7049/



- > 2
- > 1
- > 76 m2
- > 3 m2



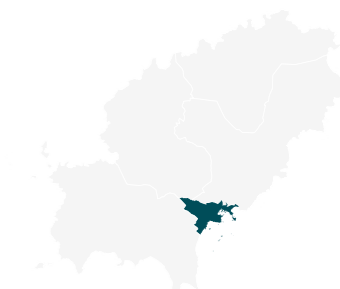
Ref 7048 - 375.000 €
Atico Elisa
Ibiza, La Marina

This cozy, functional, and completely renovated apartment with a rooftop is right in the heart of Ibiza town. It is located in the historic district of La Marina and has all the amenities you need within walking distance. This is the perfect property for couples looking for a cozy apartment, with large outdoor spaces and all services nearby.

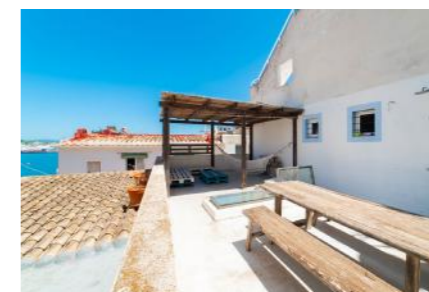
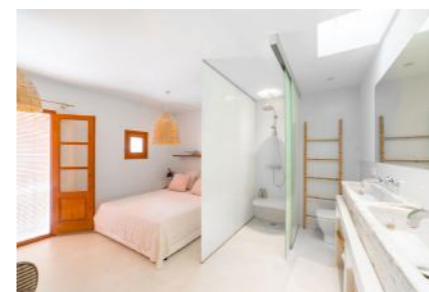
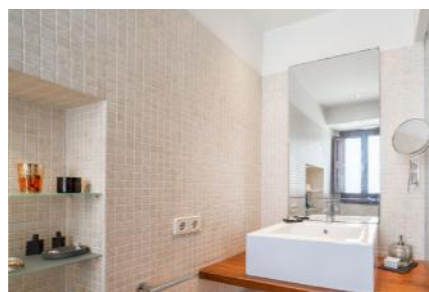
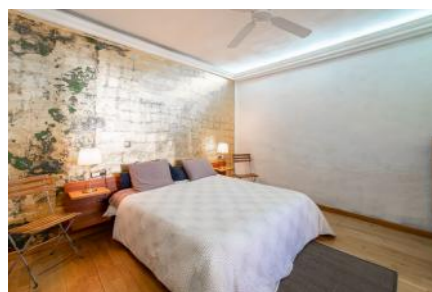
Full info: ibizaprestige.com/buy/7048/

Este acogedor, funcional y completamente renovado apartamento con azotea está en el corazón de la ciudad de Ibiza. Se encuentra en el barrio histórico de La Marina y tiene todos los servicios que necesita a poca distancia. Es la propiedad perfecta para parejas que buscan un apartamento acogedor, con grandes espacios exteriores y todos los servicios cerca.

Más info: ibizaprestige.es/comprar/7048/



- > 1
- > 1
- > 55 m2
- > 55 m2





FINCA NEAR IBIZA

Villa Serenidad - San Jordi - Ref 02945





Villa Serenidad offers all the comforts for a relaxing holiday. Close to all the amenities of Ibiza town, yet in a quiet residential area. The interior is in typical Ibiza style, with oak beams and 6 metre high ceilings. Outside there are plenty of areas to relax and a large dining table. A charming holiday villa for families and friends.

Villa Serenidad ofrece todas las comodidades para unas vacaciones relajantes cerca de todos los servicios de la ciudad de Ibiza. El interior es de estilo típico ibicenco, con vigas de roble y techos de 6 metros de altura. En el exterior hay muchas zonas de relax y un comedor. Encantadora villa de vacaciones para familias o amigos.

Weekly price from/Precio semanal desde: 9.940 € hasta/to 11.800€
Licencia: ETV-2122-E

Full info: ibizaprestige.com/rent/02945/

Más info: ibizaprestige.es/alquiler/02945/

-  > 3
-  > 3
-  > 917 m²
-  > 24.422 m²



REFURBISHED FINCA

Can Nikita - Ibiza - San José - Ref 02940





This oasis in the middle of the countryside offers a tennis court, thermal spa, and an outdoor yoga deck. The design is sophisticated combined with a rustic style. Can Nikita is for those who like to relax and reconnect with a natural environment, while enjoying all the comforts of modern life.

Este oasis se encuentra rodeada de plena naturaleza. Algunas características de la casa: pista de tenis, spa termal y una terraza para practicar yoga al aire libre. El diseño es sofisticado con un estilo rústico. Can Nikita es para aquellos a los que les gusta relajarse y reconectar con un entorno natural.

Weekly price from/Precio semanal desde: 12.420 € hasta/to 45.210 €
Licencia: ET-0479-E

Full info: ibizaprestige.com/rent/02940/

Más info: ibizaprestige.es/alquiler/02940/

-  > 4
-  > 7
-  > 550 m²
-  > 35.000 m²





SAN JOSÉ

Si no has tomado una sangría de cava con vistas al atardecer en Cala Conta o no has probado una paella en El Carmen frente a Es Vedrá, no sabes cuál es la auténtica experiencia de San José. Cala Bassa, Cala Molí, Cala Vadella y un sinfín de pequeñas calas de agua cristalina y arena blanca decoran la costa Suroeste de la Isla. San José tiene espacio también para los beachclubs más famosos, como Cotton Beach Club en Cala Tarida, Blue Marlin en Cala Jondal y Sa Trinxà en Las Salinas. Pero también tiene montañas y hasta la más alta de todas: Sa Talaia, con vistas espectaculares que debes ver al menos una vez en la vida.



If you haven't sipped a cava sangria with sunset views in Cala Conta or tried a paella in El Carmen in front of Es Vedrá, then you haven't experienced the authentic atmosphere of the San José area. Cala Bassa, Cala Molí, Cala Vadella and many other countless coves with crystal clear water and white sand are dotted along the southwest coast of the island. San José also has some of the most famous beach clubs, such as Cotton Beach Club in Cala Tarida, Blue Marlin in Cala Jondal, and Sa Trinxà in Las Salinas. But it also has beautiful scenery and mountains, including the highest peak on the island: 'Sa Talaia', with breathtaking views that you must experience at least once in your life.

ZONA 2

Complete guide of this area:
ibizaprestige.es/location/san-jose-de-sa-talaia

Guía completa de la zona:
ibizaprestige.es/ubicacion/san-jose-de-sa-talaia/









Ref 7149 - 6.800.000 €
Villa Cielo, Es Cubells

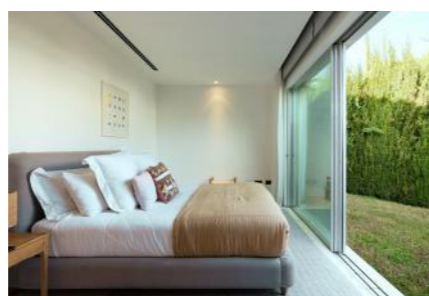
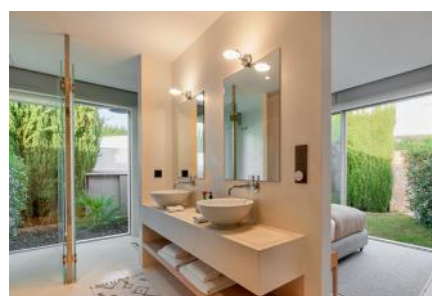
This large, modern and comfortable villa is situated on a hilltop in Es Cubells. The layout of this property has been specifically designed to take advantage of the stunning views. Villa Cielo has been recently renovated. The interior is exceptional and the design is elegant and modern, yet comfortable and warm. Villa Cielo offers the perfect setting for your dream home in Ibiza.

Esta amplia, moderna y confortable villa está situada en lo alto de una colina en Es Cubells. La distribución de esta propiedad ha sido diseñada específicamente para aprovechar las impresionantes vistas. Villa Cielo ha sido recientemente renovada. El interior es excepcional y el diseño es cálido y moderno, cómodo y elegante. Villa Cielo ofrece el escenario perfecto para la casa de sus sueños en Ibiza.



-  > 6
-  > 6
-  > 381 m2
-  > 4.300 m2





EXCLUSIVE

Ref 7170 - 3.500.000 €
Villa Mediterranean Sunset
Cala Conta

Villa Mediterranean offers a spacious and bright interior with all the comforts you need. The living room has enough space for a large family and is surrounded by big windows that can be opened for the ultimate inside-outside living. Outside, in the flat grass garden, you will find a pool and sea views. Ideal for all year round living, with 24-hour security.

Full info: ibizaprestige.com/buy/7170/

Villa Mediterranean ofrece un interior amplio y luminoso con todas las comodidades que necesita. El salón tiene espacio suficiente para una familia numerosa y está rodeado de grandes ventanales que se pueden abrir para disfrutar al máximo de la vida interior-exterior. En el exterior, en el jardín y rodeada por un bonito césped encontrarás una piscina y vistas al mar ideal para vivir todo el año y con seguridad las 24 horas.

Más info: ibizaprestige.es/comprar/7170/



> 5

> 5

> 422 m2

> 1.398 m2



EXCLUSIVE

Ref 7169 - 2.950.000 €
Can Sabina
Es Cubells

Can Sabina is a beautiful Finca with sea views. Located between San Jose and Es Cubells. The design is modern and Ibiza style. It offers 4 bedrooms with ensuite bathrooms and enough lounge areas throughout the Finca. The ideal investment for those who are looking for a charming property, in a well-placed area close to all the amenities you need.

Full info: ibizaprestige.com/buy/7169/

Can Sabina es una hermosa finca con vistas al mar. Situada entre San José y Es Cubells. El diseño es moderno y de estilo ibicenco. Ofrece 4 dormitorios con baños ensuite y suficientes zonas de estar en toda la Finca. La inversión ideal para aquellos que buscan una propiedad con encanto, en una zona bien situada cerca de todas las comodidades que necesita.

Más info: ibizaprestige.es/comprar/7169/



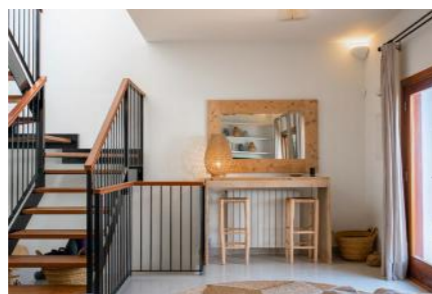
> 4

> 4

> 164 m2

> 1.295 m2





EXCLUSIVE

Ref 7081 - 1.250.000 €
Adosado Sa Talaia
San José Village


This 4-bedroom property is a renovated townhouse with a modern design offering you all the amenities you need. The terrace including a dining area is the perfect spot to relax, and the common area offers a saltwater swimming pool. Adosado Sa Talaia is the ideal property for all-year round living and ready to move in.

Full info: ibizaprestige.com/buy/7081/

Esta propiedad de 4 dormitorios es una casa adosada renovada con un diseño moderno que ofrece todas las comodidades que necesitas. La terraza, que incluye una zona de comedor, es el lugar perfecto para relajarse, y la zona común ofrece una piscina de agua salada. Adosado Sa Talaia es la propiedad ideal para vivir todo el año y lista para entrar a vivir.

Más info: ibizaprestige.es/comprar/7081/



- > 4
 - > 2
 - > 262 m2
 - > 118 m2
- 



Ref 7123 - 5.950.000 €
Villa Blanche Caló
Caló d'en Real


Villa Blanche Caló is a spectacular property, with 8 bedrooms and a splendid view of the sea. The design of this renovated property is modern, with colourful and bright interiors. Several terraces and porches offer areas for relaxing and outdoor dining. Highlights of the property include a large swimming pool, gym, sauna, a cold bath and year-round sunset views.

Full info: ibizaprestige.com/buy/7123/

Villa Blanche Caló es una propiedad espectacular, con 8 dormitorios y una espléndida vista al mar. El diseño de esta propiedad renovada es moderno, con interiores coloridos y luminosos. Varias terrazas y porches ofrecen zonas para relajarse y comer al aire libre. Entre lo más destacado de la propiedad se incluye una gran piscina, gimnasio, sauna, un baño frío y vistas a la puesta de sol durante todo el año.

Más info: ibizaprestige.es/comprar/7123/



- > 8
 - > 7
 - > 412 m2
 - > 1.328 m2
- 



Ref 7192 - 3.000.000 €
Terreno Con Licencia
San José





This 42.000 m2 plot is located near the charming village of San José. It has a submitted project and an approved building license. The elevated position offers beautiful views over the hills and the sea, with sun all day long. If you want to build the villa of your dreams, in a safe environment nearby all the facilities you need, this is a great opportunity for you.

Full info: ibizaprestige.com/buy/7192/

Esta parcela de 42.000 m2 se encuentra cerca del encantador pueblo de San José. Tiene un proyecto presentado y una licencia de obras aprobada. La posición elevada ofrece hermosas vistas sobre las colinas y el mar, con sol todo el día. Si deseas construir la villa de tus sueños, en un entorno seguro cerca de todas las instalaciones que necesitas, esta es una gran oportunidad.

Más info: ibizaprestige.es/comprar/7192/



-  > 4
-  > 4
-  > 230 m2
-  > 42.000 m2



Ref 7059 - 2.800.000 €
Finca Las Adelfas
Benimussa





This Ibizcan Finca is recently renovated and is located in a quiet area in Benimussa. This property consists of 3 separate houses with a total of 7 bedrooms and 7 bathrooms. The main house is completely renovated with natural stones and high ceilings with Sabina wood beams. Outside you will find several terraces and patios with a Mediterranean garden, fruit trees, and a swimming pool.

Full info: ibizaprestige.com/buy/7059/

Esta finca ibicenca ha sido recientemente renovada y se encuentra en una zona tranquila de Benimussa. Esta propiedad consta de 3 casas independientes con un total de 7 dormitorios y 7 baños. La casa principal está completamente renovada con piedras naturales y techos altos con vigas de Sabina. En el exterior hay varias terrazas y patios con un jardín mediterráneo, árboles frutales y una piscina.

Más info: ibizaprestige.es/comprar/7059/



-  > 7
-  > 7
-  > 370 m2
-  > 4.000 m2





Ref 7006 - P.O.A.
Villa Moderna
Benimussa

This bright and modern 6-bedroom villa is west-oriented, and only 15 minutes away from Ibiza Town. The property is divided into a main villa and an extra annex with a 6th bedroom. Ideal for those who are looking for a second home in a peaceful area, but still close to all the amenities you need.

Full info: ibizaprestige.com/buy/7006/

Esta luminosa y moderna villa de 6 dormitorios está orientada al oeste, y a sólo 15 minutos de la ciudad de Ibiza. La propiedad se divide en una villa principal y un anexo extra con un 6º dormitorio. Ideal para aquellos que buscan una segunda residencia en una zona tranquila, pero cerca de todas las comodidades que necesita.

Más info: ibizaprestige.es/comprar/7006/



- > 6
- > 7
- > 474 m2
- > 17.400 m2



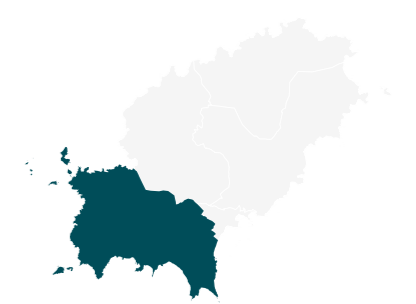
Ref 7110 - 2.295.000 €
Can Cun
Es Cubells

This turn-key house has a warm and pleasant style. The views are stunning and the beach of Ses Boques is within walking distance. From the ground floor, you can go outside to a covered dining area, and a few steps down you find the pool. If you are looking for an easy-to-maintain property with sea views, this might be your dream property.

Full info: ibizaprestige.com/buy/7110/

Esta casa esta lista para entrar a vivir y tiene un estilo cálido y agradable. Las vistas son impresionantes y la playa de Ses Boques está a poca distancia. Desde la planta baja, se puede salir a un comedor cubierto, y unos pasos más abajo se encuentra la piscina. Si estas buscando una propiedad fácil de mantener, con vistas al mar, esta podría ser la propiedad de tus sueños.

Más info: ibizaprestige.es/comprar/7110/



- > 4
- > 3
- > 258 m2
- > 216 m2





Ref 7178 - 1.195.000 €
Apartamento Vistas Es Vedrà
Cala Carbó

A stunning apartment situated in a secure urbanisation near Cala Carbó. This property offers two double-bedrooms and a large terrace with beautiful views of Es Vedrà, a sunbathing area, barbecue, and playground. The community spaces include a swimming pool, garden areas, and parking. An ideal option for those looking for a holiday or year-round home in a quiet area.

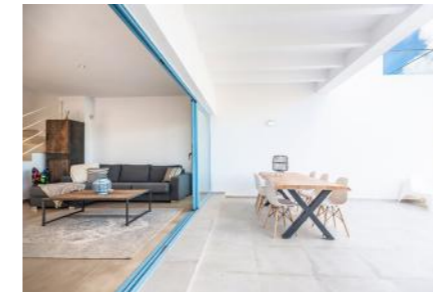
Full info: ibizaprestige.com/buy/7178/

Impresionante apartamento situado en una urbanización segura. Esta propiedad ofrece dos dormitorios dobles y una gran terraza con hermosas vistas de Es Vedrà, una zona para tomar el sol, barbacoa y parque infantil. Los espacios comunitarios incluyen piscina, zonas ajardinadas y aparcamiento. Una opción ideal para aquellos que buscan una casa de vacaciones o para todo el año en una zona tranquila.

Más info: ibizaprestige.es/comprar/7178/



- > 2
- > 2
- > 70 m2
- > 203 m2



Ref 7193 - 750.000 €
Duplex Tarida
Cala Tarida

This property is located on the beach of Cala Tarida, in the area between the beaches of Cala Tarida and Cala Moli. Sliding doors from the kitchen lead out to a spacious terrace. There is also a roof terrace with sea views. The design is modern, bright and fresh. The property is ready to move into. This property is ideal for those who are looking for a holiday home close to the beach and with stunning sea views.

Full info: ibizaprestige.com/buy/7193/

Esta propiedad se encuentra en la playa de Cala Tarida, en la zona entre las playas de Cala Tarida y Cala Moli. Las puertas correderas de la cocina conducen a una amplia terraza. También hay una terraza en la azotea con vistas al mar. El diseño es moderno, luminoso y fresco. La propiedad está lista para entrar a vivir. Esta propiedad es ideal para aquellos que buscan una casa de vacaciones cerca de la playa y con impresionantes vistas al mar.

Más info: ibizaprestige.es/comprar/7193/



- > 3
- > 3
- > 161 m2
- > 60 m2





PANORAMIC SEA VIEWS

Can Ted - Es Cubells - Ref 02946

Can Ted is situated in a peaceful and private location, on top of Ibiza's highest peaks, offering spectacular sea views. The villa is comprised of a main villa and two separate two-bedroom apartments. The design has the classical island's architecture, a combination of modern, ecological and comfort.

Can Ted está situada en un lugar tranquilo y privado en la cima de los picos más altos de Ibiza, ofreciendo espectaculares vistas al mar. La propiedad se compone de una villa principal, y dos apartamentos independientes de dos dormitorios. El diseño tiene la arquitectura clásica de la isla, una combinación de moderno, ecológico y confort.


Weekly price from/Precio semanal desde: 30.000 € hasta/to 50.000€
Licencia: ET-0554-E


Full info: ibizaprestige.com/rent/02946/

Más info: ibizaprestige.es/alquiler/02946/

 > 6

 > 6

 > 532 m²

 > 34.177 m²



MODERN VILLA

Sa Caleta Hills - San José - Ref 02613

This villa is facing a stunning sea view. The main entrance overlooks the living room and the pool. The furnishings are custom-made and outside you will find a living area with a pool, terrace, garden lawn, ample sunbathing, and shaded areas where you can fully enjoy a relaxing holiday.

Esta villa tiene unas impresionantes vistas al mar. La entrada principal da al salón y a la piscina. El mobiliario está hecho a medida y en el exterior encontrarás una zona de estar con piscina, terraza, césped ajardinado, amplias zonas para tomar el sol y zonas de sombra donde podrá disfrutar y relajarse plenamente.


Weekly price from/Precio semanal desde: 26.400 € hasta/to 69.840 €
Licencia: 2016009069


Full info: ibizaprestige.com/rent/02613/

Más info: ibizaprestige.es/alquiler/02613/

 > 3

 > 3

 > 900 m²

 > 23.300 m²



SANTA EULALIA



ZONA 3

If you want to find a street market where you can listen to music, find artisan pieces and unique clothing, this can only be found in Las Dalias, in San Carlos. This area is perfect for families who are looking for a calm lifestyle for the whole year. You can also find many different and unique beaches in this municipality, such as Aguas Blancas, Cala Boix, Cala Llenya and Cala Nova. There are other beaches which are closer to the town, such as Cala Martina, Niu Blau, and Cala Pada, which is ideal for families with young children. This area is also becoming known for its Agrotourism, such as Atzaró, Can Curreu and Can Domo.

Ir a un mercadillo donde puedes escuchar música, encontrar piezas artesanas y prendas únicas en el mundo, esto solo ocurre en Las Dalias, en San Carlos. Lugar de residencia para familias locales que buscan un ritmo de vida tranquilo durante todo el año. Este municipio ofrece playas tan únicas y diferentes como Aguas Blancas, Cala Boix, Cala Llenya y Cala Nova, y otras más cercanas como Cala Martina, Niu Blau y Cala Pada, ideales para los más pequeños. La zona también es conocida por sus agroturismos como Atzaró, Can Curreu y Can Domo.



Complete guide of this area:
ibizaprestige.com/location/santa-eulalia-del-rio-municipality

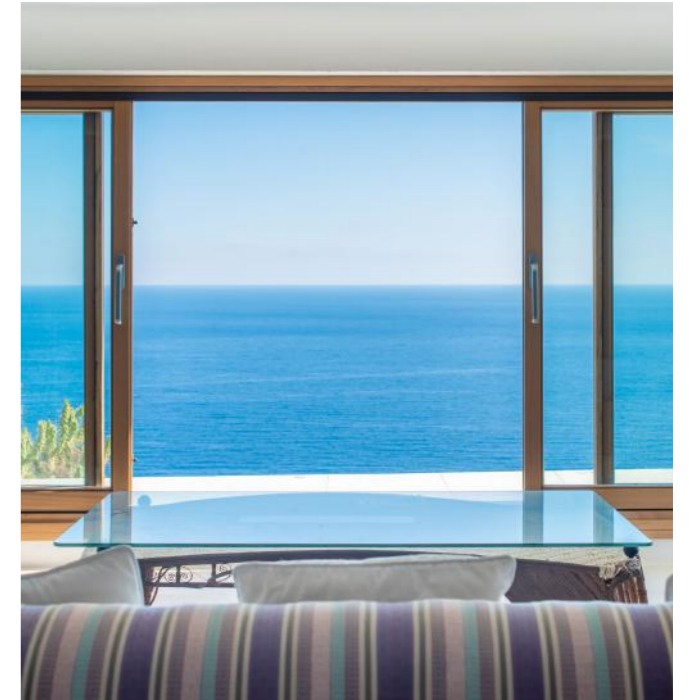
Guía completa de la zona:
ibizaprestige.es/ubicacion/santa-eulalia-del-rio/







Ref 7189 - P.O.A.
Villa Boix Island, San Carlos

This property is situated 200 metres above sea level and has stunning views. It is located on a private peninsula within walking distance of Cala Boix and consists of a large estate with a double-winged villa. There are several terraces, two swimming pools, one of which is an infinity pool overlooking the Mediterranean, and a sports court. The villa has direct access to the sea via a secluded cove.

Esta propiedad está situada a 200 metros sobre el nivel del mar y tiene unas vistas impresionantes. Está ubicada en una península privada a poca distancia de Cala Boix y consiste en una gran finca con una villa de dos cuerpos. Hay varias terrazas, dos piscinas, una de ellas infinita con vistas al Mediterráneo, y una pista deportiva. La villa tiene acceso directo a una calita aislada.



-  > 9
-  > 6
-  > 696 m²
-  > 111.000 m²





EXCLUSIVE

Ref 7107 - 2.750.000 €
Can Hermosa
San Carlos

This recently renovated Finca is located just outside of the village of San Carlos. The open-plan living is spacious and bright, and it offers all the comforts you need. Outside you will find a large front patio, a swimming pool, and a fenced garden with open views of the surrounding hills. This stylish Ibiza Finca, with lots of privacy, stunning views and in the middle of the countryside is ready to move in.

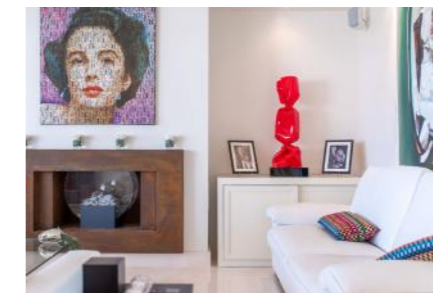
Full info: ibizaprestige.com/buy/7107/

Esta finca recientemente renovada se encuentra a las afueras del pueblo de San Carlos. La vivienda de planta abierta es amplia y luminosa, y ofrece todas las comodidades que necesitas. En el exterior encontrará un gran patio delantero, una piscina y un jardín vallado con vistas abiertas a las colinas circundantes. Esta elegante Finca Ibicenca, con mucha privacidad e impresionantes vistas, en medio del campo, está lista para entrar a vivir.

Más info: ibizaprestige.es/comprar/7107/



- > 4
- > 3
- > 195 m2
- > 21.114 m2



EXCLUSIVE

Ref 7042 - 1.695.000 €
Atico Design
Cala Llenya

This modern and bright apartment has a large terrace and rooftop terrace. It offers spectacular sea and sunset views over the hills. The community offers two big pools, a padel court and direct access to the sandy beach of Cala Llenya. Ideal for those who are looking for a well-maintained, relaxing holiday home, ready to move in.

Full info: ibizaprestige.com/buy/7042/

Este moderno y luminoso apartamento tiene una gran terraza y azotea. Ofrece espectaculares vistas al mar y una puesta de sol sobre las colinas. La comunidad ofrece dos grandes piscinas, una pista de padel y acceso directo a la playa de arena de Cala Llenya. Ideal para aquellos que buscan una casa de vacaciones bien mantenida y relajante, lista para entrar a vivir.

Más info: ibizaprestige.es/comprar/7042/



- > 4
- > 3
- > 400 m2
- > 220 m2





Ref 7133 - 5.300.000 €
Can Vermell
Santa Eulalia





This ecological property is built by the principles of a 'passive' house and is finished with high-end materials. It is surrounded by a garden in the countryside, yet close to the beach and every amenity you need. Whether you are looking for a holiday home, a place to escape busy life, or looking for the perfect spot to retire, this is your opportunity.

Full info: ibizaprestige.com/buy/7133/

Esta propiedad ecológica está construida según los principios de una casa "pasiva". Está construida con materiales de alta gama. Está rodeada de un jardín en el campo, pero cerca de la playa y todas las comodidades que necesitas. Si estás buscando una casa de vacaciones, un lugar para escapar de la vida estresante, o en busca del lugar perfecto para retirarte, esta es tu oportunidad.

Más info: ibizaprestige.es/comprar/7133/



-  > 5
-  > 5
-  > 500 m2
-  > 14.197 m2



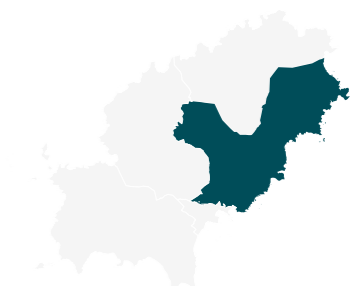
Ref 7151 - 3.950.000 €
Villa Paz
Santa Eulalia





This hidden gem is located in the peaceful countryside, surrounded by nature and yet close to all the facilities you need. This property is divided into a main house and a separate apartment. Outside you will find a large plot with a pool area and cozy corners around the house to enjoy the beautiful views.

Full info: ibizaprestige.com/buy/7151/

Esta joya escondida se encuentra en una zona tranquila, rodeada de naturaleza y, sin embargo, cerca de todas las instalaciones que necesitas. Esta propiedad se divide en una casa principal y un apartamento independiente. En el exterior encontrarás una gran parcela con zona de piscina y acogedores rincones alrededor de la casa para disfrutar de las bonitas vistas.

Más info: ibizaprestige.es/comprar/7151/



-  > 5
-  > 4
-  > 450 m2
-  > 15.154 m2





RENDERS

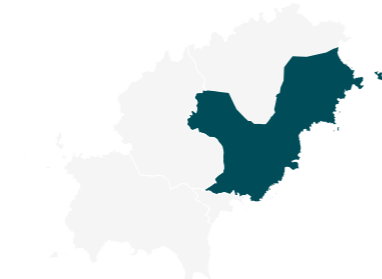
Ref 7184 - P.O.A.
Proyecto Can Rimbau
Can Rimbau





This property is located in the exclusive urbanisation of Can Rimbau. The elevated position of the land offers amazing views of the sea, the port and the old town of Ibiza. This south-facing, luxury project is ideal for those who are looking to build the villa of their dreams, in a safe and gated environment, nearby the city and the beach of Talamanca.

Full info: ibizaprestige.com/buy/7184/

Esta propiedad se encuentra en la exclusiva urbanización de Can Rimbau. La posición elevada del terreno ofrece impresionantes vistas al mar, al puerto y al casco antiguo de Ibiza. Este proyecto de lujo con orientación sur es ideal para aquellos que buscan construir la villa de sus sueños, en un entorno seguro y cerrado, cerca de la ciudad y de la playa de Talamanca.

Más info: ibizaprestige.es/comprar/7184/



-  > 4
-  > 5
-  > 576 m2
-  > 3.106 m2



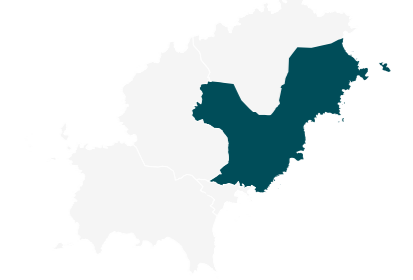
Ref 7050 - 3.200.000 €
Villa Menina
Jesús





Villa Menina, stands out for its contemporary and luxurious design. It is located in a peaceful area between Ibiza Town and the village of Jesús. Villa Menina is for those who are looking for a turn-key property, recently renovated in contemporary design, with a pool and a small plot not far away from the amenities Ibiza Town has to offer.

Full info: ibizaprestige.com/buy/7050/

Villa Menina, destaca por su diseño contemporáneo y lujoso. Está situada en una zona tranquila entre la ciudad de Ibiza y el pueblo de Jesús. Villa Menina es para aquellos que buscan una propiedad llave en mano, recientemente renovado con un diseño contemporáneo, con una piscina y una pequeña parcela no muy lejos de las comodidades que la ciudad de Ibiza ofrece.

Más info: ibizaprestige.es/comprar/7050/



-  > 4
-  > 4
-  > 311 m2
-  > 2.000 m2





Ref 7045 - 2.100.000 €
Villas Kolibri
Cala Llenya





Villas Kolibri are 3 newly built villas with quality finishes. Each villa has an individual lay-out. All of them are distributed on two floors and have a private garden and swimming pool. The properties also have access to a community padel, pool, and clubhouse. Ideal if you are looking for a newly built villa with clean lines, and large and bright living spaces, in a quiet area.

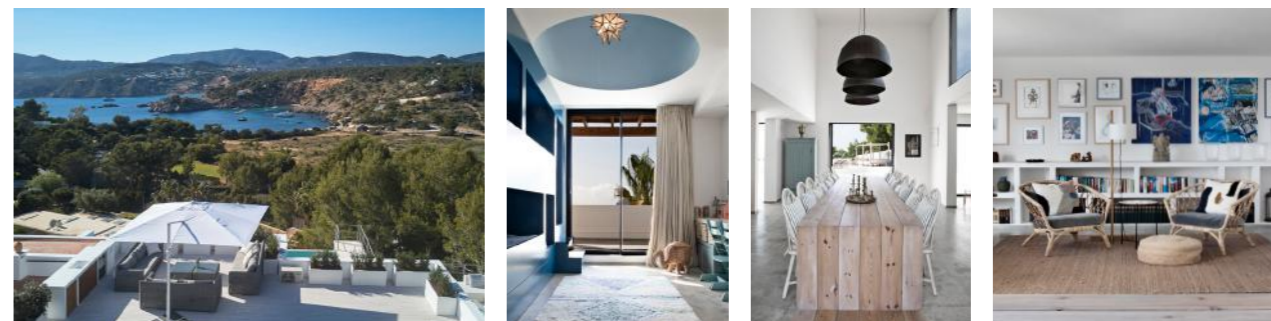
Full info: ibizaprestige.com/buy/7045/

Villas Kolibri son 3 villas de nueva construcción con acabados de calidad. Cada villa tiene su propia distribución y todas están distribuidas en dos plantas. Cada villa tiene jardín y piscina privada. Las propiedades también tienen acceso a un padel comunitario, piscina y clubhouse. Ideal si buscas una villa de nueva construcción con líneas limpias, y espacios amplios y luminosos, en una zona tranquila.

Más info: ibizaprestige.es/comprar/7045/



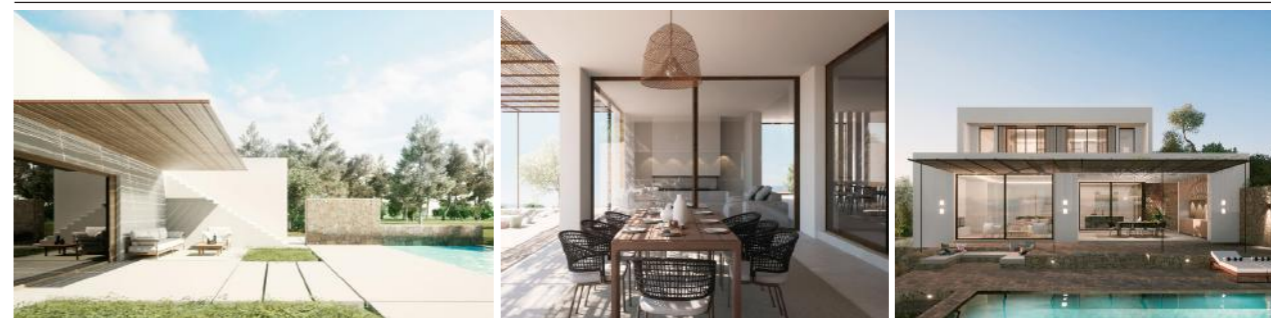
-  > 4
-  > 3
-  > 364 m2
-  > 51m2



info@novaformaibiza.com - www.novaformaibiza.com - Tel: (+34) 619 40 18 39

RVDD ESTUDIO DE ARQUITECTURA

/Architecture
 / Interior Design
 / Project Management



"Designing creative, personal and sustainable projects since 2008"

info@rvddarquitectura.com
www.rvddarquitectura.com
 Ctra. Ibiza - Sant Josep 88-90, Km2.1
 07817 Sant Jordi. Islas Balears
 + 34 971 308 089



RENOVATED FARMHOUSE

Las Cicadas - Santa Gertrudis - Ref 02866





This 600-year-old farmhouse has been restored into a peaceful and elegant holiday home. It is a unique and authentic property, with a bohemian chic design. Outside you will find a lush garden with a swimming pool overlooking the olive groves, a dining and barbecue place, and chill-out areas.

Esta Finca de 600 años de antigüedad ha sido restaurada para convertirla en una tranquila y elegante casa de vacaciones. Es una propiedad única y auténtica, con un diseño bohemio. En el exterior hay un exuberante jardín con una piscina con vistas a los olivares, un comedor y barbacoa, y suficientes zonas de relax.

Weekly price from/Precio semanal desde: 6.250 € hasta/to 20.300 €
Licencia: ETV-1532-E

Full info: ibizaprestige.com/rent/02866/

Más info: ibizaprestige.es/alquiler/02866/

-  > 6
-  > 5
-  > 380 m²
-  > 10.000 m²



MINIMALISTIC VILLA

Villa Cobham Paradise - Roca Llista - Ref 02856





This villa is located in the urbanisation of Roca Llista. It is a fresh, spacious, and bright holiday villa offering all the comforts you need. Outside you will find different terraces and chill-out corners around the swimming pool. This villa is ideal for families or groups of friends who are looking for a modern and exclusive villa.

Esta villa está situada en la urbanización Roca Llista. Es una villa de vacaciones espaciosa y luminosa que ofrece todas las comodidades que necesitas. En el exterior hay diferentes terrazas y rincones chill-out alrededor de la piscina. Villa Cobham Paradise es ideal para familias o amigos que buscan una villa moderna y exclusiva.

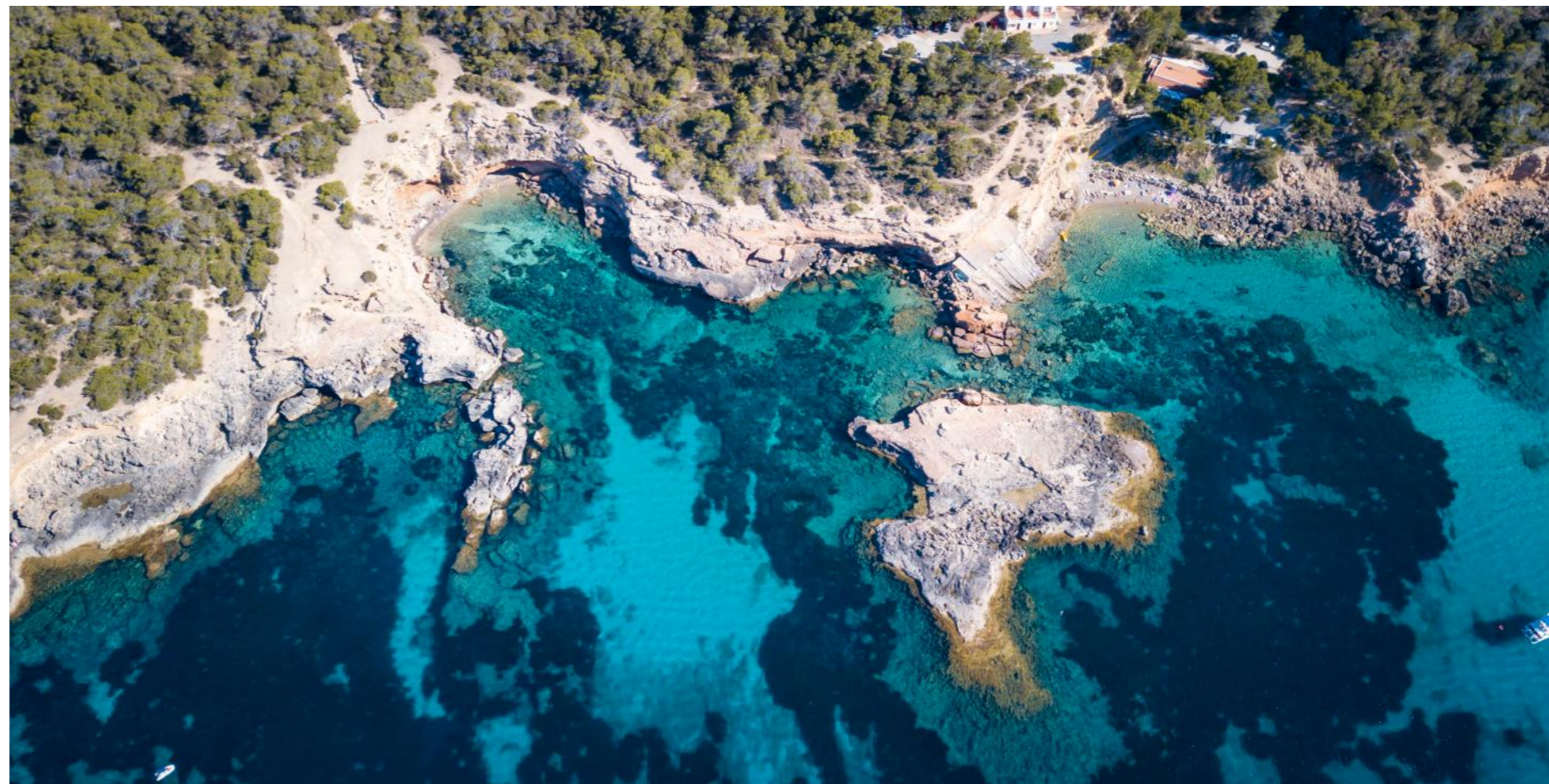
Weekly price from/Precio semanal desde: 16.110 € hasta/to 24.160 €
Licencia: 2016013774

Full info: ibizaprestige.com/rent/02856/

Más info: ibizaprestige.es/alquiler/02856/

-  > 3
-  > 7
-  > 520 m²
-  > 1.790 m²





The alternative lifestyle resides in San Juan, where the hippie spirit still endures and is embraced by both tourists and locals. There are many retreats in this neighbourhood where you can look after both your body and your mind, such as Ibiza Yoga and Mountain Yoga Retreat. Every Sunday one of the most important musical experiences on the island can be found at Benirrás beach, when hundreds of drums vibrate in unison at sunset in honour of the Goddess Tanit. There are many hidden coves in the North which are virtually untouched, such as Cala Xuclar, Síllot des Renclí and Cala d'en Serra.

El estilo de vida más alternativo se vive en San Juan, donde todavía perdura ese espíritu hippie que enamora a locales y turistas. Para los que quieran cuidar su cuerpo y mente encuentran en esta zona diferentes retiros de Yoga y meditación, como Ibiza Yoga y el Mountain Yoga Retreat. Cada domingo se celebra en la playa de Benirrás una de las mayores experiencias musicales de la isla, cientos de tambores vibran al unísono para celebrar el sunset honrando a la diosa Tanit. Las calas escondidas del Norte como Cala Xuclar, S'illot des Renclí y Cala d'en Serra conservan un estado virginal.



ZONA 4

Complete guide of this area:
ibizaprestige.com/location/san-juan-de-labritja

Guía completa de la zona:
ibizaprestige.es/ubicacion/san-juan-de-labritja/



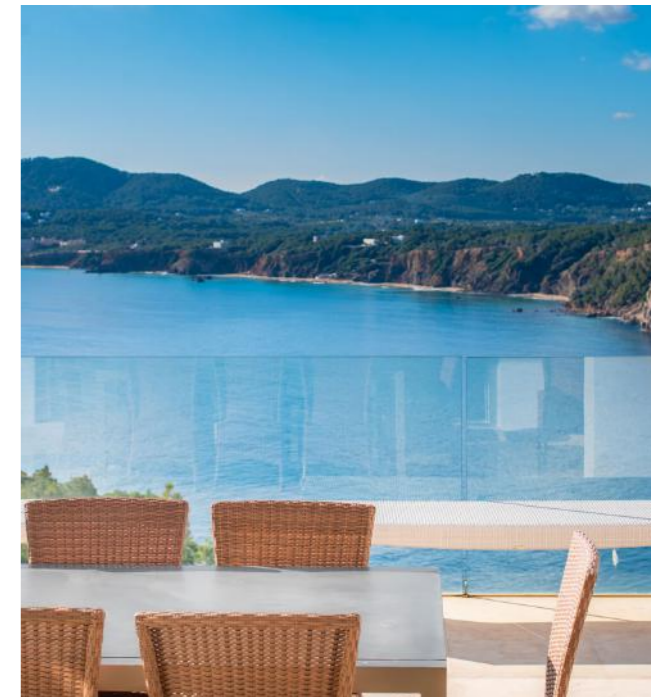






EXCLUSIVE

Ref 7190 - 1.680.000 €
Casa Bahía Azul, Cala San Vicente

This modern and newly built property with an infinity pool is located on a mountain in Cala San Vicente, close to the beach, and the villages of San Juan and San Carlos. This 3-bedroom villa is divided into two floors and offers a lot of brightness. Ideal for those who are looking for a modern house, with stunning sea views, in a peaceful area up in the north of the island.

Esta moderna propiedad de nueva construcción con piscina infinita se encuentra en las montañas de San Vicente, cerca de la playa y de los pueblos de San Juan y San Carlos. Esta villa de 3 dormitorios está dividida en dos plantas y ofrece mucha luminosidad. Ideal para aquellos que busquen una casa moderna, con impresionantes vistas al mar, en una zona tranquila en el norte de la isla.



-  > 3
-  > 3
-  > 139 m2
-  > 1.028 m2









Ref 7177 - P.O.A.
Finca San Juan
San Juan

Finca San Juan is one-of-a-kind. The interior offers a cozy Finca style with modern details and a lot of daylight. You will find this 4-bedroom property on a large plot, with a swimming pool, surrounded by olive trees, and stunning views over the forest of San Juan. If you are dreaming of a unique property to call your own, this is your chance.

Finca San Juan es una propiedad única. El interior ofrece un acogedor estilo finca con detalles modernos y mucha luz natural. Encontrarás esta propiedad de 4 dormitorios en una gran parcela con piscina, rodeada de olivos, y unas vistas impresionantes sobre el bosque de San Juan. Si sueñas con ser el propietario de una propiedad única, esta es tu oportunidad.



-  > 6
-  > 7
-  > 680 m²
-  > 189.000 m²





BLAKSTAD VILLA
Can Alegria - San Miguel - Ref 02964

Can Alegria is a luxury villa set in the countryside between Santa Gertrudis, San Miguel and San Mateo. It's surrounded by Mediterranean gardens and offers peace and tranquillity. The large pool is surrounded by chill-out areas. A characteristic Blakstad design with unique pieces, personal touches and modern facilities.

Can Alegria es una villa de lujo situada en el campo entre Santa Gertrudis, San Miguel y San Mateo. Está rodeada de jardines mediterráneos y ofrece paz y tranquilidad. La gran piscina esta rodeada de zonas chill-out. Un diseño característico de Blakstad con piezas únicas, toques personales y instalaciones modernas.

Price on request
 Licencia: ETV-2061-E

Full info: ibizaprestige.com/rent/02964/

Más info: ibizaprestige.es/alquiler/02964/

- > 5
- > 5
- > 750 m2
- > 15.015 m2



SPECTACULAR VILLA
Casa S'Ermita - San Miguel - Ref 02757

This exceptional property in the north of the island is one of a kind. It is surrounded by a tropical Mediterranean garden in a quiet and private location. This Ibicencan-moroccan-style property is ideal for groups or families who want to enjoy the beauty, style and tranquillity that Ibiza has to offer.

Esta excepcional propiedad en el norte de la isla es única. Está rodeada de un jardín tropical mediterráneo en un lugar tranquilo y privado. Esta propiedad de estilo ibicenco-marroquí es ideal para grupos o familias que desean disfrutar de la belleza, el estilo y la tranquilidad que ofrece Ibiza.

Weekly price from/Precio semanal desde: 12.420 € hasta/to 49.680 €
 Licencia: ETV-1128-E

Full info: ibizaprestige.com/rent/02757/

Más info: ibizaprestige.es/alquiler/02757/

- > 6
- > 9
- > 700 m2
- > 42.000 m2





SAN ANTONIO

In the San Antonio area, throughout the year, you will find beautiful sunsets over the ocean, with some of the most famous views to be found from the symbolic Café del Mar, Cala Saladeta point or the viewpoint at las Puertas del Cielo, in English known as 'The Gates of Heaven'. In the north of San Antonio, you can find traditional Ibizan countryside, between San Mateo and Santa Inés, famous for its almond blossom and the delicious tortilla at Bar Cosmi. Walk along the biggest natural bay in Ibiza, take a sailing trip from the harbour, and witness the dance of dolphins, one of the most beautiful natural phenomena. These are just a few of the privileges of living in San Antonio.

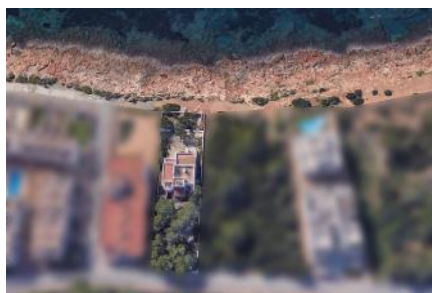
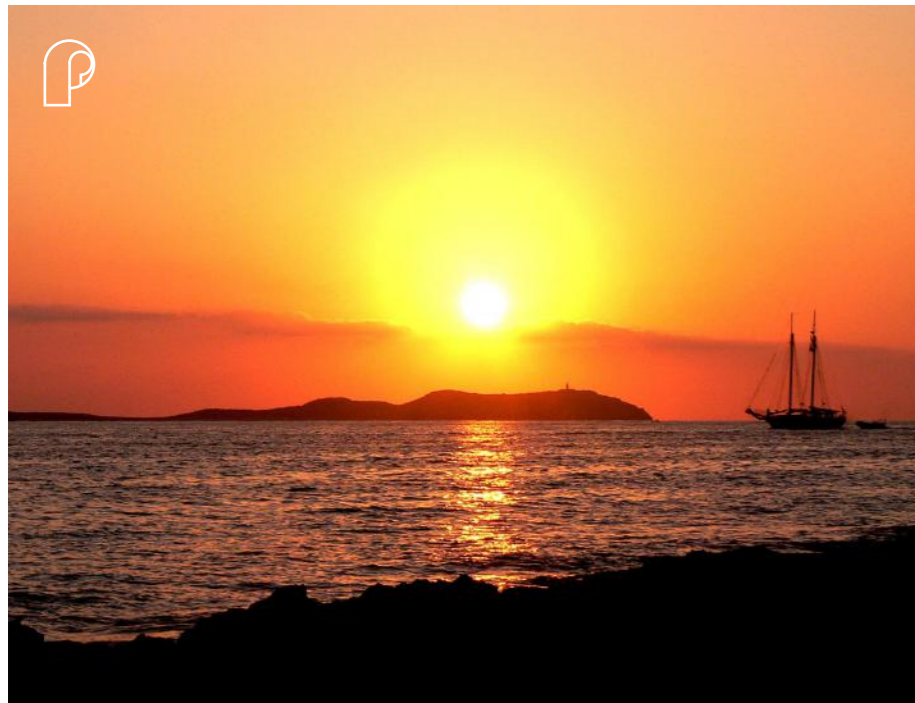
En la zona de San Antonio, durante todo el año, encuentras puestas de sol sobre el mar; algunas de las más famosas se pueden ver desde el emblemático Café del Mar, la punta de Cala Saladeta o el mirador de las Puertas del Cielo. En el Norte de San Antonio se encuentra el auténtico interior Ibizenco, entre San Mateo y Santa Inés, famosa por sus almendros en flor y su deliciosa tortilla del Bar Cosmi. Pasear por la bahía natural más grande de Ibiza, salir a navegar desde su puerto marítimo y ser testigo de los bailes de delfines, uno de los fenómenos más bonitos de la naturaleza, son algunos de los privilegios de vivir en San Antonio.

ZONA 5

Complete guide of this area:
ibizaprestige.com/location/san-antonio-de-portmany

Guía completa de la zona:
ibizaprestige.es/ubicacion/san-antonio-de-portmany/





EXCLUSIVE

Ref 7157 - 4.950.000 €
Proyecto Bon Cami
Cala Gració





This plot is classified as urban construction land and has direct access to the beach. This property can be re-constructed as a single-family home, apartment block, town houses or as a hotel or commercial building. From the property you look southwest to the sea and the sunset. This project is ideal for investors who want to invest in the west of the island, close to tourism and beaches.

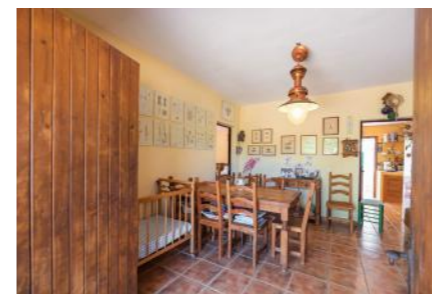
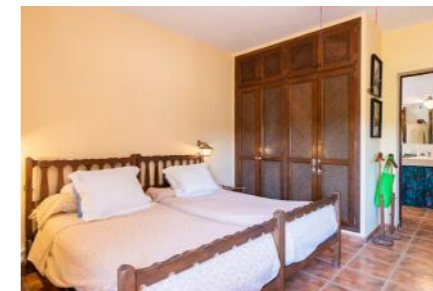
Full info: ibizaprestige.com/buy/7157/

Esta parcela está clasificada como terreno o zona de construcción urbana y tiene acceso directo a la playa. La propiedad se puede re-construir como vivienda unifamiliar, bloque de apartamentos, casas adosadas o como hotel/edificio comercial. Orientada hacia el suroeste, desde la propiedad se ve el mar y la puesta de sol. Este proyecto es ideal para inversores que quieran invertir en el oeste de la isla, cerca del turismo y de las playas.

Más info: ibizaprestige.es/comprar/7157/



-  > 5
-  > 4
-  > 304 m2
-  > 1.469 m2



Ref 7093 - 1.600.000 €
Casa de Campo
Can Tomás





This charming 3-bedroom property with two garages and an extra storage room is situated in the middle of a flat agricultural plot. In addition, there are old stables of around 250 m2 that could be restored. This property has a lot of possibilities for the future, with a little imagination and some nice renovations this could be a great property for all year round living as well as a peaceful holiday home with a lot of privacy.

Full info: ibizaprestige.com/buy/7093/

Esta encantadora propiedad de 3 dormitorios con dos garajes y un trastero adicional, está situada en medio de una parcela agrícola. Además, hay unos antiguos establos de unos 250 m2 que podrían ser restaurados. Esta propiedad tiene muchas posibilidades para el futuro, con un poco de imaginación y unas bonitas reformas esta podría ser una gran propiedad para vivir todo el año, así como una tranquila casa de vacaciones con mucha privacidad.

Más info: ibizaprestige.es/comprar/7093/



-  > 3
-  > 2
-  > 190 m2
-  > 13.400 m2





IN THE HEART OF THE ISLAND

Can Giber - San Mateo - Ref 02544





This renovated Finca is located on a hill between Santa Gertrudis, San Mateo, and San Rafael. The design is sober and minimal. Outdoors you find a large swimming pool and lounge areas. Can Giber is ideal for nature lovers, who are looking for comfort and privacy in peaceful surroundings.

Esta finca reformada se encuentra en una colina entre Santa Gertrudis, San Mateo y San Rafael. El diseño es sobrio y minimalista. En el exterior hay una gran piscina con zonas de descanso. Can Giber es ideal para los amantes de la naturaleza que buscan comodidad y privacidad en un entorno tranquilo.

Weekly price from/Precio semanal desde: 3.260 € hasta/to 5.660 €
Licencia: 2014045668

For full info: ibizaprestige.com/rent/02544/

Para más info: ibizaprestige.es/alquiler/02544/

-  > 5
-  > 4
-  > 350 m²
-  > 15.000 m²



SUNSET VIEWS

Can Trillo - Cala Salada - Ref 00017





This bright, spacious holiday villa is located in Cala Salada and has stunning sea views. Can Trillo is ideal for those who are looking for a family holiday home close to the beaches. The design and interior are cozy and warm. Outside you will find a swimming pool and a lovely terrace area.

Esta luminosa y espaciosa villa de vacaciones se encuentra en Cala Salada y tiene unas vistas impresionantes al mar. Es ideal para los que buscan una casa de vacaciones familiar cerca de las playas. El diseño y el interior son acogedores y cálidos. En el exterior encontrarás una piscina y una bonita zona de terraza.

Weekly price from/Precio semanal desde: 4.500 € hasta/to 5.900 €
Licencia: ETV-1051-E

For full info: ibizaprestige.com/rent/00017/

Para más info: ibizaprestige.es/alquiler/00017/

-  > 4
-  > 4
-  > 300 m²
-  > 3.500 m²





40 YEARS OF PRESTIGE PROPERTIES

AÑOS PRESTIGE PROPERTIES



- 1983** Prestige Properties' first office in Vara de Rey opens
First sales and rental deals are closed
- 1984** Pascale becomes Honorary Vice Consul of France
- 1994** Prestige moves to the office at Avenida Bartolomé Roselló 1 (1994-Present)
- 1996** After 12 years as Honorary Vice Consul of France Pascale receives the National Order of Merit from the French President Jacques Chirac
- 2009** Victor joins Prestige as a sales agent
- 2010** Prestige's first Property Magazine is published
- 2014** Victor becomes Partner and Sales Director at Prestige
- 2017** The sales team grows from 4 to 8 team members
The start of Prestige's 'Going Green' campaign
- 2018** Opening of the Can Bellotera rental office (2018-Present)
- 2021** The rental team grows from 3 to 7 team members
- 2022** The start of Prestige Concierge Services and the first Holiday Rental Magazine is published
Pascale, the founder of Prestige, passes away. Victor becomes Managing Director
- 2023** Prestige becomes a 100% carbon neutral company
Prestige has listed over +7000 properties for sale



OUR FAVOURITE PROPERTY SOLD IN 2022

NUESTRA VENTA FAVORITA DEL 2022

Finca Sueños

At the end of 2022, we had the privilege of finding new owners for this beautiful finca, in what will be one of our favourite property sales of 2022. This renovated finca with sea views is definitely a piece of Ibizan history. It is centrally located and a real hidden gem of the island. We would like to thank the vendors for their confidence in our work, and the buyers for their trust in Prestige. It has been a pleasure to work with them and we hope that Finca Sueños will live up to its new owners' dream of a home away from home.

A finales de 2022, tuvimos el privilegio de encontrar nuevos propietarios para esta hermosa finca, en lo que será una de nuestras ventas favoritas del año. Esta finca renovada con vistas al mar es definitivamente un pedacito de la historia Ibizenca. Tiene una ubicación céntrica y es una verdadera joya escondida. Queremos agradecer a los vendedores y a los compradores su confianza en nuestro trabajo. Ha sido un placer trabajar con ambos y esperamos que Finca Sueños cumpla el sueño de sus nuevos propietarios de tener su propio hogar en esta bonita isla.





PRESTIGE PROPERTIES

SALES, RENTALS & MANAGEMENT

— 40 YEARS —



by Horst Fogelberg

"Making Paradise Your Home since 1983".

Avenida Bartolomé Roselló 1, 07800 Eivissa, Balears (ESPAÑA)

Tel. (+34) 971 190 455 - info@ibizaprestige.com

Holiday Rentals Office: Ctra. d' Eivissa a Sant Josep, km 2,4

www.ibizaprestige.com

Printed on 100% recycled chlorine-free and biodegradable paper

