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Informe Anual de Mercado • Nuestra Historia • Guía del Vendedor • Entrevistas con Expertos • Going Green



## PRESTIGE PROPERTIES OUR TEAM - NUESTRO EQUIPO



Scan the QR code and  
meet the Prestige team:



Dear Readers,

Welcome to our 2024 Prestige Properties Magazine!

As the year unfolds, we find ourselves reflecting on the incredible journey we've shared with our clients so far, and a sense of gratitude for the continued trust and support all of you have placed in Prestige Properties over the past 40 years.

Our commitment to excellence in real estate remains unwavering, and each year, we strive to enhance the services we offer to our clients. 2023 saw the debut of our bespoke Concierge Service, designed to fulfill the varied requirements of our discerning clientele. In the sale and rental of prime Ibiza real estate, Prestige Properties continues to lead the way. Our team's dedication to understanding our clients' unique needs and desires ensures a seamless experience in finding or selling your Ibiza property.

2023 marked a significant milestone for us, as we celebrated our 40th anniversary while also achieving our goal of becoming a carbon-neutral company. To offset our continuously decreasing carbon footprint, we planted a small forest in Asturias, which has been expanded also in 2024. The journey to carbon neutrality is ongoing, as is our support of the crucial work by IbizaPreservation and their projects. We are committed to making a positive impact on the environment year after year.

In this year's edition, you will get an insight into the Ibiza property market of 2023 and a forecast for 2024. While 2023 saw a dip in sales compared to the boom of 2021/22, we are now back to pre-Covid numbers. The dip in sales, however, did not deter the continued increase of real estate prices across the island.

Herein you will also find a selection of our favorite properties for sale and for rent in 2024, as well as interviews with industry experts and information about the island, and many other useful tips and tricks for anyone interested in Ibiza's world of property.

Looking ahead to 2024, we are filled with positivity and motivation. Our focus remains on creating moments of joy for our clients, forging deeper connections, gaining increased experience, and contributing meaningfully to Ibiza's nature and community.

To our clients: thank you for being an integral part of our story!

To our soon-to-be-clients: we look forward to meeting you in person in 2024; to guide you on your journey of purchasing, selling, or renting your Ibiza property.

Querido lector,

¡Bienvenido a nuestra Revista Prestige Properties 2024!

A medida que avanzamos en este nuevo año, nos detenemos a reflexionar sobre el extraordinario recorrido que hemos compartido con nuestros clientes y el profundo sentido de gratitud por la confianza y el apoyo continuo a lo largo de los últimos 40 años.

Nuestro compromiso con la excelencia en el ámbito inmobiliario sigue siendo firme, y cada año nos esforzamos por mejorar los servicios que te ofrecemos. En 2023 debutó nuestro servicio de Asesoramiento personalizado, diseñado para satisfacer las diversas necesidades de nuestros clientes. En la venta y alquiler de propiedades de lujo en Ibiza, Prestige Properties continúa liderando el camino. Nuestro equipo se dedica a entender tus necesidades y deseos, garantizando una experiencia inigualable al encontrar o vender tu propiedad en Ibiza.

El 2023 marcó un hito significativo para nosotros, al celebrar nuestro 40 aniversario y alcanzar nuestro objetivo de convertirnos en una empresa neutra en carbono. El camino hacia la neutralidad en carbono no continúa, al igual que nuestro apoyo al trabajo vital de IbizaPreservation.

En esta edición, obtendrás una visión del mercado inmobiliario de Ibiza en 2023 y una previsión para 2024. Encontrarás una selección de propiedades en venta y alquiler para este 2024, así como entrevistas con expertos de la industria y muchos otros consejos útiles para cualquier persona interesada en el mundo inmobiliario de Ibiza.

Mirando hacia adelante, estamos llenos de positividad y motivación. Nuestro enfoque sigue siendo crear momentos de alegría para nuestros clientes y contribuir de manera significativa a la naturaleza y la comunidad de Ibiza.

A ti, querido cliente: ¡gracias por ser una parte de nuestra historia!

A nuestros futuros clientes: esperamos conocerte en persona en 2024; para guiarte en tu viaje de compra, venta o alquiler de tu propiedad en Ibiza.

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





# IBIZA PROPERTY MARKET REPORT & 2024 FORECAST

This 2023 property market report and predicted forecast for 2024 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

According to the General Council of Notaries and the National Institute of Statistics (INE), the property prices in the Balearic Islands reached an impressive peak in 2022 and a slight dip in 2023.

Taking a glance at the Balearic Islands' housing market over the past decade, we can see both sales and house prices fluctuate but with an overall upward tendency. In 2007, the real estate market suffered a rapid decline due to the financial crisis. Even so, the market steadily recovered, reaching a peak in 2017.

Since 2017, there has been a slight drop in sales from late 2018 through to early 2020 (suggesting the market was experiencing minor stagnation); early 2020 the property market sector, like many others, started to experience less movement due to the uncertainty of COVID-19 that inevitably contributed to a decline in sales. Despite this, since the summer of 2020, buyers' activity quickly rebounded and thrived again, with property sales in 2022 reaching peaks similar to those of 2017. In 2023, we recorded a slight decline to pre-Covid figures (2019) across the Balearic Islands.

## The 2023 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 almost doubled in numbers. 2023 however saw a decrease of these numbers, indicating a trend of stabilisation after two peak years. Our internal statistics from our sales database at

Prestige Properties (representing the luxury sector) calculated a decrease in the island-wide average price per square metre, from 8.028 € to 6.858 €, a 15% dip, between 2022 and 2023. However it also presents a 17% increase from the island's average price per square metre in 2018 (5.848 €).

In Ibiza's luxury housing market, most municipalities have shown a dip in price per square metre in 2023; but a significant price increase compared to 2018 figures.

Eivissa (Ibiza Town) remains in high demand. Eivissa offers something for everyone, and the city has gained popularity in line with the rest of the island. Ibiza Town accounted for around 13.4% of our total 2023 sales volume. Although the price per square metre (6.268,97 €/m<sup>2</sup>) in 2023 was slightly lower than in 2021 and 2022, it is still significantly higher (20%) than in 2018.

San José is the municipality with the greatest interest and volume of sales, high in demand among affluent luxury second-home buyers. It is one of the few municipalities where the average price per square metre saw an increase in 2023, even slightly higher than in 2022, with an average of 8.024 € /m<sup>2</sup>. This area accounted for 41.62% of our sales volume in 2023.

Santa Eulalia's average price per square metre in 2023 was 6.293 €. This price is 23% lower than last year (2022: 8.185 €/m<sup>2</sup>). However, even with this drop, Santa Eulalia has seen an average of 1.7% increase in its price per square metre since 2018, returning to stable pre-covid and pre-boom levels. Santa Eulalia accounted for almost 30% of our total sales volume in 2023, placing it at second place after San José.

San Antonio's average square metre price in 2023 was 5.202 €, a return to 2021 numbers and a 20% increase from 2019 figures. At Prestige Properties we have seen the interest in the municipality of San Antonio grow over the years. It is still the most affordable municipality in Ibiza, with many rewarding opportunities. While in 2018, Prestige Properties sold no properties here, in 2023 it represented 9.21% of our total sales volume.

San Juan has the island's highest average price per square metre at 10.471 €/m<sup>2</sup>. This is largely due to the characteristically large rustic (protected) plots and the scarcity of properties in the north of the island. The price per square metre in San Juan has seen a staggering 42% increase since 2018. San Juan accounted for only 6% of our total sales volume.

## Typical Properties per Municipality

Area	Type	Average Price	Average M2
Eivissa	Apartment	920.000 €	146
San José	Villa	1.800.000 €	225
Santa Eulalia	Villa	2.200.000 €	350
San Antonio	Apartment	750.000 €	140
San Juan	Country Home	1.600.000 €	150

\*Average trends in 2023

## Prestige's Top-Selling Locations of the Year 2023

Based on the Sales Transaction Volume, the top-selling municipality in 2023 was San José, followed by Santa Eulalia and Ibiza Town.

However, if we consider the actual number of properties sold, the order changes to: San José (31%), Ibiza Town (24%), followed by Santa Eulalia (19%), San Antonio (17%), and San Juan (8%).

## High Demand vs. Low Supply: The Trend Shifts

After years of high-demand vs. low supply, 2023 saw a slight shift in this trend. With a slight drop in sale enquiries (demand) and a simultaneous increase in the number of properties listed for sale (supply), we saw a gradual shift from a low supply/high demand (2022) to a higher supply/lower demand market.

Currently, we are still in a sellers' market. Nevertheless, 2024 developments will determine if a paradigm shift (toward a buyers' market) is taking place, whether this trend will stabilise, or whether 2023 was just a transient shift.

The next two years will be crucial to providing more clarity and certainty. Monitoring and understanding the market during this time will help us see if this shift is permanent or a momentary fluctuation.

## Conclusion: The Luxury Real Estate Market Ibiza 2023

From Prestige's internal sales data gathered in 2023, we can see that both transaction numbers and actual sales prices have decreased, the second-home and investment markets in Ibiza continue to dominate the market share, with an increasing island-wide interest, particularly in the San José area and Ibiza Town areas. Quality supply of luxury products has increased and demand has stabilised.

It is interesting to note that 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 2023 statistics (based on asking prices across all segments of the property market) the average sales price per square metre in Spain was 2.016 €, whereas in the Balearic Islands it was around 4.063 €, and in Ibiza it was 5.976 €.

In Ibiza, the trends of international high-net-worth families establishing themselves on the island, improved infrastructures and sustained investments in the luxury sector, have continued in 2023.

## Predicted Forecast: Prestige Properties 2024

As we anticipated in our forecast at the end of 2022, 2023 did in fact see a decline in sales. For 2024, we predict that the sales numbers will stabilise, probably at numbers just above of the pre-Covid years of 2018 and 2019.

While the Ibiza real estate market in 2024 is yet to be determined, it currently presents a favourable climate for sellers due to high prices. Due to the considerable increase in properties entering the market for sale, what we may be witnessing is an emerging shift towards a buyer's market in Ibiza, something unseen for many years.

However, the future trajectory of prices remains anticipatory, and whether they will stabilise or witness a further decline is yet to be confirmed. Ibiza's real estate market has historically exhibited resilience, with prices bouncing back and often surpassing previous levels after a downturn. This characteristic makes Ibiza an intriguing prospect for long-term investors who see potential opportunities in market fluctuations.

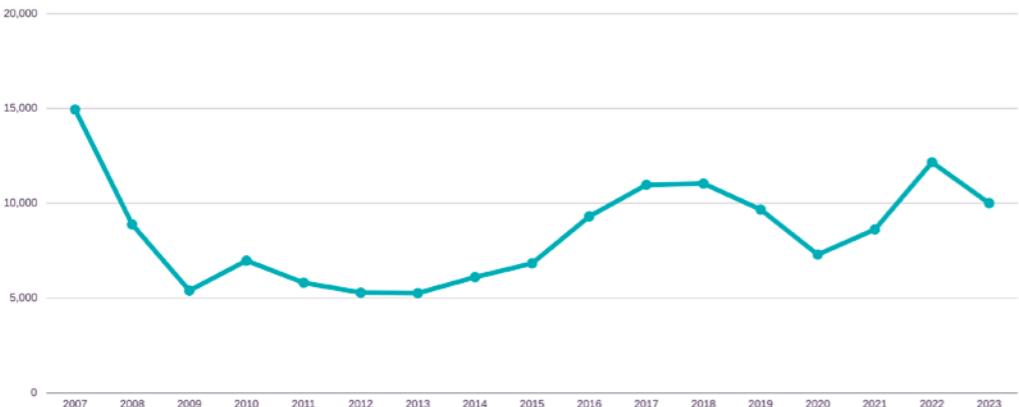
Please scan the QR code  
to read the full report:



## YEARLY NUMBERS OF HOMES SOLD IN THE BALEARIC ISLANDS (2007 - 2023)

I.

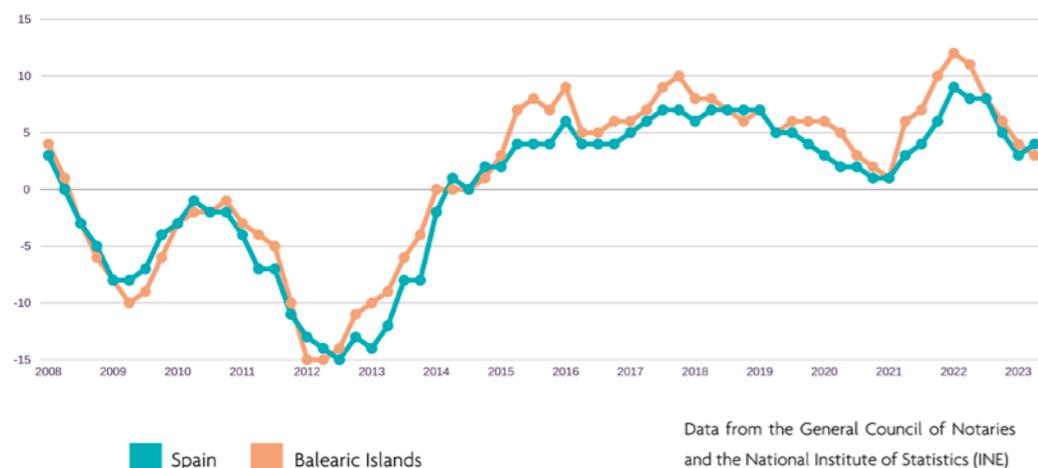
Between 2009 and 2014, property sales remained relatively low. From 2015 to 2017, they experienced a gradual ascent, followed by a gentle decline from 2017 to 2020. The notable drop in 2020 was attributed to the impact of the COVID-19 pandemic, yet sales swiftly rebounded with a robust post-pandemic recovery extending until 2022. However, since 2022, there has been a slight downward trend. Presently, sales have stabilised to pre-COVID levels.



## YEARLY PROPERTY PRICE FLUCTUATIONS (2007-2023)

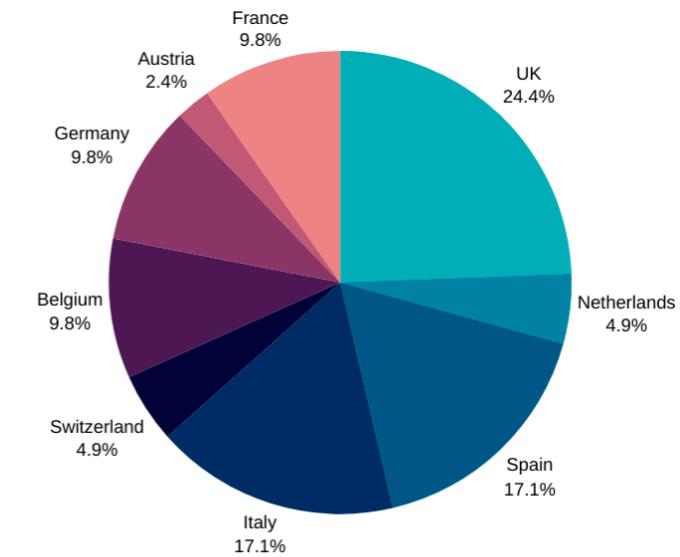
II.

Here you can see the evolution of property prices in the Balearic Islands (vs. Spain as a whole). Between 2008 and 2013 prices went down; from 2013 until 2023 they have steadily increased (except for a very short period of stagnation around Covid), and now the increase is slowing down and tending to stabilise.



## BUYER NATIONALITIES IN 2023

PROVIDED BY PRESTIGE PROPERTIES

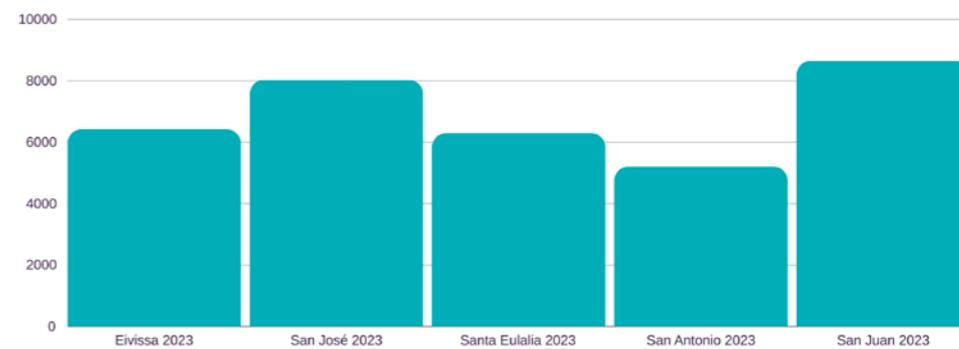


III.

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

## AVERAGE PRICE PER M2 AREA OVERVIEW (2023)

PROVIDED BY PRESTIGE PROPERTIES





## PRESTIGE PROPERTIES OUR STORY

For over 40 years it has been our mission to help you find your dream property here, on the beautiful white island of Ibiza, 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 summer houses 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 mesmerising by its 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, Holiday 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:





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, Victor van Den Driesche 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 duros 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 Vacacionales 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



"Delighted about my purchase. Friendly honest and effective. Enjoyed the interaction with Inge, prepared, helpful and on point! Thank you PP!"

**g**

Giorgio Manenti  
August 2023



"I just bought a VILLA with PRESTIGE IBIZA in summer and 100% happy! TOP advice and support from Nina Negru, who with her extensive experience was a great help, from the first visit to the notary."

**d**

Dawn Eagleton  
October 2023



"Inge has been incredibly helpful from the first inspirational visits to the house, overcoming legal and bureaucratic hurdles to closing and preparing to move in. Thank you so much!"

**R**

Robin Keller  
December 2023



"Mirko Caspar  
November 2023

"I have had the pleasure of knowing Nina and Victor for many years and every time we collaborate it is usually a success. They have helped me both to buy projects on the island and to sell some of the houses we market. They always guide and accompany me through the whole process. Undoubtedly one of the best agencies on the island."

**M**

Mirko Caspar  
November 2023



Pablo Rodriguez Vilches  
July 2023



"Prestige was simply amazing. From start to finish. Gabriel was very reliable and incredibly quick to come back and answer all questions. He cares. 7-star service. If I were selling, I would sell exclusively with Prestige."

**H**

Henning Molfenter  
February 2024



"Prestige Properties and its salesperson Roberta Pappalardo, a company of professionals and close to their clients. Thank you very much for everything."



José Armengod  
January 2024



"Excellent treatment, I felt very cared for throughout the whole process. Highly recommended."



Ines Martinez  
August 2023



Read more or leave your own review here:



## PRESTIGE PROPERTIES OUR SOCIAL RESPONSIBILITY

### 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.



### Collaborating with IbizaPreservation

In February 2021 we joined forces with IbizaPreservation 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.



### 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
- Offsetting our CO2 by planting trees
- 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 & Offsetting our CO2 Emissions

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

Since then we calculate our carbon footprint on a yearly basis, with the aim to reduce our emissions each year. We do this by implementing changes such as changing electrical equipment to newer more efficient versions, using hybrid or fully electric company cars, switching off all equipment at the end of the day, and keeping air-con's systems within reasonable temperature limits.

Since 2023 we collaborate with Bosquia and planted a small forest in Asturias to help to off-set the CO2 that we do still emit, which made us a carbon neutral company.

### We Believe in Giving Back

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

Find out more about our  
green actions and campaigns:





## A STEP-BY-STEP SELLER'S GUIDE

"WE GUIDE AND ADVISE EVERY STEP OF THE WAY"

**T**hinking 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 (+ 10.000 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 & performance 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 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:



**40**

MARKET LEADERS  
WITH 40 YEARS  
EXPERIENCE



A 20 MEMBER TEAM  
OF PROFESSIONALS

**+7000**

+7000 PROPERTIES  
LISTED IN THE LAST  
40 YEARS

## GUÍA DEL VENDEDOR

"TE GUIAMOS Y ASESORAMOS EN CADA PASO"

**E**n 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)



OUR AVERAGE TIME  
TO SELL A PROPERTY  
IS 9 MONTHS

- Presentación garantizada en nuestra Revista (+ 10.000 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 & resultados 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 meses
- Ofrecemos una valoración gratuita de tu propiedad sin compromiso



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

**€**

A TRANSACTION  
VOLUME OF 55  
MILLION IN 2023



## INTERVIEW WITH AN ARCHITECT ENTREVISTA CON UN ARQUITECTO

For this year's edition of our "Expert FAQs", we sat down with local architect Robin Van Den Driessche. He is the founder and owner of Illot Studio, a local architecture and interior design studio with almost 20 years of experience. We've asked him to answer our clients' most frequently asked questions:

### Q. What does it cost to renovate a property in Ibiza?

It depends on the extent of the renovation you desire. For example, a comprehensive renovation involving complete changes may cost around € 2,500 per square meter, varying based on the level of detail and quality of materials. Alternatively, for a more modest makeover, it can be accomplished for around € 1,500.

### Q. How long does a house renovation typically take?

The duration varies depending on the project's scope, but generally falls between 6 and 9 months for a standard-sized project. Larger projects may require significantly more time.

### Q. What are the current regulations concerning building licenses in rural areas?

There are various classifications of rustic land, ranging from the least restrictive, such as 'Rustico Común', where development is feasible, to 'AANP or ANEI', which designates protected natural areas. A thorough study of the current state and its possibilities and constraints is always advisable.

### Q. Can I legalize my property if it's designated as "fuera de ordenación"?

This depends case by case. It's possible to legalize a property classified as 'fuera de ordenación', depending on the plot's classification and the property's history. This process entails conducting a thorough study of the property to determine the available options.

### Q. Can I install my own water supply/well?

Currently, there's a moratorium on constructing new wells until areas of high agricultural value are delineated, with no specified end date. However, with proper registration, you can apply to connect to the mains, although this service may not be available in all areas of Ibiza. Alternatively, you can install a tank and have water delivered by trucks.

### In conclusion:

Ibiza offers numerous opportunities for remarkable projects. However, as evident from the above, each case is unique and requires careful consideration and research to determine feasibility. An architect can assist you in navigating this process, helping to formulate a comprehensive plan for licensing, design, and construction.

Para la edición de este año de nuestras "Preguntas Frecuentes de Expertos", nos sentamos con el arquitecto local Robin Van Den Driessche. Él es el fundador y propietario de Illot Studio, un estudio local de arquitectura y diseño de interiores con casi 20 años de experiencia. Le pedimos que responda a las preguntas más frecuentes de nuestros clientes:

### Q. ¿Cuánto cuesta renovar una propiedad?

Depende del alcance de la renovación que deseas. Por ejemplo, una renovación integral que implique cambios completos puede costar alrededor de € 2,500 por metro cuadrado, variando según el nivel de detalle y la calidad de los materiales. Alternativamente, para una renovación más modesta, se puede lograr por alrededor de € 1,500.

### Q. ¿Cuánto tiempo suele tomar una renovación de casa?

La duración varía según el alcance del proyecto, pero generalmente se sitúa entre 6 y 9 meses para un proyecto de tamaño estándar. Proyectos más grandes pueden requerir significativamente más tiempo.

### Q. ¿Cuáles son las regulaciones actuales sobre licencias de construcción en áreas rurales?

Existen diversas clasificaciones de terrenos rústicos, que van desde las menos restrictivas, como 'Rustico Común', donde el desarrollo es factible, hasta 'AANP o ANEI', que designa áreas protegidas en la naturaleza. Siempre es conveniente un estudio exhaustivo del estado actual y de sus posibilidades y sus condicionantes.

### Q. ¿Puedo legalizar mi propiedad si está designada como "fuera de ordenación"?

Depende del caso. Se podrá legalizar una propiedad clasificada como 'fuera de ordenación', dependiendo de la clasificación de la parcela y la historia de la propiedad. Este proceso implica realizar un estudio exhaustivo de la propiedad para determinar las opciones disponibles.

### Q. ¿Puedo instalar mi propio suministro de agua/pozo?

Actualmente, hay una moratoria en la construcción de nuevos pozos hasta que se delimiten áreas de alto valor agrícola, sin fecha de finalización especificada. Sin embargo, con el registro adecuado, puedes solicitar conectarte a la red, aunque este servicio puede no estar disponible en todas las áreas de Ibiza. Alternativamente, puedes instalar un tanque y hacer que te entreguen agua en camiones.

### En conclusión:

Ibiza ofrece numerosas oportunidades para proyectos notables. Sin embargo, como se desprende de lo anterior, cada caso es único y requiere una cuidadosa consideración e investigación para determinar la viabilidad. Un arquitecto puede ayudarte a navegar en este proceso, ayudando a formular un plan integral para licencias, diseño y construcción.

**illot.  
studio**

MEDITERRANEAN ARCHITECTURE

BY ROBIN VAN DEN DRIESSCHE

**Illot Studio - Shaping your Mediterranean dream  
Let our experience craft your bespoke Ibiza home**

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## WEALTH TAX IN THE BALEARIC ISLANDS TWO EXPERTS EXPLAIN RECENT CHANGES

For this year's edition of our Expert FAQs, we had the privilege of sitting down with esteemed Ibiza based lawyer, Guillermo Romaní Fournier and Mallorca based Tax Consultant Aina Colom, to delve into the details of the recent changes in the Balearic Islands' Wealth Tax laws.

**"Balearic Islands reduces the tax burden on Wealth Tax: the minimum exemption from the tax is raised from 700,000 euros to 3,000,000 euros"**

On the 30th of December 2023, the General Budget Law of the Autonomous Community of the Balearic Islands for 2024 (Law 12/2023 of 29 December) was published in the Official Gazette of the Balearic Islands (BOIB), which introduces, among other tax measures entering into force on the 1st January 2024, an increase in the minimum exemption for Wealth Tax (hereinafter, IP), from 700,000 euros to 3,000,000 euros.

This modification has a major impact: tax residents in the Balearic Islands who have been paying this tax because their net wealth exceeds 700,000 euros will not have to pay IP tax in 2024 if their net wealth is less than 3,000,000 euros, and if it is higher, the first 3,000,000 euros will be exempt, significantly reducing the amount to be paid.

On the other hand, this minimum exemption would also be applicable to taxpayers who are not tax residents in Spanish territory and who choose to apply the regulations approved by this Autonomous Community, provided that the greater value of their assets and rights located in Spanish territory are located there. It is important to note that the non-resident, who has the option of choosing between the application of the State or Autonomous Community regulations, must opt for the latter, given that, under the State regulations, the minimum exemption continues to be 700,000 euros.

This modification is great news for investors in the islands, given that it is one of the taxes that generated most concern. This tax, in the case of non-residents - subject to a real obligation to contribute - is levied on assets and rights that are located, can be exercised or must be fulfilled in Spanish territory, with the deduction of charges and encumbrances that affect said assets and rights, or can be exercised or must be fulfilled in Spain, as well as debts for capital invested in the aforementioned assets. Every 31 December, a "photograph" of the net assets in Spain must be taken and taxed between April and June of the following year.

The IP, which was reestablished in 2011 in Spain on a temporary basis, is a tax that seems to have come to stay, and even extend, with the new Temporary Solidarity Tax on Major Fortunes (Solidarity Tax, whose minimum threshold coincides with 3,000,000 euros), with which it was intended that all residents and non-residents with properties in autonomous regions that to date had not been taxed on their net wealth in Spain, would now do so. Therefore, this minimum exemption of 3,000,000 euros in the Balearic Islands makes the islands an Autonomous Community of greater interest to investors.

This does not prevent a legal and tax analysis prior to the acquisition of a property from being fundamental, in order to know the legal vicissitudes of the investment and details of the tax implications derived from it, both for its acquisition and future holding and/or exploitation. It is important that investments are made after good advice and following a solid strategy, with the help of experts who are familiar with Spanish legislation and can keep the investor up to date with any changes to it.

For illustrative purposes, two practical examples are given below, considering that the Balearic scale of the PI is as follows:

1.- A non-resident, whose net assets in the Balearic Islands amount to 1,800,000 euros, will be taxed as follows:

Financial year 2023: he will opt for the state regulations, given that his taxation is more advantageous as it has a smaller scale. The tax to be paid will be as follows: 6,390.36 euros.

Financial year 2024: as the minimum exemption has been increased to 3,000,000 euros in the Balearic Islands, the non-resident will opt for the regional regulations, and will not have to pay any amount.

2.- A non-resident, whose net assets in the Balearic Islands amount to 5,200,000 euros, will be taxed as follows:

Financial year 2023: opting for the state regulations, as in the previous case, the tax to be paid would be as follows: 56,946.37 euros.

Financial year 2024: opting for the regional regulations, as in the previous case, the amount to be paid would be 47,647.54 euros.



## IMPUESTO DE PATRIMONIO: DOS EXPERTOS EXPLICAN LOS CAMBIOS RECIENTES

Para la edición de este año de nuestras Preguntas Frecuentes de Expertos, tuvimos el privilegio de sentarnos con el distinguido abogado Guillermo Romaní Fournier, con sede en Ibiza, y la Consultora Fiscal Aina Colom, con sede en Mallorca, para adentrarnos en los detalles de los cambios recientes en las leyes del Impuesto sobre el Patrimonio en las Islas Baleares.

**"Baleares reduce la carga impositiva en el Impuesto de Patrimonio: eleva de 700.000 euros a 3.000.000 euros el mínimo exento del gravamen"**

El pasado 30 de diciembre de 2023 se publicó en el Boletín Oficial de les Illes Balears (BOIB) la Ley de Presupuestos Generales de la Comunidad Autónoma de las Illes Balears para este 2024 (Ley 12/2023, de 29 de diciembre), en la cual se introduce, entre otras medidas tributarias y con efectos desde el 1 de enero de 2024, el incremento del mínimo exento en el Impuesto sobre el Patrimonio (en adelante, IP), que pasa de 700.000 euros a 3.000.000 euros.

Esta modificación, tiene un gran impacto: los residentes fiscales en las Islas Baleares que venían contribuyendo por este Impuesto, por tener un patrimonio neto superior a 700.000 euros, no deberán tributar en el IP del ejercicio 2024 si su patrimonio es inferior a 3.000.000 euros, y si éste es superior, los primeros 3.000.000 euros estarían exentos, reduciéndose significativamente el importe a satisfacerse.

Por otro lado, este mínimo exento resultaría también de aplicación para aquellos sujetos pasivos no residentes fiscales en territorio español, que opten por aplicar la normativa propia aprobada por esta Comunidad Autónoma, siempre que radiquen en la misma el mayor valor de sus bienes y derechos situados en territorio español. Es importante destacar que el no residente, quien tiene posibilidad de optar entre la aplicación de la normativa estatal o autonómica, debe optar por esta última, dado que, en la normativa estatal, el mínimo exento sigue siendo de 700.000 euros.

Esta modificación es una gran noticia para los inversores en las islas, dado que es uno de los impuestos que mayor preocupación generaba. Este impuesto, en el caso de los no residentes -sujetos por obligación real de contribuir-, se exige por los bienes y derechos que estén situados, se puedan ejercitar o se hayan de cumplir en territorio español, con deducción de las cargas y gravámenes que afecten a dichos bienes y derechos, o puedan ejercitarse o hubieran de cumplirse en España, así como las deudas por capitales inver-

tidos en los indicados bienes. Cada 31 de diciembre, debe hacerse una "fotografía" del patrimonio neto en España y tributar por él entre los meses de abril y junio del año siguiente.

El IP, que se reestableció en 2011 en España con carácter temporal, es un impuesto que parece ha venido para quedarse, e incluso extenderse, con el nuevo Impuesto Temporal de Solidaridad de las Grandes Fortunas (Impuesto de Solidaridad, cuyo umbral mínimo coincide con los 3.000.000 euros), con el que se pretendía, que todos los residentes, y no residentes con inmuebles en autonomías que hasta la fecha no venían tributando por su riqueza neta en España, pasen a hacerlo. Por ello, este mínimo exento de 3.000.000 euros en las Islas Baleares hace de las islas, una comunidad Autónoma de mayor interés para los inversores.

Ello no obstante, que un análisis legal y fiscal previa adquisición de un inmueble sean fundamentales, de cara a conocer las vicisitudes legales de la inversión y detalle las implicaciones fiscales que de la misma derivaran, tanto por su adquisición como futura tenencia y/o explotación. Es importante que las inversiones se efectúen tras un buen asesoramiento y siguiendo una estrategia sólida, de la mano de expertos que conozcan la legislación española y puedan mantener al inversor al día de las modificaciones en la misma. De forma ilustrativa, exponemos a continuación dos ejemplos prácticos, considerando que la escala Balear del IP es la siguiente:

1.-Un no residente, cuyo patrimonio neto en las Islas Baleares es de 1.800.000 euros, su tributación será la siguiente:

Ejercicio 2023: optará por la normativa estatal, dado que su tributación es más ventajosa por tener una escala más reducida. El impuesto a satisfacer sería el siguiente: 6.390,36 euros.

Ejercicio 2024: en la medida que el mínimo exento se ha ampliado a 3.000.000 euros en Baleares, el no residente optará por la normativa autonómica, no debiendo satisfacer importe alguno.

2.-Un no residente, cuyo patrimonio neto en las Islas Baleares es de 5.200.000 euros, su tributación será la siguiente:

Ejercicio 2023: optando por la normativa estatal, como en el caso anterior, el impuesto a satisfacer sería el siguiente: 56.946,37 euros.

Ejercicio 2024: optando por la normativa autonómica, como en el caso anterior, el importe a satisfacer sería de 47.647,54 euros.

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# 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 ibicenco, 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.



Scan the QR code to see all properties for sale in San Antonio and for a complete guide of the area:



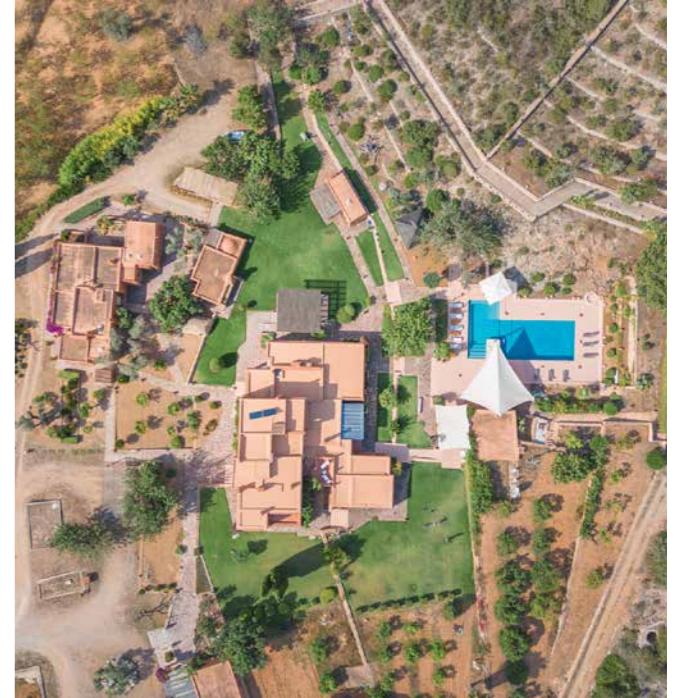


## EXCLUSIVE

Ref 7283 - 12.000.000 €  
**Finca Can Somni**  
Buscastell

Spectacular 2-century-old finca in Buscastell comprising a main house with 5 bedrooms and 3 independent annexes, expansive outdoor areas, a pool, gym, and an industrial hall. Private forest, orchard, vegetable garden, and panoramic views. Connected to utilities, well, and sustainable features. Only 15 mins from Ibiza Town, offering privacy with proximity.

Espectacular finca de 2 siglos de antigüedad en Buscastell. Casa principal de 5 dormitorios, 3 anexos, amplias zonas exteriores, piscina, gimnasio y nave industrial. Bosque privado, huerto y vistas panorámicas. Conectado a servicios públicos, pozo, y características sostenibles. A tan solo 15 min de Ibiza ciudad, ofreciendo privacidad con proximidad.



- > 10
- > 10
- > 1.093 m<sup>2</sup>
- > 160.000 m<sup>2</sup>





## EXCLUSIVE

Ref 7351 - 6.200.000 €

Can Maor

Benimussa

Can Maor is an exquisite Ibiza home with sea views. Freshly renovated in Ibiza style, the property boasts spacious living areas, a separate guest studio, sunsets from various terraces, a 12x6m pool, and lush gardens. This dream property offers modern amenities and several bedrooms with en-suite bathrooms. A true Mediterranean dream.

Can Maor es una exquisita casa ibicenca con vistas al mar. Recién renovada al estilo ibicenco, la propiedad cuenta con amplias zonas de estar, un estudio independiente, puestas de sol desde las terrazas, una piscina de 12x6m y exuberantes jardines. Un verdadero sueño mediterráneo.



> 7



> 7



> 447 m<sup>2</sup>



> 15.083 m<sup>2</sup>





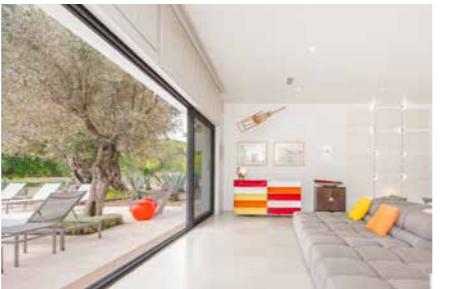
**Ref 7327 - 4.395.000 €**  
**Villa Merah**  
**San Rafael**

Villa Merah is a modern luxury villa situated between Ibiza Town and San Rafael. The main house has 3 bedrooms, 3 bathrooms, a dining room with high ceilings, a modern kitchen and a cosy lounge. The property also has a 1-bed guest house, a pool and panoramic views of Ibiza Town and the port. Solar panels, well water and a thoughtful design offer sustainable living. The property comes with a tourist rental licence, making it an all round great investment.

Villa Merah es una moderna villa de lujo situada entre la ciudad de Ibiza y San Rafael. La casa principal tiene 3 dormitorios, 3 baños, un comedor con techos altos, una cocina moderna y un acogedor salón. La propiedad también cuenta con una casa de invitados de 1 dormitorio, una piscina y vistas panorámicas de la ciudad de Ibiza y el puerto. Paneles solares, agua de pozo y un diseño inteligente ofrecen una vida sostenible. La propiedad cuenta con una licencia de alquiler turístico, por lo que es una gran inversión.



- > 4
- > 4
- > 360 m<sup>2</sup>
- > 15.020 m<sup>2</sup>



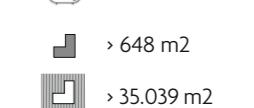
**Ref 7082 - 5.180.000 €**  
**Villa Forada**  
**San Rafael**

The modern Villa Forada offers contemporary and minimalist design in a tranquil setting. This very spacious, two-storey villa enjoys a central location near San Rafael and is ideal for those seeking a holiday or year-round home. It offers a main house, a guest apartment, air conditioning and underfloor heating throughout, a beautiful pool and terraces with spectacular open countryside views. A true gem not to be missed!

La moderna Villa Forada ofrece un diseño contemporáneo y minimalista en un entorno tranquilo. Esta espaciosa villa de dos plantas goza de una ubicación céntrica cerca de San Rafael y es ideal para aquellos que buscan una casa de vacaciones o para todo el año. Ofrece una casa principal, un apartamento de invitados, aire acondicionado y calefacción por suelo radiante, una hermosa piscina y terrazas con espectaculares vistas al campo. ¡Una verdadera joya!



- > 7
- > 7
- > 648 m<sup>2</sup>
- > 35.039 m<sup>2</sup>



# 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, Figeretas 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 Gran Casino.

El municipio de Ibiza está formado por la capital de la isla y sus barrios que la rodean, como Los Molinos, Puig den Valls, Can Misses, Es Vivé, Figeretas 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.

Scan the QR code to see all properties for sale in Ibiza Town and for a complete guide of the area:





## EXCLUSIVE

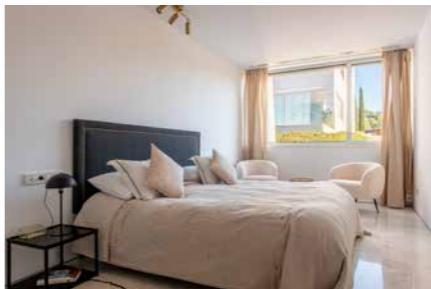
**Ref 7300 - 4.500.000 €**  
**Finca El Clodenis**  
**San Rafael**

Discover this magnificent 18th century finca in the heart of San Rafael, in the centre of the island. This property is a historical treasure, being the first building erected in the village. Its privileged location, next to the church, makes it an emblematic landmark in the community. The property, in addition to being a home, also offers commercial potential as a restaurant, boutique hotel or cultural space. Its authenticity and impeccable condition make it an exceptional opportunity to acquire a unique jewel.

Descubre esta magnífica finca payesa del siglo XVIII en el corazón de San Rafael, en el centro de la isla. Esta propiedad es un tesoro histórico, siendo la primera edificación erigida en el pueblo. Su ubicación privilegiada, junto a la iglesia, la convierte en un punto de referencia emblemático en la comunidad. La propiedad, además de ser una vivienda, también ofrece potencial comercial como restaurante, boutique hotel o espacio cultural. Su autenticidad y estado impecable la convierten en una oportunidad excepcional para adquirir una joya única con mucho potencial.



- > 5
- > 2
- > 320 m<sup>2</sup>
- > 1.040 m<sup>2</sup>



**Ref 7377 - 3.150.000 €**  
**Apartamento Supreme**  
**Cap Martinet**

This luxury apartment is located in a gated community close to Talamanca beach. The property consists of three en-suite bedrooms, a guest toilet and a fully fitted kitchen. Enjoy a private terrace with plunge pool, in addition to a communal garden and pool. Two private parking spaces and a storage room are included. Ideal for those seeking luxury living close to Ibiza Town, with nearby amenities and easy access to the beach.

Este lujoso apartamento está situado en una comunidad cerrada cerca de la playa de Talamanca. La espaciosa propiedad cuenta con tres dormitorios en suite, un aseo de invitados y una cocina totalmente equipada. Disfruta de una terraza privada con piscina, acceso al jardín y a la piscina comunitaria con vistas al mar. Dos plazas de aparcamiento y un trastero están incluidos. Ideal para aquellos que buscan una vida de lujo cerca de la ciudad de Ibiza, con servicios cercanos y fácil acceso a la playa.



- > 3
- > 5
- > 365 m<sup>2</sup>
- > 40 m<sup>2</sup>



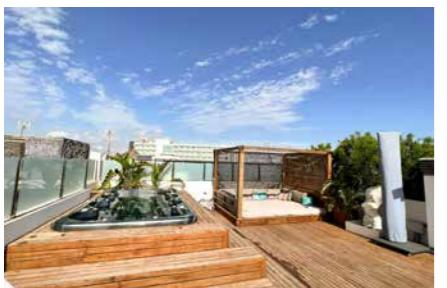


## EXCLUSIVE

Ref 7324 - 1.480.000 €  
**Penthouse Royal Beach  
Playa d'en Bossa**

Exceptional 3-bed penthouse in Playa d'en Bossa, Ibiza, offers luxury living with sea views. Open-plan design, private terrace, and rooftop jacuzzi. Condo amenities include infinity pool, beach access, and concierge. Perfectly located near Ibiza town, it's a blend of vibrant and tranquil living.

Excepcional ático de 3 dormitorios en Playa d'en Bossa, Ibiza, ofrece una vida de lujo con vistas al mar. Diseño de planta abierta, terraza privada y jacuzzi en la azotea. Los servicios del condominio incluyen piscina infinita, acceso a la playa y conserje. Perfectamente situado cerca de la ciudad de Ibiza, es una mezcla de vida vibrante y tranquila.



> 3



> 2



> 127 m<sup>2</sup>



> 80 m<sup>2</sup>



## EXCLUSIVE

Ref 7346 - 750.000 €  
**Apartamento Buganvilla  
Marina Botafoc**

Exquisite 2-bed apartment in Patio Blanco with garden, terrace, and pool. Modern design by Jean Nouvel, 5 mins to Talamanca beach, 10 mins to Ibiza town. Features a Bulthaup kitchen, en-suite bedrooms, and private parking. Enjoy the golden triangle's luxury lifestyle and 24/7 concierge service.

Exquisito apartamento de 2 dormitorios en Patio Blanco con jardín, terraza y piscina. Diseño moderno de Jean Nouvel, a 5 minutos de la playa de Talamanca y a 10 minutos de Ibiza ciudad. Dispone de cocina Bulthaup, habitaciones con baño y aparcamiento privado. Disfrute del lujoso estilo de vida del triángulo de oro y de un servicio de conserjería 24/7.



> 2



> 2



> 139 m<sup>2</sup>



> 40 m<sup>2</sup>



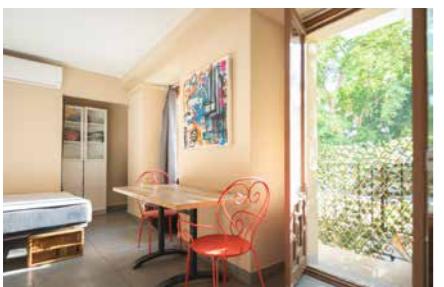


## EXCLUSIVE

Ref 7337 - 725.000 €  
**Local y Apartamento Es Mercat**  
Ibiza Town

Local y Apartamento Es Mercat in exclusivity with Prestige, located in Ibiza's old town - a real estate jewel with commercial space on the ground floor and one apartment above. Strategically located near the Port of Ibiza, with a private entrance, and stunning views of the Old Market. Fully equipped with essential services, air conditioning, and high-speed internet.

Local y Apartamento Es Mercat en exclusividad con Prestige, situado en el casco antiguo de Ibiza - una joya inmobiliaria con local comercial en la planta baja y un apartamento arriba. Estratégicamente situado cerca del Puerto de Ibiza, con entrada privada, e impresionantes vistas del Mercado Viejo. Totalmente equipado con los servicios esenciales, aire acondicionado y fibra óptica.



- > 1
- > 1
- > 155 m<sup>2</sup>
- > 0 m<sup>2</sup>



## EXCLUSIVE

Ref 7354 - 695.000 €  
**Duplex Bellavista**  
Dalt Vila

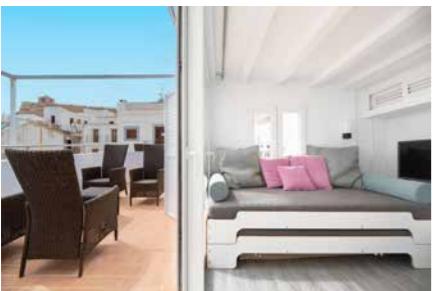
In the heart of Dalt Vila, the Duplex Bellavista offers historic charm with easy access and parking. Mains utilities, A/C, and a fireplace provide modern comforts. A short walk to Vara de Rey and Plaza del Sol, the location and views of the city and marina from the private terrace are incomparable.

En el corazón de Dalt Vila, el Duplex Bellavista ofrece encanto histórico con fácil acceso y aparcamiento. Servicios públicos, A / C, y una chimenea proporcionan comodidades modernas. A un corto paseo de Vara de Rey y la Plaza del Sol, la ubicación y las vistas de la ciudad y el puerto deportivo desde la terraza privada son incomparables.



- > 1
- > 2
- > 140 m<sup>2</sup>
- > 42 m<sup>2</sup>





## EXCLUSIVE

Ref 7312 - 430.000 €

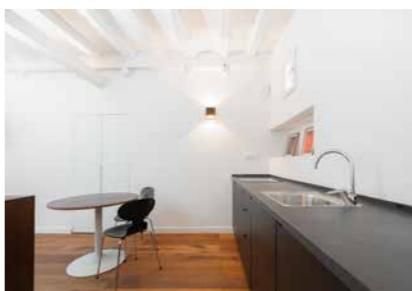
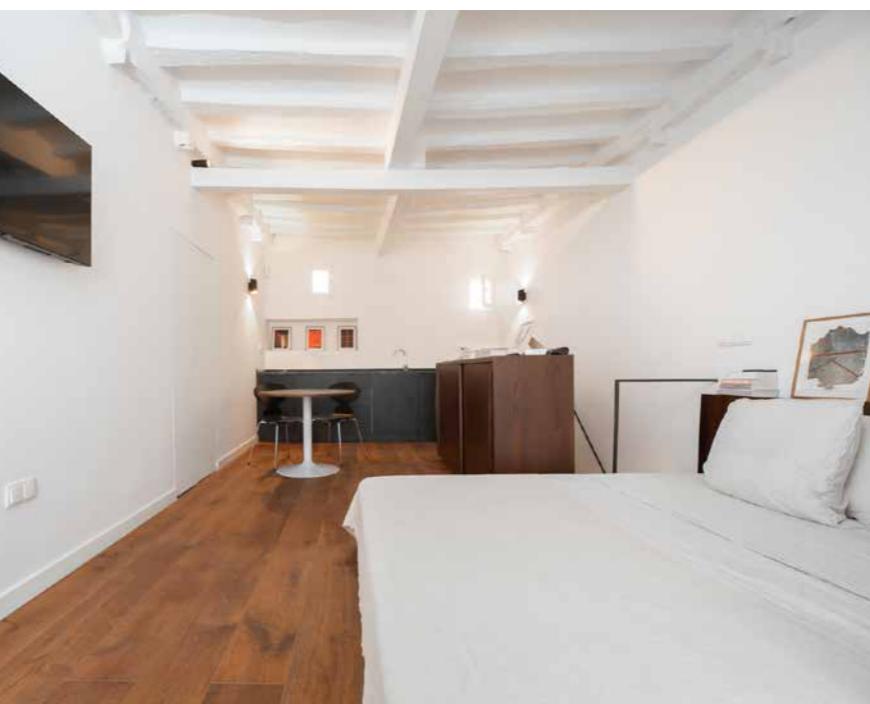
### Duplex La Terraza La Marina

Duplex La Terraza, a charming 2-story flat in the Marina, features a cozy living room with fireplace, an open kitchen, and a bedroom with a terrace offering panoramic views. The adaptable loft bed in the living room adds versatility. Enjoy historic charm, sea proximity, and abundant natural light. Perfectly situated in the heart of the city.

Dúplex La Terraza, un encantador piso de 2 plantas en la Marina, cuenta con un acogedor salón con chimenea, cocina abierta y un dormitorio con terraza que ofrece vistas panorámicas. La cama loft adaptable en el salón añade versatilidad. Disfrute del encanto histórico, la proximidad al mar y la abundante luz natural. Perfectamente situado en el corazón de la ciudad.



- > 1
- > 1
- > 48 m<sup>2</sup>
- > 43 m<sup>2</sup>



## EXCLUSIVE

Ref 7347 - 320.000 €

### Estudio Amour La Marina

Discover Estudio Amour, a charming 36m<sup>2</sup> studio in La Marina, Ibiza. This historic building boasts character and enjoys an open-plan kitchen, full bathroom, and balcony. Located on the tranquil Calle Del Mar, it's just 3 mins to Vara de Rey, 15 mins to Talamanca, and 10 mins to the airport. Experience Ibiza living at its finest.

Descubra Estudio Amour, un encantador estudio de 36m<sup>2</sup> en La Marina, Ibiza. Este edificio histórico cuenta con carácter y disfruta de una cocina americana, baño completo y balcón. Situado en la tranquila calle Del Mar, está a sólo 3 minutos de Vara de Rey, a 15 minutos de Talamanca y a 10 minutos del aeropuerto. Experimente la vida de Ibiza en su máxima expresión.



- > 0
- > 1
- > 36 m<sup>2</sup>
- > 0 m<sup>2</sup>





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 Trinx 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 Trinx 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.



Scan the QR code to see all properties for sale in San José and for a complete guide of the area:



**Ref 7386 - P.O.A. €**  
**Villa Gold**  
**Es Cubells**

Villa Gold is situated in the Parque d'Es Cubells, Ibiza's most exclusive gated community. This 5-bedroom villa, with a full tourist rental licence for up to 10 persons, offers an elegant oasis in exclusive Ibiza. Boasting breathtaking sea views, ample living spaces, private pool and exquisite design, it is a Mediterranean retreat. It's the epitome of coastal luxury and investment potential.

Villa Gold está situada en el Parque d'Es Cubells, la comunidad cerrada más exclusiva de Ibiza. Esta villa de 5 dormitorios, con licencia de alquiler turístico para un máximo de 10 personas, ofrece un elegante oasis en la exclusiva Ibiza. Con impresionantes vistas al mar, amplios espacios habitables, piscina privada y un diseño exquisito, es un refugio mediterráneo. Es el epítome del lujo costero y del potencial de inversión.



- > 5
- > 5
- > 473 m<sup>2</sup>
- > 2.800 m<sup>2</sup>





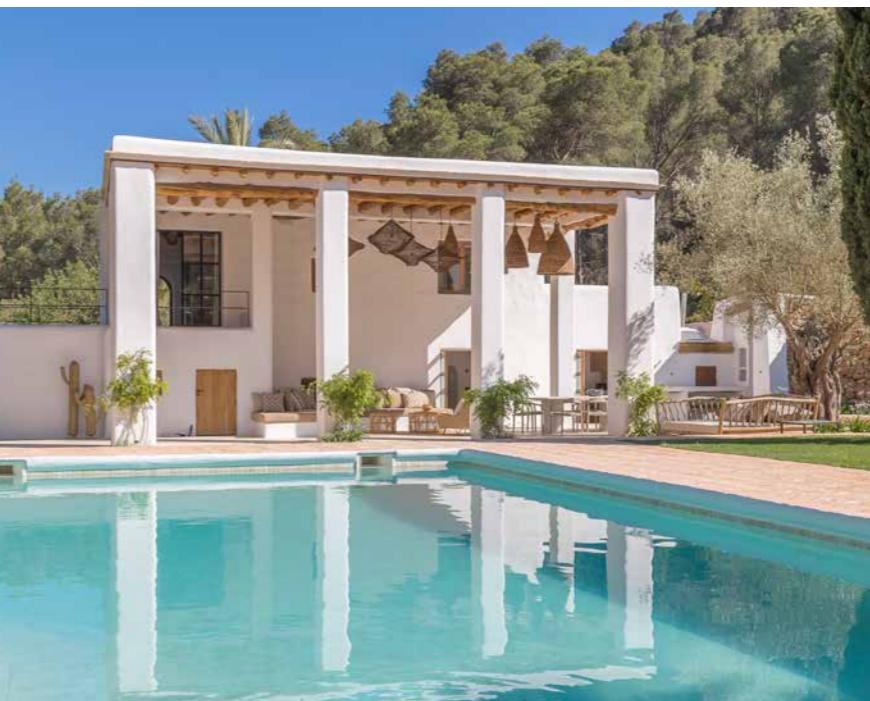
**Ref 7297 - 6.500.000 €**  
**Can Joy**  
**San José**

Can Joy A serene oasis in San José, Ibiza. This 600m<sup>2</sup> residence features a spacious main house, guest houses, and a 90m<sup>2</sup> pool, all set on a tranquil 14,000m<sup>2</sup> plot. Enjoy breathtaking sea and forest views, complete privacy, and high-quality amenities, making it a perfect retreat for nature lovers.

Can Joy es un oasis de serenidad en San José, Ibiza. Esta residencia de casi 600m<sup>2</sup> cuenta con una espaciosa casa principal, casas de invitados y una piscina de 90m<sup>2</sup>, todo ello en una tranquila parcela de 14.300m<sup>2</sup>. Disfrute de impresionantes vistas al mar y al bosque, total privacidad y servicios de alta calidad, lo que la convierte en un refugio perfecto para los amantes de la naturaleza.



- > 5
- > 5
- > 594 m<sup>2</sup>
- > 14.300 m<sup>2</sup>



**Ref 7381 - 5.000.000 €**  
**Finca Libelle**  
**Sa Carroca**

Finca Libelle is a beautifully renovated country house close to Ibiza Town and the beaches of Las Salinas, Es Cavallet and Cala Jondal. The property is the perfect retreat for those looking for a peaceful and private environment. The thorough renovation and complete furnishing make this property a good investment, allowing the new owners to enjoy their Ibiza residence immediately.

Finca Libelle es una preciosa casa de campo reformada cerca de la ciudad de Ibiza y de las playas de Las Salinas, Es Cavallet y Cala Jondal. La propiedad es el refugio perfecto para los que buscan un entorno tranquilo y privado. La profunda renovación y el completo amueblado hacen de esta propiedad una buena inversión, permitiendo a los nuevos propietarios disfrutar inmediatamente de su residencia en Ibiza.



- > 5
- > 4
- > 300 m<sup>2</sup>
- > 6.952 m<sup>2</sup>





**Ref 7373 - 5.800.000 €**  
**Casa Mediterraneo**  
**Porroig**

Casa Mediterraneo is a traditional Ibiza style villa, located in Es Porroig, one of the most picturesque and exclusive places on the island. The property is distributed over two levels, creating a cosy and elegant atmosphere, offering a beautiful garden, a swimming pool and various areas to enjoy with family and friends.

Casa Mediterraneo es una villa de estilo tradicional ibicenco, situada en Es Porroig, uno de los lugares más pintorescos y exclusivos de la isla. La propiedad se distribuye en dos niveles, creando un ambiente acogedor y elegante, ofreciendo un precioso jardín, una piscina y diversas zonas donde disfrutar con la familia y amigos.



- > 6
- > 8
- > 427 m<sup>2</sup>
- > 1.336 m<sup>2</sup>



**Ref 7390 - 3.700.000 €**  
**Casa Piedra**  
**San Jordi**

This stunning new-build villa on a large plot close to Ibiza and the airport offers an exceptional living experience. With 5 bedrooms divided between the main house and an annex, the contemporary design is perfectly combined with impeccable functionality. With a tranquil swimming pool and exquisitely landscaped gardens, this residence is the epitome of modern Ibiza living.

Esta impresionante villa de nueva construcción en una gran parcela cerca de Ibiza y el aeropuerto ofrece un estilo de vida excepcional. Con 5 dormitorios divididos entre la casa principal y un anexo, el diseño contemporáneo se combina a la perfección con una funcionalidad impecable. Con una tranquila piscina y jardines exquisitamente ajardinados, esta residencia es el epitome de la vida moderna en Ibiza.



- > 5
- > 4
- > 589 m<sup>2</sup>
- > 28.924 m<sup>2</sup>





**Ref 7158 - 2.750.000 €**  
**Villas Deluxe**  
**Cala de Bou**

Villas Deluxe are four stunning new villas in Cala de Bou that seamlessly blend elegance with Mediterranean design. Each villa has a pool, terraces and private parking. Enjoy tranquil surroundings, proximity to beaches and a short drive to amenities. The unfurnished properties await their new owners' personal touches and are ready to move into.

Villas Deluxe son cuatro impresionantes villas nuevas en Cala de Bou que combinan a la perfección la elegancia con el diseño mediterráneo. Cada villa dispone de piscina, terrazas y aparcamiento privado. Disfruta de un entorno tranquilo, la proximidad a las playas y un corto trayecto en coche a todos los servicios. Las propiedades sin amueblar esperan los toques personales de sus nuevos propietarios y están listas para entrar a vivir.



- > 5
- > 5
- > 530 m<sup>2</sup>
- > 1000 m<sup>2</sup>



**Ref 7364- 2.150.000 €**  
**Villa Les Arcs**  
**Caló d'en Real**

Charming villa Les Arcs on the west coast of Ibiza. Built in the late 1970s, it awaits renovation to become a gem. Facilities include carport, kitchen, dining room, master bedroom en-suite, lounge with fireplace, 3 separate bedrooms en-suite, pool and terraces with sea views. Ideal for those looking for a property close to the beach.

Encantadora Villa Les Arcs en la costa oeste de Ibiza. Construida a finales de los años 70, espera una reforma para convertirse en una joya. Las características incluyen una cochera, cocina, comedor, dormitorio principal con baño, sala de estar con chimenea, 3 dormitorios independientes con baño, piscina y terrazas con vistas al mar. Ideal para aquellos que buscan una propiedad cerca de la playa.



- > 4
- > 4
- > 320 m<sup>2</sup>
- > 1.450 m<sup>2</sup>





**Ref 7273 - 1.750.000 €**  
**Promoción Bella**  
**Port des Torrent**

The “Promoción Bella” development includes the construction of two semi-detached houses, sold individually for € 1,750,000 each, with modern design, private pool and garage. Situated in a prime location close to the Port des Torrent beach, various amenities and a short drive from San José. Construction has started and completion is expected by the end of 2025. Delivery and occupancy is scheduled for early 2026.

La promoción “Promoción Bella” incluye la construcción de dos casas adosadas, vendidas individualmente por 1.750.000 euros cada una, con diseño moderno, piscina privada y garaje. Situado en una ubicación privilegiada cerca de la playa de Port des Torrent, varios servicios y un corto trayecto en coche de San José. La construcción ha comenzado y su finalización está prevista para finales de 2025. La entrega y ocupación está prevista para principios de 2026.



- > 4
- > 5
- > 240 m<sup>2</sup>
- > 500 m<sup>2</sup>



**Ref 7237 - 1.295.000 €**  
**Casa Coração**  
**Cala Vadella**

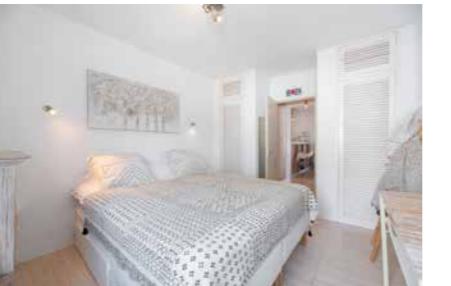
Casa Coração, a tranquil haven near Cala Vadella, offers 4 bedrooms, 3 baths, and a spacious living area opening to a pool terrace. A short stroll to the beach, this retreat enjoys a garden, sun terraces, and a 4x8m pool. With captivating sea views, Wi-Fi, and modern amenities, it's a perfect blend of comfort and island charm.

Casa Coração, un refugio tranquilo cerca de Cala Vadella, ofrece 4 dormitorios, 3 baños y una amplia sala de estar abierta a una terraza con piscina. A pocos pasos de la playa, este refugio cuenta con un jardín, terrazas y una piscina de 4x8m. Con cautivadoras vistas al mar, Wi-Fi y modernas comodidades, es una mezcla perfecta de confort y encanto isleño.



- > 4
- > 3
- > 130 m<sup>2</sup>
- > 88 m<sup>2</sup>





P

Ref 7274 - 1.150.000 €

**Casa Mar y Tierra**  
**Cala Vadella**

Casa Mar y Tierra is a tranquil retreat in Cala Vadella. This 4-bedroom, 4-bathroom oasis comprises a main house, studio and annexe that blend seamlessly into the natural surroundings. Enjoy spectacular sea views, an infinity pool and a roof terrace with outdoor kitchen. Located just a short walk to the beach, this property is a fabulous escape just 30 minutes from Ibiza Town.

Casa Mar y Tierra es un refugio tranquilo en Cala Vadella. Este oasis de 4 dormitorios y 4 baños consta de una casa principal, un estudio y un anexo que se integran perfectamente en el entorno natural. Disfrute de espectaculares vistas al mar, una piscina infinita y una terraza en la azotea con cocina exterior. Situada a un corto paseo de la playa, esta propiedad es una escapada fabulosa a sólo 30 minutos de la ciudad de Ibiza.



> 4



> 4



> 175 m<sup>2</sup>



> 225 m<sup>2</sup>



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## SANTA EULALIA



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.



Scan the QR code to see all properties for sale in Santa Eulalia and for a complete guide of the area

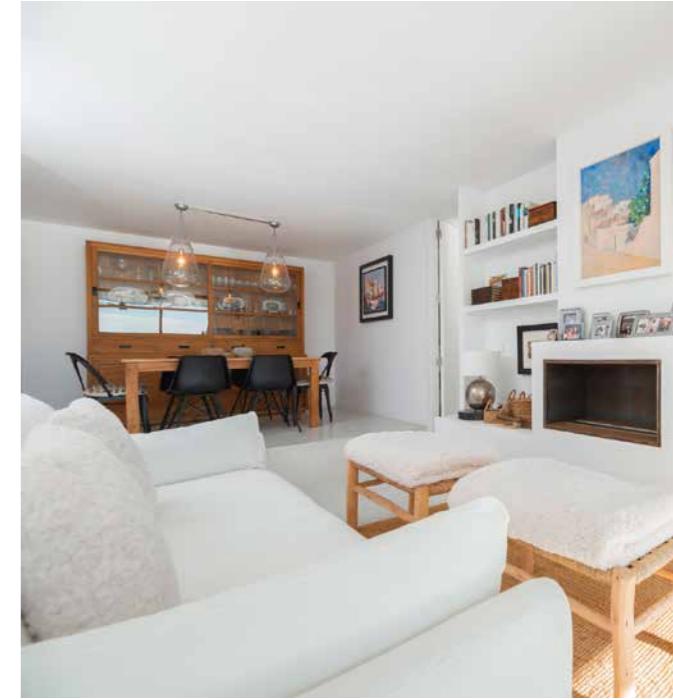


## EXCLUSIVE

Ref 7385 - 1.030.000  
**Apartamento Paradise**  
Roca Llisa

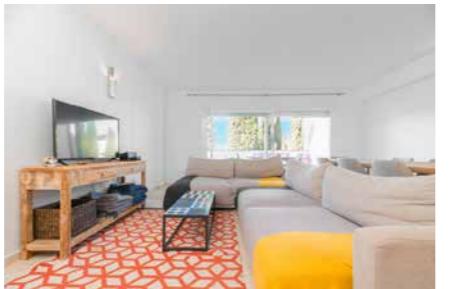
Apartamento Paradise in Roca Llisa is a 2 bedroom paradise with stunning views of Formentera and the sea. This property has a fully equipped kitchen, a spacious living room with fireplace, and a south facing terrace with private pool and outdoor dining area. Close to Santa Eulalia and Ibiza, it offers security and comfort.

Apartamento Paradise en Roca Llisa es un paraíso de 2 dormitorios con impresionantes vistas de Formentera y el mar. Esta propiedad tiene una cocina totalmente equipada, un amplio salón con chimenea y una terraza orientada al sur con piscina privada y comedor exterior. Cerca de Santa Eulalia e Ibiza, ofrece seguridad y comodidad.



- > 2
- > 2
- > 165 m<sup>2</sup>
- > 80 m<sup>2</sup>





**EXCLUSIVE**  
**Ref 7322 - 695.000 €**  
**Adosado Cala**  
**Roca Llisa**

Adosado Cala, a 3 bedroom townhouse in Roca Llisa, only a few minutes from the village of Jesús and the beach of Cala Olivera. Enjoy two terraces, a roof terrace and communal pool. Modern interiors with open plan kitchen, master suite and open views of the golf course and the hills. Fitted with A/C and high-speed internet. Ideal for quiet living close to Ibiza town and the beach.

Adosado Cala, un adosado de 3 dormitorios en Roca Llisa, a pocos minutos del pueblo de Jesús y de la playa Cala Olivera. Disfruta de dos terrazas, una azotea y piscina comunitaria. Interiores modernos con cocina americana, suite principal y vistas al golf y a las colinas. Equipado con A/C, e Internet de fibra óptica. Ideal para una vida tranquila cerca de Ibiza ciudad y la playa.



- > 3
- > 3
- > 143 m<sup>2</sup>
- > 100 m<sup>2</sup>



RENDERS



**Ref 7211 - 7.000.000 €**  
**Villa Bonita**  
**Roca Llisa**

This is a luxury villa currently under construction in Roca Llisa. 7 bedrooms over 3 floors and stunning views to the hills and the Mediterranean Sea make this the ideal property for those dreaming of a spacious modern villa with infinity pool, multiple terraces and modern amenities. A perfect blend of elegance and tranquillity close to Ibiza town and the golf course.

Esta es una villa de lujo actualmente en construcción en Roca Llisa. 7 dormitorios en 3 plantas e impresionantes vistas a las colinas y el mar Mediterráneo hacen de esta la propiedad ideal para aquellos que sueñan con una espaciosa villa moderna con piscina infinita, múltiples terrazas y comodidades modernas. Una mezcla perfecta de elegancia y tranquilidad cerca de la ciudad de Ibiza y del campo de golf.



- > 7
- > 7
- > 450 m<sup>2</sup>
- > 1.565 m<sup>2</sup>





**Ref 7207 - 5.990.000 €**  
**Villa Vistas Dalt Vila**  
**Can Furnet**

A truly luxurious villa in Can Furnet, near Ibiza Town, with a tourist rental licence. The property has spectacular sea and old town views. It is built over 3 floors and comprises a spacious lounge, designer kitchen, gym and en-suite bedrooms. The south facing pool, guest house, jacuzzi, outdoor kitchen and stunning landscaping complete this fantastic offering. Ideal for a stylish lifestyle close to Ibiza Town.

Una villa de auténtico lujo en Can Furnet, cerca de Ibiza, con licencia de alquiler turístico. La propiedad tiene espectaculares vistas al mar y al casco antiguo. Está construida en 3 plantas y consta de un amplio salón, cocina de diseño, gimnasio y dormitorios en suite. La piscina orientada al sur, la casa de invitados, el jacuzzi, la cocina exterior y el impresionante paisaje completan esta fantástica oferta. Ideal para un estilo de vida elegante cerca de la ciudad de Ibiza.



- > 5
- > 5
- > 595 m<sup>2</sup>
- > 3.063 m<sup>2</sup>



**Ref 7317 - 5.900.000 €**  
**Villa Turquoise**  
**Es Figueral**

Villa Turquoise, a luxurious 7-bedroom property near Es Figueral and San Carlos. Enjoy privacy and sea views in this modern 400m<sup>2</sup> villa with a pool, gym, and landscaped garden. Contemporary interiors feature a spacious living area, well-equipped kitchen, and master suite. Ideal for elegant, tranquil living on Ibiza's east coast.

Villa Turquesa, una lujosa propiedad de 7 dormitorios cerca de Es Figueral y San Carlos. Disfrute de privacidad y vistas al mar en esta moderna villa de 400m<sup>2</sup> con piscina, gimnasio y jardín paisajista. Los interiores contemporáneos cuentan con un amplio salón, una cocina bien equipada y una suite principal. Ideal para vivir con estilo y tranquilidad en la costa este de Ibiza.



- > 7
- > 5
- > 400 m<sup>2</sup>
- > 28.000 m<sup>2</sup>





## RENDERS

**Ref 7332 - 4.950.000 €**  
**Villa Zeus**  
**Roca Llisa**

Villa Zeus, a 5-bedroom luxury villa in Roca Llisa, is scheduled to start construction this year and due for completion in 2026. Designed by award-winning architects, the property offers sea views, an open plan kitchen and spacious terrace with pool, master bedroom, lift and covered parking. Equipped with air conditioning, underfloor heating and high speed internet. A tranquil retreat close to Ibiza Town.

Está previsto que Villa Zeus, una villa de lujo de 5 dormitorios en Roca Llisa, comience a construirse este año y se finalice en 2026. Diseñada por arquitectos galardonados, la propiedad ofrece vistas al mar, una cocina de planta abierta y amplia terraza con piscina, dormitorio principal, ascensor y aparcamiento cubierto. Equipada con aire acondicionado, calefacción por suelo radiante e internet de alta velocidad. Un refugio tranquilo cerca de la ciudad de Ibiza.



- > 5
- > 5
- > 321 m<sup>2</sup>
- > 1.303 m<sup>2</sup>



## RENDERS



**Ref 7363 - 3.950.000 €**  
**Villa Zen**  
**Es Figueral**

Villa Zen, a modern Ibicencan-style dream home on Ibiza's East coast. Newly built with quality materials, it features 6 bedrooms, an infinity pool, and a large rooftop terrace with stunning sea views. Walking distance to Es Figueral beach, this turnkey property offers luxury living in a prime location.

Villa Zen una moderna casa de ensueño de estilo ibicenco en la costa este de Ibiza. De nueva construcción con materiales de calidad, cuenta con 6 dormitorios, una piscina infinita y una gran terraza en la azotea con impresionantes vistas al mar. A poca distancia de la playa de Es Figueral, esta propiedad llave en mano ofrece una vida de lujo en una ubicación privilegiada.



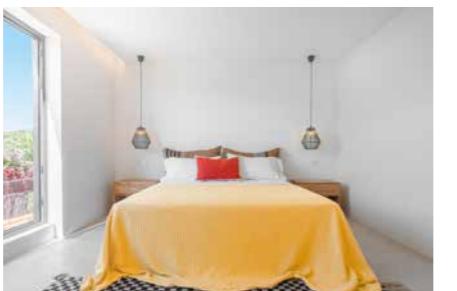
- > 6
- > 7
- > 620 m<sup>2</sup>
- > 1.800 m<sup>2</sup>





**Ref 7336 - 2.750.000 €**  
**Casa Romero**  
**Jesús**

Casa Romero, a modern 4-bedroom Mediterranean-style house near Jesus village. Recently renovated, this 220m<sup>2</sup> one-level property features a spacious living area, open kitchen, and a master bedroom with a private terrace. Enjoy a 2,300m<sup>2</sup> fenced plot with a pool, lush garden, and stunning views of Dalt Villa. Ideal for year-round comfort and elegance.



- > 4
- > 4
- > 220 m<sup>2</sup>
- > 2.300 m<sup>2</sup>



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

This property is situated 200 metres above sea level and has breathtaking 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, a sports court and two swimming pools, one of which is an infinity pool overlooking the Mediterranean Sea. 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. Se encuentra en una península privada a poca distancia de Cala Boix y consta de una gran finca con una villa de dos alas. Hay varias terrazas, una pista deportiva y dos piscinas, una de las cuales es una piscina infinita con vistas al mar Mediterráneo. La villa tiene acceso directo a una calita aislada.



- > 9
- > 6
- > 696 m<sup>2</sup>
- > 111.000 m<sup>2</sup>





## SAN JUAN

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, Sillot 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'Illet des Renclí y Cala d'en Serra conservan un estado virginal.



Scan the QR code to see all properties for sale in San Juan and for a complete guide of the area:





**Ref 7356 - 2.190.000 €**

**Finca Puig  
San Lorenzo**

Authentic 300 year old finca with tourist rental licence, completely renovated in 2013. Perfectly located in the heart of northern Ibiza, this property offers a tranquil retreat with traditional charm. The spacious terrace, pool and distant sea views make this an ideal base from which to explore the nearby towns of Santa Gertrudis, Santa Eularia and San Lorenzo.

Auténtica finca de 300 años de antigüedad con licencia de alquiler turístico, completamente renovada en 2013. Perfectamente situada en el corazón del norte de Ibiza, esta propiedad ofrece un refugio tranquilo con encanto tradicional. La amplia terraza, la piscina y las vistas lejanas al mar la convierten en una base ideal desde la que explorar las cercanas localidades de Santa Gertrudis, Santa Eularia y San Lorenzo.



> 4



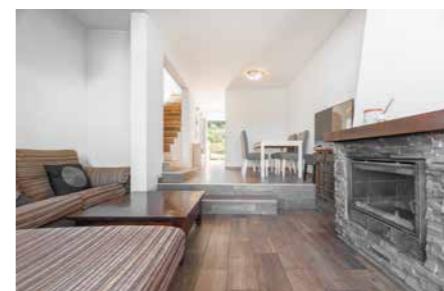
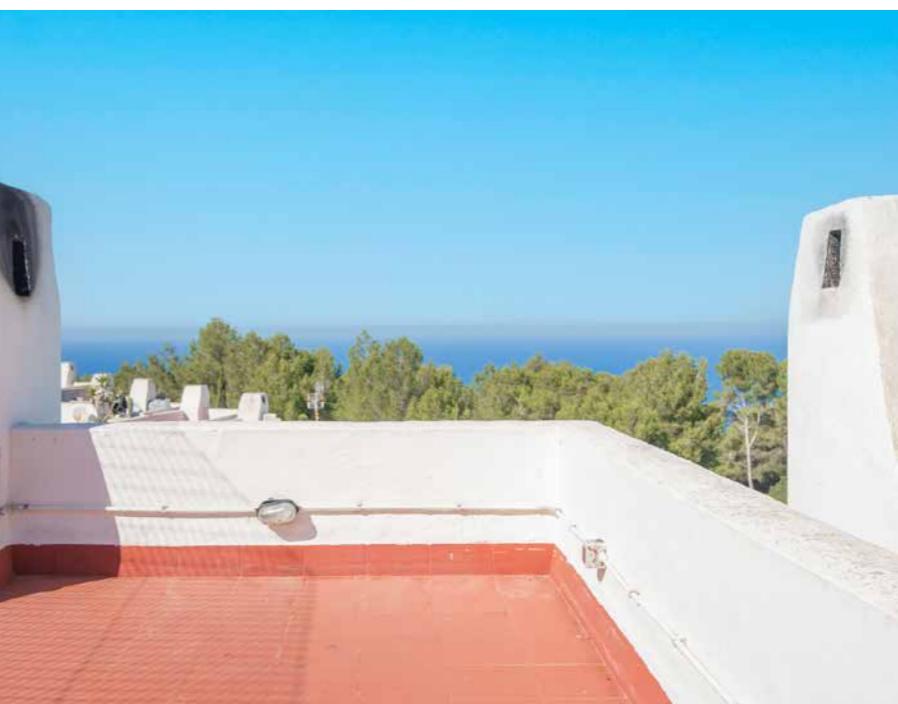
> 3



> 280 m<sup>2</sup>



> 5.020 m<sup>2</sup>



**Ref 7341 - 439.000 €**

**Adosado Águila  
San Miguel**

A charming 2 bedroom townhouse in Isla Blanca in the north of Ibiza. Spread over 3 floors with terraces and a roof terrace with beautiful sea views. The hidden bay of Es Portixol beach is only a 20 minute walk away. The property is connected to mains water and electricity and has air conditioning and high speed internet. Ideal for tranquil island living and exploring the nearby attractions of the beautiful north.

Una encantadora casa adosada de 2 dormitorios en Isla Blanca, en el norte de Ibiza. Repartida en 3 plantas con terrazas y una azotea con vistas al mar. La bahía escondida de Es Portixol está a sólo 20 minutos a pie. La propiedad está conectada a la red de agua y electricidad y tiene aire acondicionado e internet de fibra óptica. Ideal para una vida tranquila en la isla, explorando las atracciones del hermoso norte.



> 2



> 2



> 120 m<sup>2</sup>



> 52 m<sup>2</sup>





welcome to  
THE PRESTIGE  
HOLIDAY EXPERIENCE

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
- All 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
- Enjoy personalised support from our dedicated rental agents throughout your stay
- 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 te 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 tú
- Disfruta de la asistencia personalizada de nuestros agentes de alquiler durante toda tu estancia
- 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, restaurant reservations, personal drivers, security, island tours, and boat charters to daily personal training & yoga sessions. Enhance your villa experience with our concierge services; home cinema evenings, farm to table private dinner, etc.

## 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; choose your experience!

#### 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, chóferes personales, excursiones y alquiler de barcos hasta sesiones de entrenamiento personal. Complete tu experiencia en la villa con nuestros servicios de conserjería: tardes de cine en casa, cenas privadas con productos de la granja, etc.

## 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; ¡elige tu experiencia!

#### 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:





### CHARMING AUTHENTIC FINCA

Can Savi - Puig d'en Valls - Ref 00944

This charming finca, renovated in 2023, retains its authentic character while offering modern comforts. Located in the serene countryside between Ibiza, Sant Rafael, and Santa Gertrudis, it's perfect for families seeking tranquility. With 5 bedrooms and 5 bathrooms, the property sits on 8,000 m<sup>2</sup> of land, featuring a lush garden, terraces, large pool, jacuzzi, and covered dining area, creating an ideal holiday sanctuary.

Esta encantadora finca, renovada en 2023, conserva su carácter auténtico a la vez que ofrece comodidades modernas. Situada en el sereno campo entre Ibiza, Sant Rafael y Santa Gertrudis, es perfecta para familias que buscan tranquilidad. Con 5 dormitorios y 5 baños, la propiedad se asienta sobre 8.000 m<sup>2</sup> de terreno, con un exuberante jardín, terrazas, una gran piscina, jacuzzi y zona de comedor cubierta, creando un santuario ideal para las vacaciones.

Weekly price from/*Precio semanal*

desde: 12.000 € hasta/to 22.000 €

Licencia: ETV-2330-E



> 5



> 5



> 423 m<sup>2</sup>



> 8.000 m<sup>2</sup>



### EXTRAORDINARY LUXURY VILLA WITH ASTONISHING SEA VIEWS

WAVE - Jesús - Ref 02950

Discover an exquisite holiday villa in Ibiza, nestled in a picturesque setting near Ibiza town and the marina. This remarkable residence offers an unmatched level of luxury, featuring the latest state-of-the-art amenities. Immerse yourself in its exceptionally refined design, where every detail is thoughtfully crafted to enhance your experience for an unforgettable stay.

Descubra una lujosa villa de vacaciones en Ibiza, ubicada en un entorno pintoresco cerca de la ciudad y el puerto deportivo. Esta residencia extraordinaria ofrece un nivel de lujo incomparable, con las últimas comodidades de vanguardia. Sumérjase en su diseño excepcionalmente refinado, donde cada detalle ha sido cuidadosamente pensado para mejorar su experiencia y pasar una estancia inolvidable.

Weekly price from/*Precio semanal*

desde: 60.000 € hasta/to 120.000 €

Licencia: ETV-2128-E



> 5



> 5



> 500 m<sup>2</sup>



> 24.000 m<sup>2</sup>





### MAGNIFICENT MODERN PROPERTY IN SAN JOSÉ Can Palmeras – San José – Ref 02265

Sublime modern property that offers panoramic countryside and sea views. With its many windows and a design capturing Mediterranean brilliance, the residence seamlessly blends privacy and nature and embodies the magical spirit of the island. Nestled in the countryside, but ideally close to the beautiful beaches of the south, Ibiza town and the village of San José.

Sublime propiedad moderna que ofrece vistas panorámicas al campo y al mar. Con sus numerosas ventanas y un diseño que captura el brillo mediterráneo, la residencia combina a la perfección privacidad y naturaleza y encarna el espíritu mágico de la isla. En el campo, pero cerca de las hermosas playas del sur, de la ciudad de Ibiza y del pueblo de San José.

Weekly price from/*Precio semanal desde:* 20.130 € *hasta/*to 53.680 €

Licencia: 2013015256



> 5



> 5



> 500 m<sup>2</sup>



> 30.000 m<sup>2</sup>



### MEDITERRANEAN ELEGANCE WITH PANORAMIC VIEWS Casa Fontana – San José – Ref 03015

Casa Fontana, a majestic property nestled between Ibiza town and San José, offers breathtaking panoramic views of Las Salinas and Formentera. With 6 bedrooms, it's an ideal spacious getaway for families or couples. The residence beautifully blends traditional and modern styles. Close to the best beaches and restaurants in the south of the island.

Casa Fontana, una majestuosa propiedad situada entre la ciudad de Ibiza y San José, ofrece impresionantes vistas panorámicas de Las Salinas y Formentera. Con 6 dormitorios, es una escapada espaciosa ideal para familias o parejas. La residencia mezcla maravillosamente estilos tradicionales y modernos. Cerca de las mejores playas y restaurantes del sur de la isla.

Weekly price from/*Precio semanal desde:* 9.950 € *hasta/*to 19.900 €

Licencia: ETV-1470-E



> 6



> 6



> 420 m<sup>2</sup>



> 7.000 m<sup>2</sup>





### MODERN LUXURY VILLA WITH EXCLUSIVE SEA VIEWS

Villa Acai - Vista Alegre - Ref 02943

Situated in Ibiza's southwest, this luxury Villa in Vista Alegre offers stunning sea views and is minutes from Es Cubells, Es Torrent, and Cala Jondal beaches. The two-level property boasts a large pool, garden, pine forest, and private gated driveway within a secure gated community, just 15 km from the airport. Enjoy proximity to glamorous beach clubs and restaurants.

Situada en el suroeste de Ibiza, esta villa de lujo en Vista Alegre ofrece impresionantes vistas al mar y está a pocos minutos de las playas de Es Cubells, Es Torrent y Cala Jondal. La propiedad de dos niveles cuenta con una gran piscina, jardín, bosque de pinos, y entrada privada dentro de una comunidad cerrada segura, a sólo 15 km del aeropuerto. Disfruta de la proximidad a glamurosos clubes de playa y restaurantes.

Weekly price from/*Precio semanal desde:* 12.420 €  
*hasta/*to 36.200 €

Licencia: ETV-0498-E



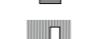
> 5



> 6



> 500 m<sup>2</sup>



> 2.000 m<sup>2</sup>



### ROMANTIC FINCA WITH ALL THE COMFORTS OF HOME

Can Tumasito - San José - Ref 02947

Nestled in the tranquil countryside, just a short drive from San José village, lies the beautifully renovated Can Tumasito finca. Surrounded by carob, fig, and almond trees, it offers picturesque views of the valley and terraces, creating a serene ambiance ideal for relaxation. This romantic retreat exudes Ibicencan charm with its tasteful renovation, providing a perfect haven to disconnect and unwind in style.

Situada en la tranquila naturaleza, a un corto trayecto en coche del pueblo de San José, se encuentra la finca Can Tumasito, bellamente renovada. Rodeada de algarrobos, higueras y almendros, ofrece pintorescas vistas del valle y terrazas, creando un ambiente sereno ideal para relajarse. Este romántico refugio despierta encanto ibicenco con su renovación de buen gusto, proporcionando un refugio perfecto para desconectar y relajarse con estilo.

Weekly price from/*Precio semanal desde:* 9.950 €  
*hasta/*to 16.800 €

Licencia: ET-0283-E



> 5



> 5



> 246 m<sup>2</sup>



> 30.000 m<sup>2</sup>





### CHARMING RENOVATED FINCA IN AN OASIS NEAR SAN RAFAEL

**Can Encanto - San Rafael - Ref 03010**

Can Encanto, a renovated finca, combines an old stone house with traditional Ibicencan architecture. Renovated 15 years ago, it features a charming fluidity between indoor and outdoor spaces, with meticulously selected and tasteful decor, providing an authentic and relaxing environment.

Can Encanto, una finca renovada, combina una antigua casa de piedra con la arquitectura tradicional ibicenca. Renovada hace 15 años, presenta una encantadora fluidez entre los espacios interiores y exteriores, con una decoración meticulosamente seleccionada y de buen gusto, proporcionando un ambiente auténtico y relajante.

Weekly price from/*Precio semanal desde:* 7.900 € *hasta/*to 11.900 €

Licencia: ETV-2449-E



> 3



> 3



> 263 m<sup>2</sup>



> 9.065 m<sup>2</sup>



### BEAUTIFUL AUTHENTIC FINCA SURROUNDED BY NATURE

**Can March - San Rafael - Ref 02810**

This newly reformed finca exudes charm and character with Mediterranean gardens and plenty of space to relax. The traditional style is preserved with modern touches. The fully equipped main house features 5 en-suite bedrooms, combining classic and contemporary elements.

Esta finca recién reformada desprende encanto y carácter con jardines mediterráneos, y mucho espacio para relajarse. El estilo tradicional se conserva con toques modernos. La casa principal, totalmente equipada, cuenta con 5 dormitorios en suite que combinan elementos clásicos y contemporáneos.

Weekly price from/*Precio semanal desde:* 6.960 € *hasta/*to 14.780 €

Licencia: ETV-0427-E



> 5



> 5



> 383 m<sup>2</sup>



> 19.000 m<sup>2</sup>





**RENOVATED 300 YEAR OLD FINCA**  
**Can Tasca - Sant Agustin - Ref 02233**

Can Tasca is a charming holiday villa of over 300 years fully restored, located near the town of San Agustín, about 5 minutes from San José. Land with a large Mediterranean garden and beautiful sea view in the distance. The property consists of 4 bedrooms in the main house and 1 exterior bedroom.

Can Tasca es una encantadora villa de vacaciones de más de 300 años totalmente restaurada, situada cerca del pueblo de San Agustín, a unos 5 minutos de San José. Terreno con un gran jardín mediterráneo y hermosa vista al mar a lo lejos. La propiedad consta de 4 dormitorios en la casa principal y 1 dormitorio exterior.

Weekly price from/*Precio semanal*  
desde: 6.960 € hasta/to 13.040 €

Licencia: ET-0507-E



> 5



> 4



> 200 m<sup>2</sup>



> 15.000 m<sup>2</sup>



**A BEAUTIFUL FINCA TUCKED AWAY IN A HAVEN OF PEACE**  
**Ca Sa Güela - San Rafael - Ref 02998**

A beautiful 17th century property, restored with antique juniper in the traditional Ibicencan style. Ideal for one or two couples or a family, it is located in a beautiful valley within easy reach of Ibiza town, nearby villages and stunning beaches.

Preciosa propiedad del siglo XVII, restaurada con sabina antigua al estilo tradicional ibicenco. Ideal para una o dos parejas o una familia, se encuentra en un hermoso valle a poca distancia de la ciudad de Ibiza, pueblos cercanos y playas impresionantes.

Weekly price from/*Precio semanal*  
desde: 4.300 € hasta/to 6.500 €

Licencia: ETV-1180-E



> 2



> 2



> 190 m<sup>2</sup>



> 8.500 m<sup>2</sup>





## WHAT OUR CLIENTS SAY ABOUT OUR RENTAL & CONCIERGE SERVICE

### LO QUE DICEN NUESTROS CLIENTES SOBRE NUESTRO SERVICIO DE ALQUILER Y CONSERJERÍA



"We booked many times with other companies on the island but from now on we will only work with them. Aida was very responsive, very helpful and everything went smoothly. The property was beautiful. Exactly like the pictures."



Lumina Carmen  
September 2023



"We were assigned a concierge, Rosa, to help with possible restaurant and club reservations. This was just the icing on the cake! Rosa was also extremely friendly and always helpful. She is very patient and responsive, even when we changed our plans at the last minute, even outside of business hours!"



Ziga Verhovec  
November 2023



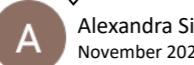
"Prestige Properties' rental service is very professional, from the selection of the clients to the accompaniment at both check in and check out. We can recommend him and his team to everyone and we look forward to the next rental season with them."



Tina  
October 2023



"I love working with these guys, professional, attentive, always on the phone to answer questions or help! Thanks for the super job you have done this summer! I look forward to many more together."



Alexandra Sixt  
November 2023



"This summer we returned to Ibiza as we do every year, but it was the first year that we contacted Prestige Properties Ibiza to look for and rent a house and the experience has been wonderful! Even more so for the great help and attention at all times."



Gemma Salas  
October 2023



"The property was fantastic and in line with what was offered. The additional services of the agency to facilitate the stay have been incredible. Personal attention to detail. In short, great professionals!"



José Delgado  
August 2023



"We had an excellent experience with prestige properties in Ibiza. The villa we rented was really superb, ideally equipped for families and also very spacious and well divided for children. The agency team took great care, especially Simon, our contact, who was very available and helpful, which is very much appreciated! We were also very welcome guests to discover this magnificent island! Thank you very much."



"Super service and team that doesn't stop until the customer is happy! Congratulations for the good work you do!"



Eivissa Love  
September 2023



Marylou Anthonioz  
December 2023

Read more or leave  
your own review here:



## 41 YEARS OF PRESTIGE PROPERTIES

### 41 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

2018  
Opening of the Can Bellotera rental office (2018-Present)

2021  
The sales team grows from 4 to 8 team members  
The start of Prestige's 'Going Green' campaign

2022  
The rental team grows from 3 to 7 team members  
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





PRESTIGE PROPERTIES

SALES, RENTALS & MANAGEMENT

40 YEARS

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[www.ibzaprestige.com](http://www.ibzaprestige.com)