



Annual Market Report • Our Story • Holiday Rentals • Seller's Guide • Interviewing Experts • Going Green
Informe Anual de Mercado • Villas Vacacionales • Guía del Vendedor • Entrevistas con Expertos • Going Green



Dear Readers,

Welcome to our 2025 Prestige Properties Magazine!

As we step into a new season at Prestige Properties, I want to express my heartfelt appreciation to each of you—our clients, partners, and community—for your continued trust and support. It is an honour to lead a company rooted in a passion for Ibiza's beauty, its unique culture, and its thriving property market.

Reflecting on 2024, we are filled with gratitude. It was a year of innovation, growth, and reflection, during which we celebrated new achievements across all divisions—record-breaking sales, consistent growth in rentals, and curated experiences through our expanding Concierge services. Thanks to your trust and our dedicated team, Prestige continues to evolve as a leading force in Ibiza's luxury property market.

In 2024 Ibiza's luxury real estate market has once again proven its resilience and an ability to adapt, reinforcing its reputation as one of the world's most sought-after investment destinations. In line with our predictions in last year's market forecast, 2024 marked a slight transition towards a buyer's market—while prices remained high, the supply of available properties increased, and demand showed signs of stabilising. You will find more market insights in our Annual Market Report, parts of which are featured in the following pages.

Our vision for the future remains anchored in innovation and care for the island we love. This season, we'll deepen our commitment to local partnerships, from supporting IbizaPreservation to participating in community-led initiatives such as youth sports programmes and environmental clean-ups. Sustainability and community are not just buzzwords for us—they are integral to who we are and what we do.

We are also placing a renewed focus on our internal culture. Expanding our team and ensuring a sustainable workload for our employees are central to our 2025 goals. A happy and supported team is essential to delivering the exceptional experiences you expect from Prestige.

Thank you for trusting us with your dreams, investments, and life milestones. We look forward to continuing this journey together, making 2025 a year of new opportunities and shared success.

Warmly,

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

Querido lector,

¡Bienvenido a nuestra Revista de Prestige Properties 2025!

Al comenzar una nueva temporada en Prestige Properties, quiero expresar mi más sincero agradecimiento a cada uno de vosotros—nuestros clientes y socios—por vuestra continua confianza y apoyo. Es un honor liderar una empresa arraigada en la pasión por la belleza de Ibiza, su cultura única y su próspero mercado inmobiliario.

Al reflexionar sobre 2024, nos llena de gratitud. Fue un año de innovación, crecimiento y reflexión, durante el cual celebramos nuevos logros en todas nuestras divisiones: ventas récord, crecimiento en alquileres y servicios de Concierge en expansión. Gracias a vuestra confianza y al esfuerzo de nuestro equipo, Prestige continúa evolucionando como una fuerza líder en el mercado inmobiliario de lujo en Ibiza.

En 2024, el mercado inmobiliario de lujo en Ibiza ha vuelto a demostrar su resiliencia y su capacidad de adaptación, reforzando su reputación como uno de los destinos de inversión más codiciados del mundo. En línea con nuestras previsiones en el informe de mercado del año pasado, 2024 marcó una ligera transición hacia un mercado de compradores: aunque los precios se mantuvieron altos, la oferta de propiedades disponibles aumentó y la demanda mostró signos de estabilización. Encontrarás más información sobre el mercado en nuestro Informe Anual de Mercado, del cual se presentan algunas partes en las siguientes páginas.

Nuestra visión para el futuro sigue anclada en la innovación y el cuidado por la isla que tanto amamos. Esta temporada, profundizaremos nuestro compromiso con las asociaciones locales, apoyando iniciativas como IbizaPreservation y participando en programas comunitarios, desde deportes juveniles hasta limpiezas medioambientales. La sostenibilidad y la comunidad no son solo palabras de moda para nosotros—son una parte fundamental de quienes somos y lo que hacemos.

También estamos renovando nuestro enfoque en la cultura interna. Ampliar nuestro equipo y garantizar una carga de trabajo sostenible para nuestros empleados son aspectos clave de nuestros objetivos para 2025. Un equipo feliz y bien apoyado es esencial para ofrecer las experiencias excepcionales que esperáis de Prestige.

Gracias por confiar en nosotros, esperamos continuar este viaje juntos, haciendo de 2025 un año de nuevas oportunidades y éxitos compartidos.



This 2024 property market report and predicted forecast for 2025 has been provided by Prestige Properties Ibiza. It summarises key trends and patterns in the current Ibiza housing market, with statistics and sales data from both internal and external sources.

Ibiza's Luxury Real Estate Market 2024: A Year of Resilience and Change

In 2024, Ibiza's luxury real estate market once again demonstrated its strength and adaptability, cementing its status as a top global investment destination. As predicted, the market saw a slight transition toward a buyer's market, with increasing property supply and stabilising demand. However, Prestige Properties Ibiza recorded a surprise increase in sales volume, proving the island's continued appeal to high-net-worth investors, international buyers, and families seeking a unique blend of security, exclusivity, and high-value assets.

Balearic Islands' Housing Market 2024

The Balearic Islands have historically shown resilience during market downturns, and 2024 was no exception. Ibiza, in particular, benefited from market stability, shifting buyer preferences, and strong demand.

Sales figures across the region stabilised, following a decline in 2023 after the post-COVID peak of 2022. The market has now returned to pre-pandemic levels, reinforcing Ibiza's position as a prime real estate investment hub.

Who Buys Property in Ibiza?

Ibiza remains a secure long-term investment opportunity due to its limited but highly desirable property supply. In 2024, over half of Prestige Properties Ibiza's clients purchased homes as secondary residences. A notable trend was the rise in first-home buyers—families settling permanently on the island to embrace its natural beauty and relaxed lifestyle.

Investment-driven buyers also maintained a strong presence, representing over 20% of all purchases. This highlights Ibiza's appeal not just as a lifestyle choice but as a lucrative asset for capital growth and rental income.

Ibiza's Property Market & 2024 Performance

The durability and flexibility of Ibiza's real estate market continue to attract luxury buyers from Europe and beyond. Strict urban planning regulations and limited land availability prevent excessive development, preserving property values and ensuring long-term market sustainability.

High-end properties remain in demand, drawn by Ibiza's pristine environment, exclusive amenities, and vibrant cultural offerings. This balance between luxury appeal and controlled growth maintains Ibiza's desirability among investors and homeowners.

Key Market Statistics & Figures for 2024

with sales data provided by Prestige Properties

Prestige Properties' analysis of its 2024 sales data reveals the following:

- Island-wide average price per m² in 2024: 7,333 €
- Price range per m²: 5,000 € – 17,000 € depending on property type, condition, and location

Area	Type	Price	M ²
Eivissa	Apartment	620.000 €	93
San José	Modern Villa	3.900.000 €	455
Santa Eulalia	House	2.600.00 €	170
San Antonio	Finca	5.500.000 €	390

*Average trends of property types by area (by Prestige Properties)

Prestige Properties' sales performance:

- Record-breaking sales volumes achieved: 86 Million Euros
- Average time to sell: 7 months (down from 9 months historical average)
- More than 45% of properties were sold within 3 months.

Average Property Prices in Ibiza in 2024

Type	Price per m ²	Property Price
Island-Average	7.500 €	1.900.00 €
Apartments	6.515 €	650.00 €
Houses	7.558 €	1.550.00 €
Fincas	10.100 €	5.750.00 €
Luxury Villas	10.212 €	7.100.000 €

*Average trends in 2024 (by Prestige Properties)

In Transition: Moving Toward a Buyer's Market?

While Ibiza remains a stronghold for luxury investments, 2025 signals a shift toward a more balanced market.

Key indicators of change:

- Buyer leads declined slightly: 2,300 in 2024 (vs. 2,800 in 2023)
- Increased property listings, providing more choices for buyers

Time will help us see if this shift is permanent or a momentary fluctuation.

Implications for Buyers & Sellers

For sellers:

- Prices remain high, making it an opportune time to sell
- Prime properties still attract buyers quickly, especially those in excellent condition

For buyers:

- Greater property supply offers more negotiation power and flexibility
- More investment opportunities as availability increases

As the market transitions, both buyers and sellers must stay adaptable to maximise their opportunities.

Looking Ahead: What to Expect in 2025?

Ibiza's real estate sector remains one of Europe's most sought-after, appealing to those in search of luxury properties, investment opportunities, and an exceptional lifestyle. The evolving market presents both challenges and possibilities for all stakeholders.

Trends shaping 2025:

- Economic & geopolitical influences: Interest rate shifts and global market conditions may impact investment decisions
- Stock availability: More listings could lead to price softening
- Ibiza's growing international appeal: Stability, natural beauty, and expanding infrastructure attract long-term investors

Despite uncertainties, Ibiza's property market has consistently rebounded from economic shifts, making it a reliable investment choice.

A Thriving Market with Enduring Opportunities

As we enter 2025, Ibiza remains an island of opportunities for investors, homeowners, and sellers alike. Prestige Properties Ibiza continues to offer expert guidance, helping clients navigate the evolving market to make informed decisions that align with their financial and lifestyle goals.

With the right strategy and insights, Ibiza's real estate sector remains as attractive as ever, ensuring that those who invest today reap rewards in the years to come.



Please scan the QR code to read the full Market Report:

YEARLY NUMBER OF HOMES SOLD IN THE BALEARIC ISLANDS (2007 - 2024)

Data from the National Institute of Statistics (INE)

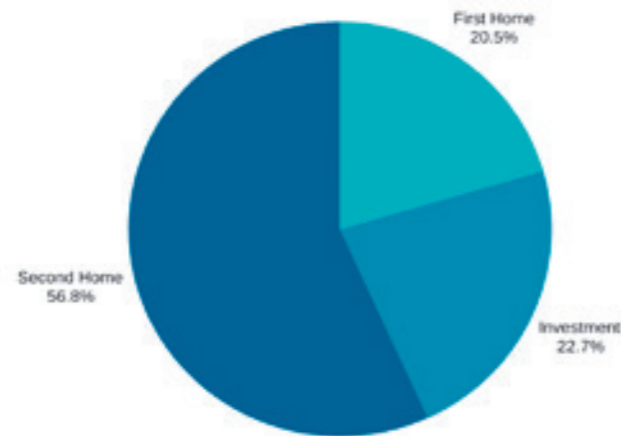


I.

Between 2009 and 2014, property sales remained relatively low. From 2013 to 2017, they experienced a notable ascent, followed by a gentle decline from 2017 to 2019. 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. Since 2022, there has been a slight downward trend, however, presently sales have stabilised to pre-COVID levels.

REASONS FOR BUYING IN 2024

PROVIDED BY PRESTIGE PROPERTIES

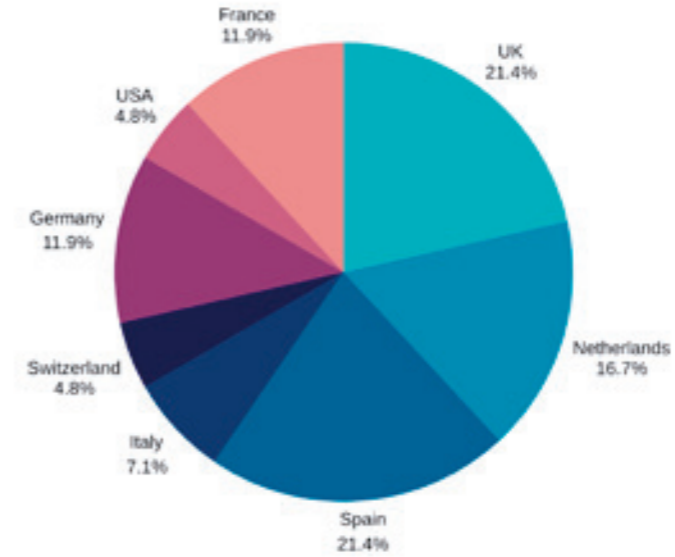


II.

At Prestige Properties, most buyers of First Homes did so for primary residence, while others purchased holiday homes classified as Second Homes. Some also invested in buy-to-let properties or renovations for resale: investment.

BUYER NATIONALITIES IN 2024

PROVIDED BY PRESTIGE PROPERTIES

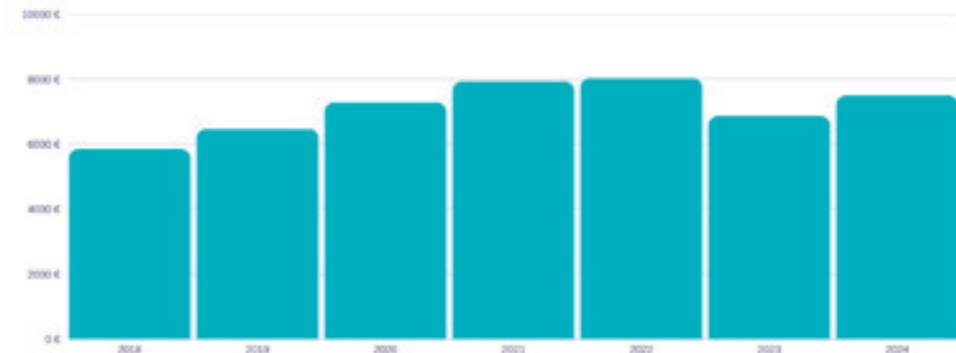


III.

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

AVERAGE PRICE PER M2 IN IBIZA (2018 - 2024)

PROVIDED BY PRESTIGE PROPERTIES



IV.

In 2024, the average sales price per m2 on the island for properties sold by Prestige Properties was €7,499, an increase of almost 28% compared to 2018 (€5,848 in 2018).



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 mesmerised 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, Víctor van Den Driessche is heading up the company.

Born and raised on the island, Víctor, 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
- 8 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; inos 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 Driessche dirige la empresa.

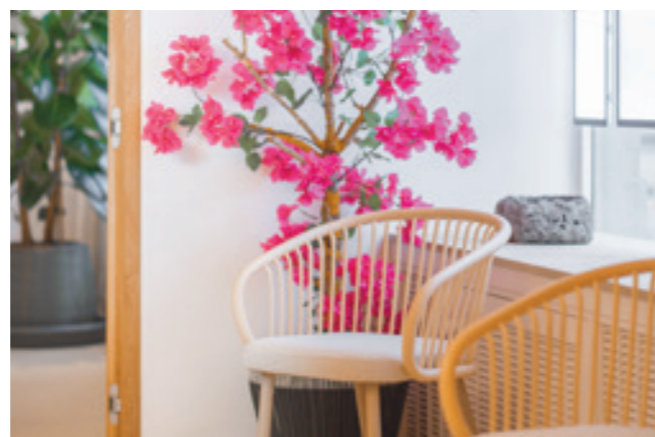
Nacido y criado en la isla, Víctor, que conocía a Pascale desde su infancia, empezó en Prestige Properties como agente de ventas a los 25 años, donde ascendió rápidamente y se convirtió en socio en 2014.

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

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

En pocas palabras:

- Fundado en 1983
- Agencia inmobiliaria líder en Ibiza
- Un equipo joven y dinámico de 20 profesionales
- Especializados en Ventas, Alquileres Vacacionales y Concierge
- 8 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



“Nina has been an incredible person that has taken me through a sale and also a purchase . She has given me the confidence and support that was so important for me . She is more than an agent and really listened to what I wanted . I would use Nina at Prestige Properties always . She’s amazing . Thank you Nina for all your support .”



Liz Hume
December 2024



“We recently sold our property on Ibiza with Prestige Properties. They have been amazing guiding us through the process and getting the result we wanted. Gabriel in particular was fantastic to work with - extremely fast, proactive and easy to communicate with. I would not hesitate to work with Gabriel and Prestige again and would be happy to recommend them.”



Jonathan Whiteside
June 2024



“I have had the pleasure of being able to count on Prestige Properties Ibiza for the sale of my house and I want to put on record how calm and well treated I have felt at all times. Both professionally and personally. The house has been sold very quickly and just as I wanted. I have been delighted with all the staff (I would like to make a special mention to Roberta Pappalardo and her director Victor Van Den Driessche), but I would especially like to thank with all my heart the agent Inge Van Knippenberg, who has been watching over the operation twenty-four hours a day, seven days a week. Her professionalism and exquisite treatment, both with me and with the buyer, has made the sale a complete success. Thank you very much Inge! Thank you very much Prestige Properties!”



Marta Ripoll
April 2024



“I have just made the purchase of a property in Ibiza with them, with Héloïse, and the experience has been more than satisfactory. Very friendly and attentive at all times. Héloïse has been with me throughout the whole process and has helped me step by step in an excellent way. I am very satisfied and grateful”



Elka Mocker
January 2025



“I wanted to share the excellent treatment received in a recent purchase transaction managed by Prestige . Specifically we dealt directly with Gabriel Hekking , excellent professional who helped us and accompanied us throughout the process . thank you very much Gabriel !”



Manuel Buitrago
February 2024



“The Prestige team could not have been more helpful. They showcased our property brilliantly. They were extremely patient with our many questions and requests, reliable, always profesional yet also humane, honest and always approachable. Whether you are buying, selling or renting, we highly recommend them.”



Natasha Quitak
February 2025

Read more or leave your own review here:



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 Ibiza Preservation

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



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 “Campana 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 have planted a small forest in Asturias to help off-set the CO2 that we do still emit, which makes 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”

Thinking of selling your property?

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

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

1. The art of pricing

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

2. Your property shown in its best light

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

3. Our marketing team will develop a tailored sales strategy

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

- Guaranteed spot in our annual Magazine (+ 11.000 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 7 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 42 YEARS
EXPERIENCE



A 20 MEMBER TEAM
OF PROFESSIONALS

+7000

+7000 PROPERTIES
LISTED IN THE LAST
40 YEARS



OUR AVERAGE TIME
TO SELL A PROPERTY
IS 7 MONTHS



A YEARLY REACH OF
+200.000 CLIENTS



A TRANSACTION
VOLUME OF 86
MILLION IN 2024

GUÍA DEL VENDEDOR

“TE GUIAMOS Y ASESORAMOS EN CADA PASO”

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

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

1. Juntos decidimos el precio de mercado adecuado

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

2. Presentación de tu propiedad

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

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

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

- Presentación garantizada en nuestro Magazine (+ 11.000 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 y 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: 7 meses
- Ofrecemos una valoración gratuita de tu propiedad sin compromiso

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





INTERVIEW WITH A LAWYER: IBIZA'S URBAN PLANNING AMNESTY

For this new edition of “Prestige in Interview with Industry Experts”, we had the pleasure of speaking with lawyer Nadine Schröder. On this occasion, we asked her to explain in detail what the “Urban Planning Amnesty” in Ibiza entails.

But before delving into the topic, let's take a brief look at the context: The legal framework for the urban planning amnesty in Ibiza is set out in Decree-Law 3/2024, of 24 May, on urgent measures for the simplification and rationalisation of public administrations in the Balearic Islands. This was later reviewed and partially amended by Law 7/2024, of 11 December.

In this interview, we analyse what this amnesty involves, how it may impact the real estate market, and what key aspects prospective buyers or those looking to legalise a property in Ibiza should consider. This measure presents an opportunity for property owners, buyers, and investors alike.

Q. What does the urban planning amnesty in Ibiza involve?

It is an extraordinary legalisation process that allows illegal constructions in Ibiza—where the urban planning offence has expired—to gain legal recognition. This facilitates property registration, mortgage approval, and the ability to renovate or sell these properties without legal risks.

Q. What are the benefits for buyers?

In general terms, we can highlight four key benefits:

1. Access to properties at lower prices

Many properties with urban planning irregularities have been sold at reduced prices due to their uncertain legal status. The opportunity to regularise them may attract buyers willing to go through the legalisation process to obtain a property with greater future value.

2. Greater legal security

Properties that qualify for the amnesty will be legally registered, eliminating the risk of fines or demolition. This makes them more attractive to both private buyers and investors.

3. Financing opportunities

Banks are often reluctant to grant mortgages on properties with urban planning irregularities. Legalising these properties will allow owners to access financing and improve their liquidity.

4. Potential for value appreciation

Once legalised, properties may increase in market value as they will be considered fully legal with all associated urban planning rights.

5. Option to renovate and improve the property

Owners who legalise their property will be able to carry out improvements and extensions without the risk of fines, enhancing both the liveability and market value of their homes.

Q. What key aspects should be considered before buying or legalising a property?

While the amnesty presents clear advantages, it is crucial to understand its legal and financial implications. Key considerations include:

Application period: The urban planning amnesty is limited to a three-year period, during which illegal constructions with expired infractions can be regularised.

Legalisation costs: During the first year, the regularisation process will cost 10% of the construction execution budget. This percentage will increase to 12.5% in the second year and 15% in the third year. Additional costs will include those of the hired technical professionals and legal advisors guiding the process.

Duration of the legalisation process: As this is an administrative procedure to be resolved by public authorities, delays in processing applications should be expected.

Conclusion:

The urban planning amnesty in Ibiza presents new opportunities for buyers and investors looking for properties with potential for appreciation. However, it is essential to proceed with caution and seek legal advice to assess the costs, risks, and timelines involved in the process.



ENTREVISTA CON UNA ABOGADA: LA AMNISTÍA URBANÍSTICA EN IBIZA

Para esta nueva edición de “Prestige en Entrevista con Expertos del Sector”, hemos tenido el placer de conversar con la abogada Nadine Schröder. En esta ocasión, le hemos pedido que nos explique en detalle qué implica la “Amnistía Urbanística” en Ibiza.

Pero antes de entrar en materia, hagamos un breve repaso del contexto: El marco legal de la amnistía urbanística en Ibiza, se recoge en el Decreto Ley 3/2024, de 24 de mayo, de medidas urgentes de simplificación y racionalización de las administraciones públicas de las Islas Baleares, la cual fue revisada y parcialmente modificada mediante la Ley 7/2024, de 11 de diciembre.

En esta entrevista analizamos qué implica esta amnistía, cómo puede afectar al mercado inmobiliario y qué aspectos deben tener en cuenta quienes estén interesados en adquirir o legalizar una propiedad en Ibiza. Esta medida supone una oportunidad para propietarios, compradores e inversores.

Q. ¿En qué consiste la amnistía urbanística en Ibiza?

Es un proceso de legalización extraordinaria que permite que las construcciones ilegales en Ibiza, cuya infracción urbanística ha prescrito, obtengan reconocimiento legal. Esto facilita la inscripción en el Registro de la Propiedad, la concesión de hipotecas y la posibilidad de reformar o vender estos inmuebles sin riesgos legales.

Q. ¿Cuáles son los beneficios para compradores?

En términos generales, podemos destacar cuatro beneficios principales:

1. Acceso a propiedades a precios más bajos

Muchas viviendas con irregularidades urbanísticas se han vendido a precios reducidos debido a su situación legal incierta. La posibilidad de regularizarlas puede atraer compradores dispuestos a asumir el proceso de legalización para obtener una propiedad con un valor futuro más alto.

2. Mayor seguridad jurídica

Los inmuebles que logren acogerse a la amnistía podrán inscribirse legalmente, eliminando el riesgo de sanciones o demoliciones. Esto los hace más atractivos tanto para compradores particulares como para inversores.

3. Posibilidad de financiación

Los bancos suelen ser reticentes a conceder hipotecas sobre viviendas

con irregularidades urbanísticas. La legalización de estos inmuebles permitirá a sus propietarios acceder a financiación y mejorar su liquidez.

4. Potencial de revalorización

Una vez regularizados los inmuebles podrán aumentar su valor en el mercado, ya que, pasarán a ser considerados propiedades legales con todos sus derechos urbanísticos.

5. Opción de reformar y mejorar la propiedad

Los propietarios que legalicen su vivienda podrán realizar mejoras y ampliaciones sin riesgo de sanciones, lo que incrementará su habitabilidad y valor de mercado.

Q. ¿Cuáles con los aspectos clave a considerar antes de comprar o legalizar un inmueble?

Si bien la amnistía presenta ventajas, es fundamental conocer sus implicaciones económicas y jurídicas. Algunos puntos clave:

Plazo de aplicación: La amnistía urbanística está limitada a un plazo de 3 años para regularizar obras ilegales cuyas irregularidades hayan prescrito.

Coste del proceso de legalización: Durante el primer año de aplicación, la regularización tendrá un coste del 10% del presupuesto de ejecución de la edificación. Este porcentaje aumentará al 12,5% en el segundo año y al 15% en el tercero. A ello habrá que añadir los costes del técnico contratado y los costes de un equipo legal que encamine el proceso adecuadamente.

Duración del proceso de legalización: Es necesario tomar en consideración que, al tratarse de un procedimiento administrativo, a resolver por las correspondientes administraciones públicas, ello puede suponer una demora en el procedimiento.

En conclusión:

La amnistía urbanística en Ibiza ofrece nuevas oportunidades para compradores e inversores interesados en propiedades con potencial de revalorización. Sin embargo, es clave actuar con cautela y contar con asesoramiento legal para evaluar los costes, riesgos y tiempos del proceso.

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A GAME-CHANGING INSURANCE POLICY SIMPLIFYING PROPERTY TRANSACTIONS

In this year's magazine, we're excited to introduce our readers to a new service that can help solve many of the challenges buyers and sellers face in Ibiza: the Balearic Defective Title Insurance (BTI). We sat down with Company Director Nina Seyfarth, to speak about the details.

Q. Buying property in Spain, especially in the Balearic Islands, can at times be a complicated process. Can you tell us how BTI helps buyers and sellers navigate some of the challenges?

Absolutely! At BTI, we understand the complexities of purchasing property in Spain. Transactions can break down due to administrative delays, title uncertainties, or missing paperwork. We offer a solution through our insurance wrap on the conveyancing process, helping property owners, developers, and lenders secure positive outcomes. Our goal is to create confidence for all the stakeholders in the transaction by indemnifying the Insured against defects in the title of a property, thereby giving comfort to the Buyer &/or Seller on the vagaries of the current conveyancing process.

Q. That sounds interesting! What are some of the main risks property buyers face in the Balearic Islands?

Many rural properties in the Balearics have title defects, which can cause significant delays in the conveyancing process. Some of the biggest issues include:

- Administrative errors, missing or misplaced documents
- Unclear title history
- Difficulties in securing bank financing
- Changing planning regulations

In Spain, key details such as title status, easements, restrictive covenants, and planning restrictions aren't always publicly available. This lack of transparency can make it difficult to complete transactions smoothly.

Q. How does BTI help mitigate these risks?

Our solution is Defective Title Insurance, which protects buyers from risks associated with missing or incorrect documentation. Specifically, it covers deficiencies related to critical documents like the "Certificado de Final de Obra" and the "Cédula de Habitabilidad."

Q. What exactly does the insurance cover?

Our policy provides financial protection against various risks, including:

- Legal and professional fees associated with an enforcement notice
- Costs of altering, demolishing, or reinstating the property if required
- Reduction in market value due to legal complications
- Expenses incurred to clear an enforcement notice

The coverage lasts for 8 years from the date of purchase and offers protection of up to € 1,000,000.

Q. That's very reassuring for buyers. Are there any exclusions they should be aware of?

Yes, there are a few key exclusions. The insurance does not cover:

- Losses due to willful neglect after the policy starts
 - Any modifications made after the inception of the policy
 - Retrospective building approvals without our prior permission
- Additionally, the coverage has certain limitations, such as a maximum indemnity limit specified in the policy schedule.

Q. Which areas in the Balearic Islands does your insurance cover?

Our coverage extends to properties in Formentera, Ibiza, and Mallorca.

Q. This sounds like a game-changer for property buyers in the Balearics. Any final thoughts?

Our goal is to streamline the property transaction process and provide peace of mind for buyers, sellers, and investors. With our insurance solution, we help ensure that transactions are completed smoothly, reducing delays and financial risks.

Notes:

BTI is an underwriting agency authorized and supervised by the General Directorate of Insurance and Pension Funds (with the code AS0134). Furthermore BTI is an approved Lloyds Coverholder. BTI commands strong insurer financial strength ratings from major agencies and is authorised and regulated to issue policies in Spain.

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UNA PÓLIZA DE SEGURO REVOLUCIONARIA TRANSACCIONES INMOBILIARIAS SIMPLIFICADAS

Este año, estamos emocionados de presentar a nuestros lectores un nuevo servicio que puede ayudar a resolver muchos de los desafíos a los que se enfrentan compradores y vendedores en Ibiza: el Seguro de Título Defectuoso de Baleares (BTI). Nos sentamos con la Directora General de BTI, Nina Seyfarth, para hablar sobre los detalles.

Q. Comprar una propiedad en las islas Baleares puede ser un proceso complicado en ocasiones. ¿Puedes contarnos cómo BTI ayuda a compradores y vendedores a afrontar algunos de estos desafíos?

¡Por supuesto! En BTI entendemos las complejidades de comprar una propiedad en España. Las transacciones pueden estancarse debido a retrasos administrativos, incertidumbre sobre los títulos de propiedad o la falta de documentación. Nuestra solución es un seguro que cubre el proceso de transmisión de la propiedad, ayudando a propietarios, promotores y prestamistas a obtener resultados positivos. Nuestro objetivo es generar confianza para todas las partes involucradas en la transacción, indemnizando al asegurado ante defectos en el título de una propiedad y ofreciendo tranquilidad tanto al comprador como al vendedor frente a las incertidumbres del actual proceso de compraventa.

Q. ¡Suena interesante! ¿Cuáles son algunos de los principales riesgos a los que se enfrentan los compradores de propiedades en las Islas Baleares?

Muchas propiedades rurales en Baleares tienen defectos en el título de propiedad, lo que puede generar retrasos significativos en el proceso de transmisión. Algunos de los problemas más comunes incluyen:

- Errores administrativos, documentos extraviados o faltantes
- Historial de titularidad poco claro
- Dificultades para obtener financiación bancaria
- Cambios en la normativa urbanística

En España, detalles clave como el estado del título de propiedad, servidumbres, cargas y restricciones urbanísticas no siempre están disponibles públicamente. Esta falta de transparencia puede dificultar la finalización fluida de las transacciones.

Q. ¿Cómo ayuda BTI a mitigar estos riesgos?

Nuestra solución es el Seguro de Título Defectuoso, que protege a los compradores de los riesgos asociados con documentación faltante o incorrecta. Concretamente, cubre deficiencias en documentos clave como el "Certificado de Final de Obra" y la "Cédula de Habitabilidad".

Q. ¿Qué cubre exactamente el seguro?

Nuestra póliza ofrece protección financiera contra diversos riesgos, incluyendo:

- Honorarios legales y profesionales relacionados con órdenes de ejecución
- Costes de modificación, demolición o reconstrucción de la propiedad si fuera necesario
- Reducción del valor de mercado debido a complicaciones legales
- Gastos derivados del cumplimiento de una orden de ejecución

La cobertura tiene una duración de 8 años desde la fecha de compra y ofrece una protección de hasta 1.000.000 €.

Q. Eso es muy tranquilizador para los compradores. ¿Existen exclusiones que deban tener en cuenta?

Sí, hay algunas exclusiones clave. El seguro no cubre:

- Pérdidas debidas a negligencia intencionada después del inicio de la póliza
- Modificaciones realizadas después de la emisión de la póliza
- Legalización de construcciones sin nuestro permiso previo

Además, la cobertura tiene ciertas limitaciones, como un límite máximo de indemnización especificado en la póliza.

Q. ¿Qué zonas de las Islas Baleares cubre vuestro seguro?

Nuestra cobertura se extiende a propiedades en Formentera, Ibiza y Mallorca.

Q. Esto parece algo bastante revolucionario para los compradores de propiedades en Baleares. ¿Alguna reflexión final?

Nuestro objetivo es agilizar el proceso de compraventa de propiedades y ofrecer tranquilidad a compradores, vendedores e inversores. Con nuestra solución de seguro, ayudamos a garantizar que las transacciones se completen sin problemas, reduciendo retrasos y riesgos financieros.

Nota:

BTI es una agencia de suscripción autorizada y supervisada por la Dirección General de Seguros y Fondos de Pensiones (con el código AS0134). Además, BTI es un Coverholder aprobado de Lloyd's. BTI cuenta con sólidas calificaciones de solvencia financiera de importantes agencias y está autorizada y regulada para emitir pólizas en España.

SAN JOSÉ



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

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



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





EXCLUSIVE



Ref 7535 - 4.850.000 €

Villa Elegance Caló D'en Real

Villa Elegance is an exclusive seafront villa in the southwest of Ibiza, with direct access to the sea and panoramic views of the islands and spectacular sunsets. With 300 m² built on a plot of 700 m², it has 5 en-suite bedrooms, swimming pool and terraces, offering luxury, privacy and comfort in a private community.

Villa Elegance es una exclusiva villa en primera línea de mar en el suroeste de Ibiza, con acceso directo al mar y vistas panorámicas a las islas y espectaculares puestas de sol. Con 300 m² construidos en una parcela de 700 m², cuenta con 5 dormitorios en suite, piscina y terrazas, ofreciendo lujo, privacidad y confort en una comunidad privada.



-  > 5
-  > 5
-  > 300 m²
-  > 700 m²









EXCLUSIVE

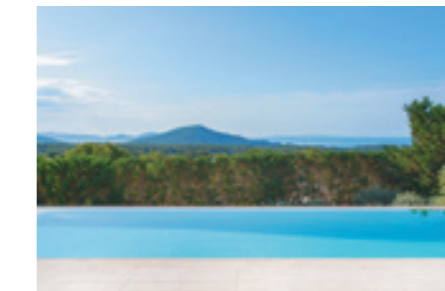
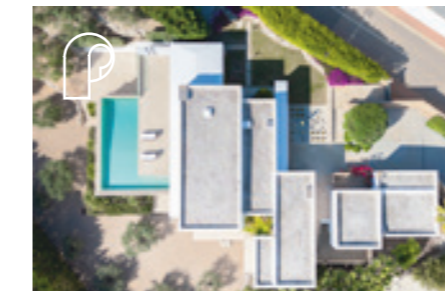
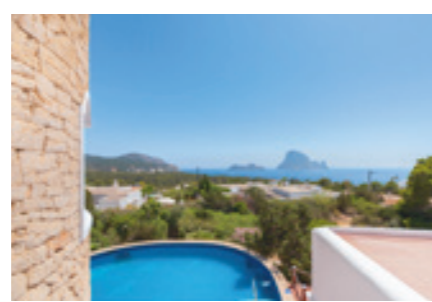
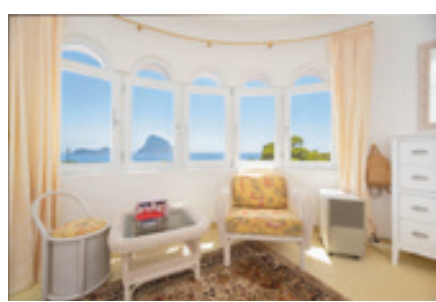
Ref. 7468 - 3.650.000 €
Villa Vedra Rock
Cala D'Hort

Villa Vedra Rock is a stunning home in Cala Carbó, offering breathtaking views of Es Vedrá and unforgettable sunsets. With 4 en-suite bedrooms, a pool, multiple terraces, and total privacy, it's perfect for nature lovers. Just a short walk from the beach, this exclusive, fully furnished villa is a rare opportunity in a protected natural reserve.

Villa Vedra Rock es una impresionante casa en Cala Carbó, que ofrece impresionantes vistas de Es Vedrá e inolvidables puestas de sol. Con 4 dormitorios en suite, piscina, múltiples terrazas y total privacidad, es perfecta para los amantes de la naturaleza. A un corto paseo de la playa, esta exclusiva villa totalmente amueblada es una rara oportunidad en una reserva natural protegida.



-  > 4
-  > 4
-  > 360 m2
-  > 5.017m2






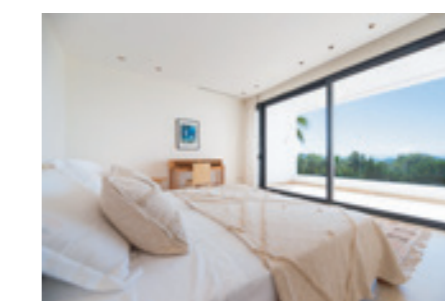
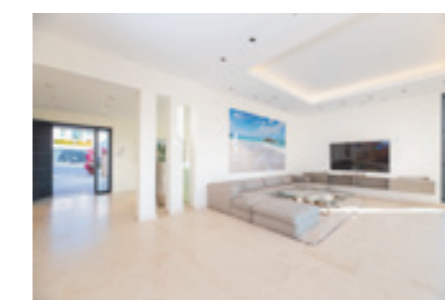
Ref. 7440 - 9.600.000 €
Villa Los Olivos
Vista Alegre

Villa Los Olivos is a luxurious home in the exclusive Vista Alegre community, offering breathtaking sea views, top-tier amenities, and total privacy. With 5 en-suite bedrooms, an infinity pool, gym, sauna, and staff apartment, this 673 m² villa is move-in ready. Just minutes from Cala Jondal and Cala d'Hort, it's the perfect blend of elegance, security, and convenience.

Villa Los Olivos es una casa de lujo en la exclusiva comunidad de Vista Alegre, que ofrece impresionantes vistas al mar, servicios de primer nivel y total privacidad. Con 5 dormitorios en suite, piscina infinita, gimnasio, sauna y apartamento para el personal, esta villa de 673 m² está lista para entrar a vivir. A pocos minutos de Cala Jondal y Cala d'Hort, es la mezcla perfecta de elegancia, seguridad y comodidad.



-  > 6
-  > 6
-  > 673 m2
-  > 2.488 m2





Ref. 7475 - 5.600.000 €
Villa Terracota
Cala Jondal

Villa Terracota is a stunning renovated villa close to Sa Caleta and Cala Jondal, offering 4 bedrooms, swimming pool, outdoor kitchen, gym and private tennis court. With sea views, sunny terraces and a privileged location close to the best beach clubs and restaurants, it is perfect as a holiday home, investment or year-round retreat in Ibiza's sought-after southeast.

Villa Terracota es una impresionante villa renovada cerca de Sa Caleta y Cala Jondal, que ofrece 4 dormitorios, piscina, cocina exterior, gimnasio y pista de tenis privada. Con vistas al mar, terrazas soleadas y una ubicación privilegiada cerca de los mejores clubes de playa y restaurantes, es perfecta como casa de vacaciones, inversión o refugio durante todo el año en el codiciado sureste de Ibiza.



-  > 4
-  > 4
-  > 306 m2
-  > 3.789 m2





Ref. 7286 - 3.850.000€
Villa Vadella Mar
Cala Vadella

Villa Vadella Mar is a stunning renovated property offering breathtaking sea views, total privacy with no immediate neighbors, and proximity to Cala Vadella beach. Set on a 2,000 m² cliffside plot, the villa boasts spacious interiors, sun-drenched terraces, a private pool, and modern amenities, making it the perfect retreat for both holidays and year-round living.

Villa Vadella Mar es una impresionante propiedad renovada que ofrece impresionantes vistas al mar, total privacidad sin vecinos y proximidad a la playa de Cala Vadella. Ubicada en una parcela de 2.000 m² junto al acantilado, la villa cuenta con amplios interiores, terrazas soleadas, una piscina privada y comodidades modernas, por lo que es el refugio perfecto tanto para vacaciones como para vivir todo el año.



-  > 4
-  > 4
-  > 200 m2
-  > 2.000 m2





Ref. 7476 - 2.650.000 €
Casa Angeles
San José Village


Casa Ángeles is a charming Ibiza-style villa in San José, offering total privacy atop a gentle hill. With 4 bedrooms in the main house, a separate guest house, a pool, and lush gardens, it's a serene retreat. Just minutes from west coast beaches and Ibiza town, this idyllic hideaway is perfect for year-round living or a holiday escape.


Casa Ángeles es una encantadora villa de estilo ibicenco en San José, que ofrece total privacidad en lo alto de una suave colina. Con 4 dormitorios en la casa principal, una casa de invitados independiente, una piscina y exuberantes jardines, es un refugio sereno. A pocos minutos de las playas de la costa oeste y de la ciudad de Ibiza, este idílico escondite es perfecto para vivir todo el año o para una escapada de vacaciones.



 > 5

 > 4

 > 254 m²

 > 3.300 m²



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MEDITERRANEAN ARCHITECTURE

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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



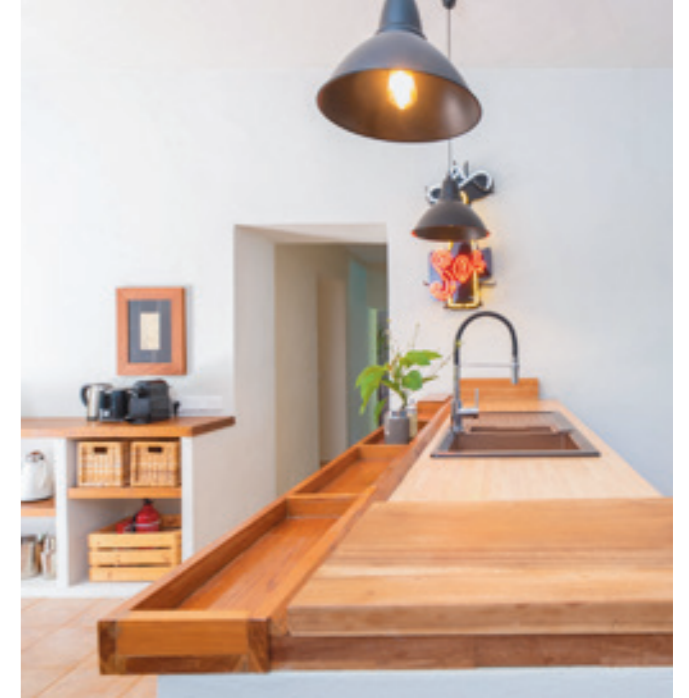
EXCLUSIVE





Ref 7474 - 5.750.000 €

**Can Estel
Santa Gertrudis**

Can Estel is a unique finca near Santa Gertrudis, combining traditional charm with modern touches. With 7 bedrooms, swimming pool, gardens and an orchard, it offers privacy and comfort. Its tourist license makes it an ideal investment. Perfect for families or as a holiday retreat in the middle of nature, only 5 minutes from the village.

Can Estel es una finca única cerca de Santa Gertrudis, combinando encanto tradicional con toques modernos. Con 7 dormitorios, piscina, jardines y un huerto, ofrece privacidad y confort. Su licencia turística la convierte en una inversión ideal. Perfecta para familias o como refugio vacacional en plena naturaleza, a solo 5 minutos del pueblo.



-  > 7
-  > 5
-  > 463 m2
-  > 18.525 m2

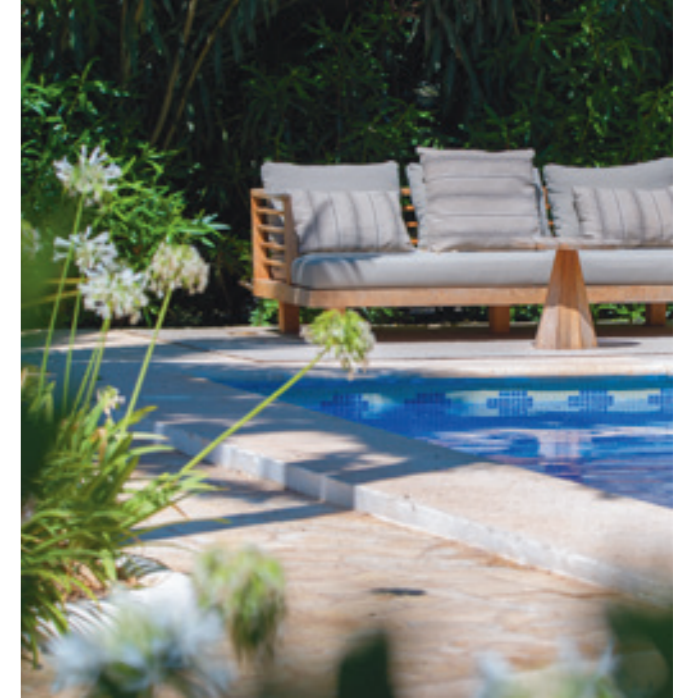




Ref. 7460 - 7.650.000 €
Finca Eco
Puig D'en Valls

Finca Eco is an elegantly renovated 16th century historical jewel located between Ibiza and San Rafael. With 8 bedrooms, 3 guest houses, 701m² built and 3.336m² of land, it offers privacy, luxury and sustainability. Surrounded by nature, with swimming pool, terraces and solar energy, it is ideal for families seeking tranquillity without sacrificing comfort.

Finca Eco es una joya histórica del siglo XVI renovada con elegancia, ubicada entre Ibiza y San Rafael. Con 8 dormitorios, 3 casas de invitados, 701m² construidos y 3.336m² de terreno, ofrece privacidad, lujo y sostenibilidad. Rodeada de naturaleza, con piscina, terrazas y energía solar, es ideal para familias que buscan tranquilidad sin renunciar a la comodidad.



-  > 8
-  > 8
-  > 760 m²
-  > 3.336 m²






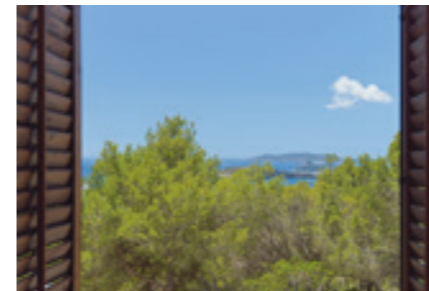
Ref. 7290 - 5.500.000 €
Promoción Talamanca Bay
Jesús

Promoción Talamanca Bay offers 4 exclusive luxury villas in a gated community. Each villa offers a private swimming pool, garden and rooftop terrace. Located close to the beach and Ibiza Town, they combine modern design with Mediterranean style. With stunning views and high quality finishes, they are ideal for year-round living or as an investment on the island.

Promoción Talamanca Bay ofrece 4 exclusivas villas de lujo en una comunidad privada. Cada villa ofrece una piscina privada, jardín y una terraza solarium. Ubicadas cerca de la playa y de Ibiza Town, combinan diseño moderno con el estilo mediterráneo. Con impresionantes vistas y acabados de alta calidad, son ideales para vivir todo el año o como inversión en la isla.



-  > 5
 -  > 5
 -  > 423 m2
 -  > 812 m2
- 








Ref. 7448 - 2.800.000€
Casa Gomis
Can Pep Simó

Casa Gomis, located in the hills of Can Pep Simó, this property offers breathtaking views to the sea, Dalt Vila and Formentera. With more than 1000m² of land, it guarantees privacy and ample outdoor spaces. Its multi-level design maximises light and connection with nature. Just minutes from Ibiza and Talamanca, it is ideal to enjoy the sun all day long.

Casa Gomis, ubicada en las colinas de Can Pep Simó, esta propiedad ofrece impresionantes vistas al mar, Dalt Vila y Formentera. Con más de 1000m² de terreno, garantiza privacidad y espacios exteriores amplios. Su diseño en varios niveles maximiza la luz y la conexión con la naturaleza. A solo minutos de Ibiza y Talamanca, es ideal para disfrutar del sol todo el día.



-  > 4
 -  > 3
 -  > 226 m2
 -  > 1.300 m2
- 



RENDERS



Ref. 7269 - 2.250.000 € Promoción Gema Cala Llenya

Promoción Gema is an exclusive new development on the seafront on the East Coast of Ibiza, just a short walk from Cala Llenya and Cala Nova. Each of the 4 properties offers 2 levels, private pool, terrace and parking. With avant-garde design, unobstructed views and delivery scheduled for 2025/2026, this is a unique opportunity to invest in luxury and tranquillity.

Promoción Gema es una exclusiva nueva construcción frente al mar en la Costa Este de Ibiza, a pocos pasos de Cala Llenya y Cala Nova. Cada una de las 4 viviendas ofrece 2 niveles, piscina privada, terraza y parking. Con diseño vanguardista, vistas despejadas y entrega prevista para 2025/2026, es una oportunidad única para invertir en lujo y tranquilidad.



> 4

> 3

> 159 m2

> 313 m2



Ref. 7543 - 1.980.000 € Villa Lilly Siesta

Villa Lilly is a modern villa of 210 m² in Siesta, just a short walk from the beach and Santa Eulalia. With 4 bedrooms, 4 bathrooms and private pool on a plot of 800 m², it offers minimalist design and state-of-the-art technology. Ideal for year-round living or as a holiday retreat, it combines tranquillity and proximity to amenities in an exclusive setting ready to enjoy.

Villa Lilly es una moderna villa de 210 m² en Siesta, a pocos pasos de la playa y Santa Eulalia. Con 4 dormitorios, 4 baños y piscina privada en un terreno de 800 m², ofrece diseño minimalista y tecnología de vanguardia. Ideal para vivir todo el año o como retiro vacacional, combina tranquilidad y cercanía a servicios en un entorno exclusivo listo para disfrutar.



> 4

> 4

> 209 m2

> 800 m2





Ref 7537 - 1.790.000 €
Can Jazmin
Valverde

Can Jazmin is a recently renovated duplex in Cala Llonga, with 210 m² and a private garden of 1.671 m². It has 3 bedrooms, 3 bathrooms and a garage with conversion potential. With sea views and access to a communal swimming pool, it is ideal for year-round living or as a holiday retreat, combining tranquillity, proximity to Ibiza and modern finishes ready to move into.

Can Jazmin es un dúplex recién renovado en Cala Llonga, con 210 m² y un jardín privado de 1.671 m². Cuenta con 3 dormitorios, 3 baños y un garaje con potencial de conversión. Con vistas al mar y acceso a piscina comunitaria, es ideal para vivir todo el año o como refugio vacacional, combinando tranquilidad, proximidad a Ibiza y modernos acabados listos para estrenar.

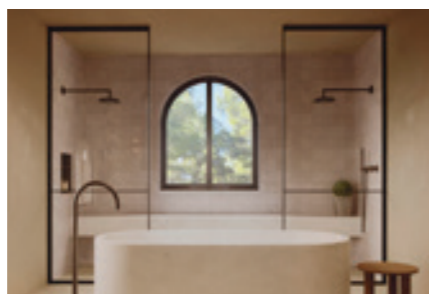


> 3

> 3

> 210 m²

> 1.671m²



Ref. 7572 - 897.000 €
Adosado Vista Verde
Roca Llisa

Adosado Vista Verde is an elegant townhouse in the prestigious urbanisation of Roca Llisa, where tranquillity and exclusivity merge with Mediterranean charm. With 3 bedrooms, spacious terraces and a private garden overlooking the golf course, it offers an oasis of peace just a few minutes from Ibiza, Jesús and Santa Eulalia. Its bright design, 24h security and proximity to idyllic coves make it a perfect retreat

Adosado Vista Verde es un elegante adosado en la prestigiosa urbanización de Roca Llisa, donde la tranquilidad y la exclusividad se fusionan con el encanto mediterráneo. Con 3 dormitorios, amplias terrazas y un jardín privado con vistas al campo de golf, ofrece un oasis de paz a solo unos minutos de Ibiza, Jesús y Santa Eulalia. Su diseño luminoso, seguridad 24h y cercanía a calas idílicas lo convierten en un refugio perfecto.

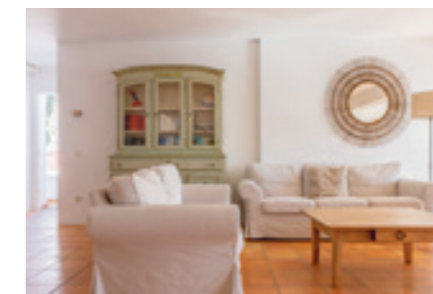


> 3

> 2

> 92 m²

> 104 m²

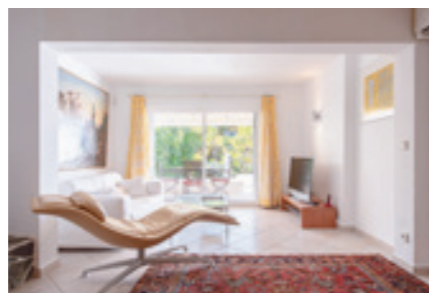
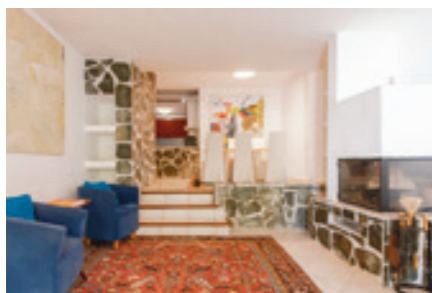





Ref 7446 - 850.000 €
Adosado Manya
Cap Martinet

Adosado Manya is a semi-detached house with sea views, just a few minutes from Ibiza town and La Marina. With 113 m² built, it offers 2 bedrooms en suite, private terrace, garden patio and rooftop with views of Dalt Vila. Located in a quiet and well-connected neighbourhood, it is ideal to live all year round or enjoy a holiday by the sea.

Adosado Manya es una casa adosada con vistas al mar, a pocos minutos de Ibiza ciudad y La Marina. Con 113 m² construidos, ofrece 2 dormitorios en suite, terraza privada, patio ajardinado y terraza solarium con vistas a Dalt Vila. Ubicada en un barrio tranquilo y bien conectado, es ideal para vivir todo el año o disfrutar de unas vacaciones junto al mar.



-  > 2
-  > 2
-  > 113 m²
-  > 120 m²



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IBIZA



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

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

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









EXCLUSIVE
Ref 7541 - 1.400.000 €
Apartamento Mirall
Marina Botafoch

Apartamento Mirall in Marina Botafoch, offers stunning views of the sea and the old town of Ibiza. With 2 bedrooms, 2 bathrooms, 19m² terrace and high quality finishes, it has private parking, storage room, swimming pool, gym and 24h concierge service. Ideal to enjoy the proximity to the city, the beach and the nightlife.

Apartamento Mirall en Marina Botafoch, ofrece impresionantes vistas al mar y al casco antiguo de Ibiza. Con 2 dormitorios, 2 baños, terraza de 19m² y acabados de alta calidad, cuenta con parking privado, trastero, piscina, gimnasio y servicio de conserjería 24h. Ideal para disfrutar de la cercanía a la ciudad, la playa y la vida nocturna.



-  > 2
 -  > 2
 -  > 101m²
 -  > 19m²
- 








EXCLUSIVE
Ref 7538 - 995.000 €
Ático Mondrian
Can Misses

Ático Mondrian, a modern 2-bedroom penthouse in Can Misses, Ibiza, offers 116m² of luxury living with a spacious wrap-around terrace, private rooftop with jacuzzi, and high-end amenities. With secure parking, a storage room, and a concierge service, it's an ideal home or holiday retreat, just minutes from Ibiza Town and beaches.

Ático Mondrian, un moderno ático de 2 dormitorios en Can Misses, Ibiza, ofrece 116m² de lujo con una amplia terraza envolvente, azotea privada con jacuzzi y comodidades de alta gama. Con aparcamiento seguro, trastero y servicio de conserjería, es un hogar ideal o refugio vacacional, a solo minutos de Ibiza ciudad y las playas.



-  > 2
 -  > 2
 -  > 116 m²
 -  > 115 m²
- 

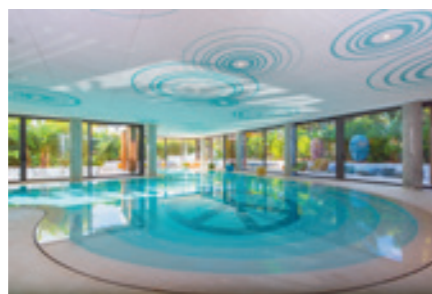
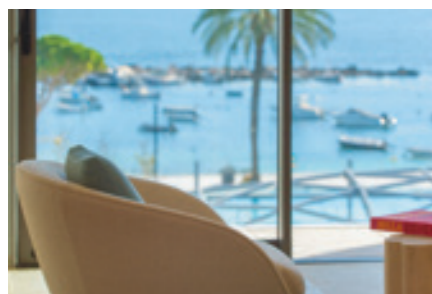
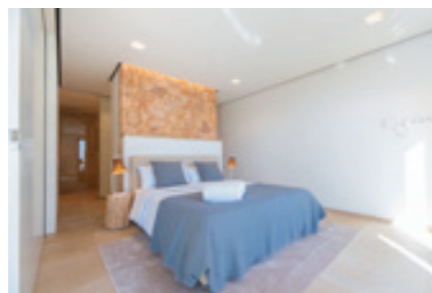




EXCLUSIVE
Ref 7550 - 990.000 €
Apartamento Bossa
Playa d'en Bossa


Apartamento Bossa, offers modern luxury with Ibizan charm. With sea views, Gaggenau kitchen, en-suite bedroom, and a 9m² balcony. Enjoy spa, gym, beach pool and 24/7 concierge service. 5 min from Ibiza and 10 min from the airport. Ideal for those seeking exclusivity and comfort.


Apartamento Bossa, ofrece lujo moderno con encanto ibicenco. Con vistas al mar, cocina Gaggenau, dormitorio en suite, y un balcón de 9m². Disfruta de spa, gimnasio, piscina de playa y servicio de conserjería 24/7. A 5 min de Ibiza y 10 min del aeropuerto. Ideal para quienes buscan exclusividad y confort.

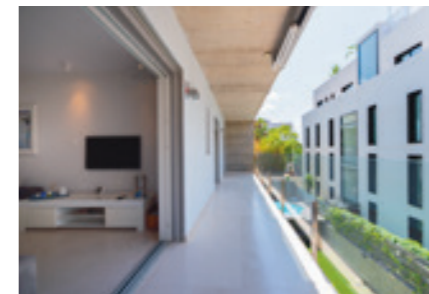
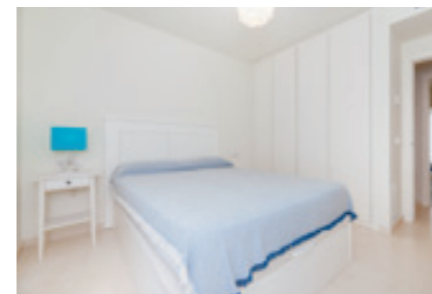


 > 1

 > 1

 > 77 m²

 > 9 m²



EXCLUSIVE
Ref 7497 - 830.000 €
Apartamento Zafiro
Talamanca

Apartamento Zafiro, just a few metres from Talamanca Beach, offers 150m² with four bedrooms, two bathrooms, a spacious living room, a fully equipped kitchen, and two terraces. It includes private parking, a storage room, central air conditioning, and home automation. Furnished and ready to move in, it is ideal for its strategic location near Ibiza Town and Marina Botafoch.

Apartamento Zafiro, a pocos metros de la playa de Talamanca, ofrece 150m² con cuatro dormitorios, dos baños, amplio salón, cocina equipada y dos terrazas. Incluye parking privado, trastero, aire acondicionado central y domótica. Amueblado y listo para entrar a vivir, es ideal por su ubicación estratégica cerca de Ibiza ciudad y Marina Botafoch.



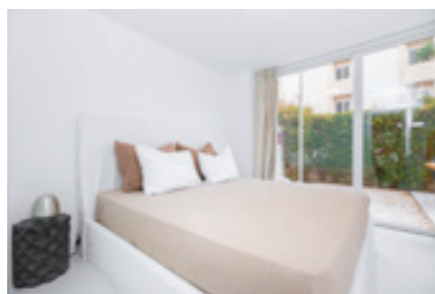
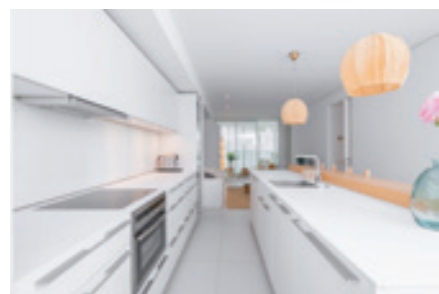
 > 4

 > 2

 > 150 m²

 > 30 m²







EXCLUSIVE

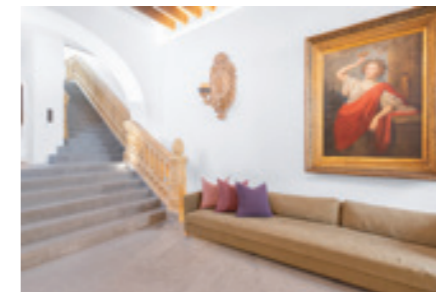
Ref 7346 - 750.000 €
Apartamento Bugarvilla
Marina Botafoch

Apartamento Bugarvilla, is a stylish two-bedroom flat in the exclusive Patio Blanco building in Marina Botafoch. With a spacious garden, terrace, private parking, and communal pool, it is just five minutes from Talamanca Beach and ten minutes from Ibiza Town. Fully furnished, with air conditioning and a 24/7 concierge service. Ideal for experiencing the luxury and comfort of Ibiza.

Apartamento Bugarvilla, es un elegante piso de 2 habitaciones en el exclusivo edificio Patio Blanco, Marina Botafoch. Con amplio jardín, terraza, parking privado y piscina comunitaria, está a solo 5 min de la playa de Talamanca y 10 min de Ibiza ciudad. Totalmente amueblado, con aire acondicionado y servicio de conserjería 24/7. Ideal para vivir el lujo y la comodidad de Ibiza.



-  > 2
-  > 2
-  > 73 m2
-  > 40 m2



Ref 7410 - 6.500.000 €
Palacio Orfeo
Ibiza Town

Palacio Orfeo, an architectural gem in Ibiza's Marina, blends history and luxury. Restored by Pascal Djavadi, it boasts high ceilings, premium finishes, and views of Dalt Vila. Featuring a library, spacious living areas, and advanced home automation, it is perfect for those seeking exclusivity in the heart of the island. A unique residence of elegance and distinction.

Palacio Orfeo, una joya arquitectónica en la Marina de Ibiza, combina historia y lujo. Restaurado por Pascal Djavadi, ofrece techos altos, acabados de primera calidad y vistas a Dalt Vila. Con biblioteca, amplias estancias y domótica avanzada, es ideal para quienes buscan exclusividad en el corazón de la isla. Una residencia única llena de elegancia y distinción.



-  > 3
-  > 5
-  > 464 m2
-  > 0 m2



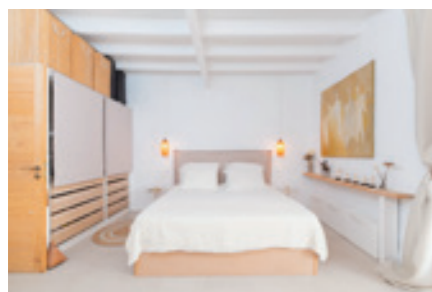


Ref 7496 - 1.690.000 €

**Edificio Delicia
La Marina**


Edificio Delicia, in La Marina de Ibiza, offers spectacular views of the port and Dalt Vila from its private rooftop. It includes a studio and a duplex, renovated with high-quality materials, spacious areas, and terraces. With air conditioning, private access, and basic furnishings, it is a luxurious oasis in the heart of Ibiza.


Edificio Delicia, en La Marina de Ibiza, ofrece vistas espectaculares al puerto y Dalt Vila desde su azotea privada. Incluye un estudio y un dúplex renovado con materiales de alta calidad, amplias estancias y terrazas. Con aire acondicionado, acceso privado y mobiliario básico, es un oasis de lujo en el corazón de Ibiza.

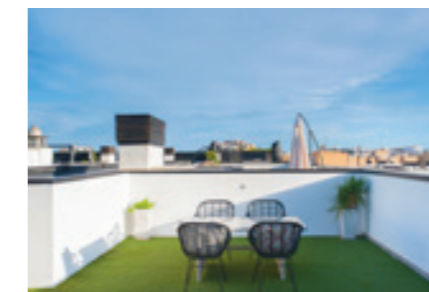
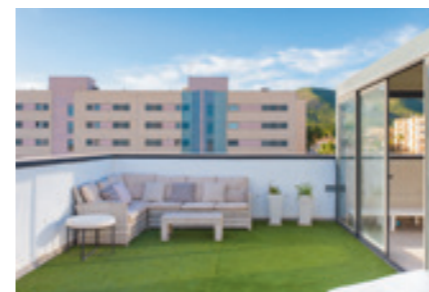


 > 3

 > 4

 > 160 m2

 > 30 m2



Ref. 7547 - 895.000 €

**Ático ABC
Can Misses**

Ático ABC built in 2020, offering 3 bedrooms, 2 bathrooms, spacious kitchen and a private terrace overlooking Dalt Vila. With underground parking, swimming pool, gardens and energy efficient systems, it is ideal for families or as a holiday home, just minutes from Ibiza town and Talamanca beach.

Ático ABC construido en 2020, ofrece 3 dormitorios, 2 baños, cocina espaciosa y una terraza privada con vistas a Dalt Vila. Con aparcamiento subterráneo, piscina, jardines y sistemas energéticamente eficientes, es ideal para familias o como hogar vacacional, a pocos minutos de Ibiza ciudad y la playa de Talamanca.



 > 3

 > 2

 > 109 m2

 > 100 m2

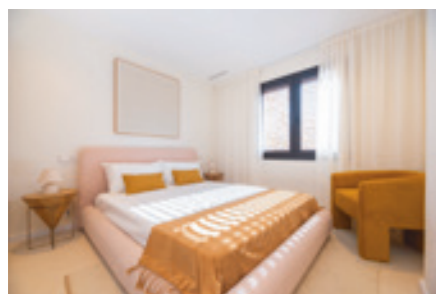
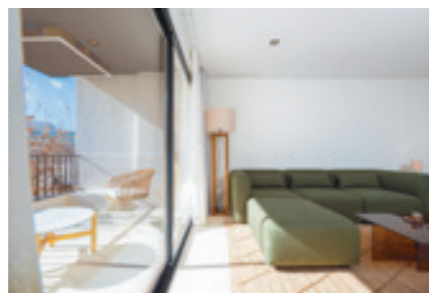








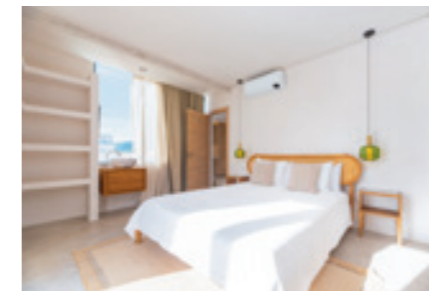
Ref. 7552 - 850.000 €
Apartamento Augusto
Ibiza Town

Apartamento Augusto, renovated and designed in a contemporary style, offers 127 m² of comfort and functionality. It has 3 suites, modern kitchen with Bosch appliances and private terrace. Located in the heart of Ibiza, close to boutiques and exclusive restaurants. Ideal for families, couples or investors looking for elegance and Mediterranean comfort.

Apartamento Augusto renovado y diseñado con estilo contemporáneo, ofrece 127 m² de confort y funcionalidad. Cuenta con 3 suites, cocina moderna con electrodomésticos Bosch y terraza privada. Ubicado en el corazón de Ibiza, cerca de boutiques y restaurantes exclusivos. Ideal para familias, parejas o inversores que buscan elegancia y comodidad mediterránea.



-  > 3
-  > 3
-  > 127 m²
-  > 14 m²







Ref 7558 - 495.000 €
Apartamento Mimbres
Ibiza Town

Apartamento Mimbres is an elegant refurbished flat in the heart of Ibiza. Located on the seventh floor with lift, it offers 2 bright bedrooms, designer kitchen-dining room and a spacious living room. With sea and Dalt Vila views, southwest orientation and high quality finishes, it is the perfect balance between comfort and exclusivity. Ideal for living or as an investment.

Apartamento Mimbres es una elegante vivienda reformada en el corazón de Ibiza. Ubicado en la séptima planta con ascensor, ofrece 2 luminosos dormitorios, cocina-comedor de diseño y un amplio salón. Con vistas al mar y Dalt Vila, orientación suroeste y acabados de alta calidad, es el equilibrio perfecto entre confort y exclusividad. Ideal para vivir o como inversión.



-  > 2
-  > 2
-  > 78 m²
-  > 6 m²





SAN ANTONIO

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

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

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





EXCLUSIVE

Ref 7453 - 5.200.000 €

**Finca Can Verde
Benimussa**


Finca Can Verde is an exclusive finca in the valley of Benimussa, which fuses traditional Ibicencan architecture with a modern and romantic touch. It offers 5 bedrooms, heated pool and outbuildings. Its peaceful location, privacy and sustainable design make it an ideal retreat for year-round living or perfect holidays.


Finca Can Verde es una finca exclusiva en el valle de Benimussa, que fusiona arquitectura ibicenca tradicional con un toque moderno y romántico. Ofrece 5 dormitorios, piscina climatizada y anexos. Su ubicación tranquila, privacidad y diseño sostenible la convierten en un refugio ideal para vivir todo el año o disfrutar de vacaciones perfectas.



 > 5

 > 4

 > 403 m2

 > 34.336 m2





EXCLUSIVE
Ref 7556 - 1.850.000 €
Can Blai
San Rafael

Can Blai, exclusively with Prestige Properties Ibiza, is a charming renovated finca with tourist license. Located near Sant Rafael, it combines tradition and modernity with 3 bedrooms, private pool and lush gardens. With fireplaces and air conditioning, it is the perfect retreat to enjoy Ibiza in total comfort and privacy.

Can Blai, en exclusiva con Prestige Properties Ibiza, es una encantadora finca renovada con licencia turística. Ubicada cerca de Sant Rafael, combina tradición y modernidad con 3 dormitorios, piscina privada y exuberantes jardines. Con chimeneas y aire acondicionado, es el refugio perfecto para disfrutar de Ibiza con total confort y privacidad.



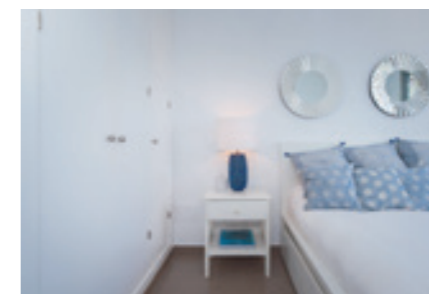
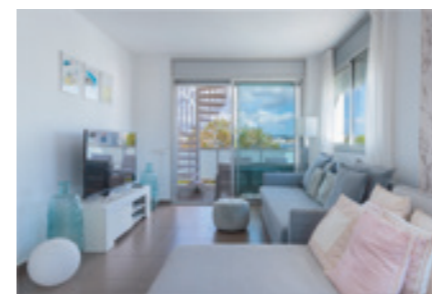
-  > 3
-  > 2
-  > 235 m2
-  > 3.261 m2



EXCLUSIVE
Ref 7498 - 530.000 €
Ático Pacífico
Cala De Bou

Ático Pacífico is an exclusive 2 bedroom penthouse in the prestigious community "Sa Calma", with stunning sea views and direct access to the beach of Es Pinet. It stands out for its private balcony and rooftop terrace of 61 m², communal pool and modern design. Ideal as a main residence or holiday home, it offers comfort, privacy and the best sunset light in Ibiza.

Ático Pacífico es un exclusivo ático de 2 dormitorios en la prestigiosa comunidad "Sa Calma", con impresionantes vistas al mar y acceso directo a la playa de Es Pinet. Destaca por su terraza y amplia azotea privada de 61 m², piscina comunitaria y un diseño moderno. Ideal como residencia principal o casa de vacaciones, ofrece confort, privacidad y la mejor luz del atardecer en Ibiza.



-  > 2
-  > 1
-  > 83 m2
-  > 70 m2



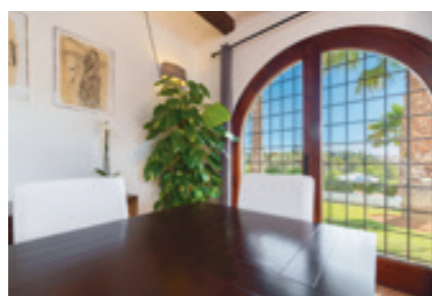






Ref. 7467 - 2.295.000 €

**Casa Tropical
San Rafael**

A stunning villa with a guest house, pool, and lush gardens on a 4,000m² plot near San Rafael, in the heart of the island. Featuring solar energy, a private well, and smart home systems, it blends comfort and sustainability. Ideal for year-round living or a second home, offering tranquility with easy access to Ibiza Town and San Antonio.

Impresionante villa con casa de invitados, piscina y exuberantes jardines en una parcela de 4.000m² cerca de San Rafael, en el centro de la isla. Con energía solar, pozo privado y sistemas domóticos, combina confort y sostenibilidad. Ideal para vivir todo el año o como segunda residencia, ofreciendo tranquilidad con fácil acceso a Ibiza y San Antonio.



-  > 5
-  > 5
-  > 262 m²
-  > 4.000 m²

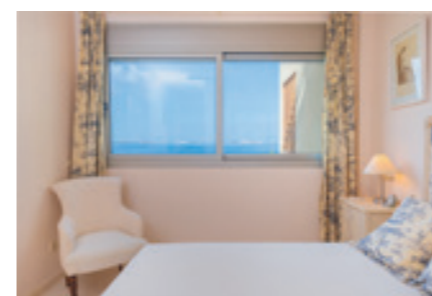


Ref. 7489 - 1.990.000 €

**Ático Terraza Sol
Cala Gració**

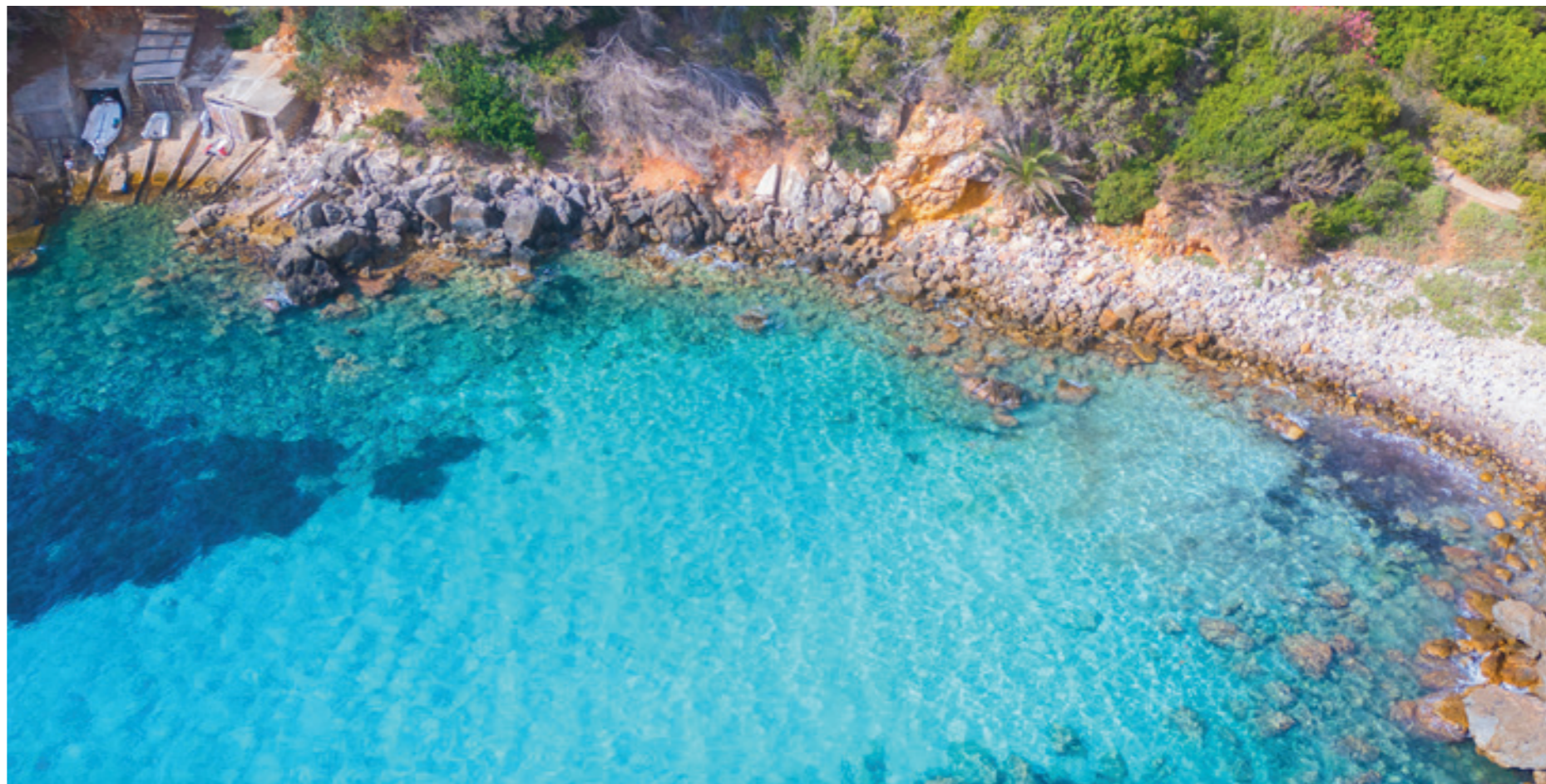
Ático Terraza Sol is an exclusive frontline penthouse with spectacular sea and sunset views. Located in a luxury complex near Cala Gració, it offers 3 en-suite bedrooms, spacious terraces, private solarium and direct access to the sea from the communal pool. With parking, storage rooms and high-quality finishes, it is the ideal home to enjoy Ibiza.

Ático Terraza Sol es un exclusivo ático en primera línea, con vistas espectaculares al mar y la puesta de sol. Ubicado en un lujoso complejo cerca de Cala Gració, ofrece 3 dormitorios en suite, amplias terrazas, solárium privado y acceso directo al mar desde la piscina comunitaria. Con parking, trasteros y acabados de alta calidad, es el hogar ideal para disfrutar de Ibiza.



-  > 3
-  > 3
-  > 150 m²
-  > 150m²





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, S'illot des Renclí and Cala d'en Serra.

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



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









Ref. 7551 - 2.850.000 €

Cana Juanita
San Juan

Cana Juanita is a charming country house in the quiet north of Ibiza, near San Juan. Set on a plot of 15,274 m², this 3-bedroom, 3-bathroom house offers serene living with stunning mountain and sea views. Surrounded by nature, it has a private swimming pool, yoga terrace and ample outdoor spaces, ideal for relaxing and entertaining.

Cana Juanita es una encantadora casa de campo en el tranquilo norte de Ibiza, cerca de San Juan. Ubicada en una parcela de 15.274 m², esta casa de 3 dormitorios y 3 baños ofrece una vida serena con impresionantes vistas a la montaña y al mar. Rodeada de naturaleza, cuenta con piscina privada, terraza para practicar yoga y amplios espacios al aire libre, ideales para relajarse y divertirse.



-  > 3
-  > 3
-  > 200 m²
-  > 15.274 m²



A wide-angle photograph of a luxurious outdoor pool area. In the foreground, a rectangular swimming pool with clear turquoise water is bordered by light-colored stone tiles. To the left of the pool, several lounge chairs with white cushions and colorful towels are arranged on a paved deck. Two large, white, fringed umbrellas provide shade. In the background, a stone building with a white roof and arched openings serves as a dining area, with a wooden table and chairs set up. The scene is surrounded by tall palm trees and lush greenery under a clear blue sky.

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 aporta 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 tu
- 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

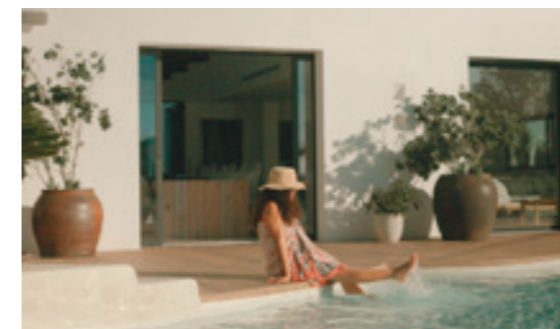
With the sun on your face and the wind in your hair, being on the open waters is an unmatched experience. From a relaxing day out in Formentera to a thrilling ride chasing the sunset; choose your experience!

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. Completa 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.

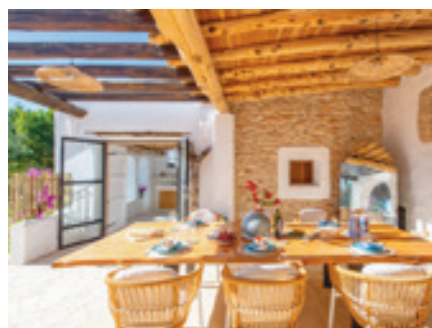
Bienestar y estilo de vida

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 IN THE COUNTRYSIDE

Can Savina – Puig d'en Valls – Ref 00944

Can Savina is an authentic finca that was renovated and modernised in 2023 while preserving the charm and character of the property. Nestled in the countryside between Ibiza, San Rafael and Santa Gertrudis, it is ideal for families or friends seeking peace and quiet in an idyllic setting. This holiday home offers 5 bedrooms and 5 bathrooms, lush gardens, terraces, a large pool, jacuzzi and a covered dining area, creating an ideal holiday sanctuary.

Can Savina es una auténtica finca ibicenca que fue renovada y modernizada en 2023 conservando el encanto y el carácter de la propiedad. Enclavada en el campo entre Ibiza, San Rafael y Santa Gertrudis, es ideal para familias o amigos que buscan paz y tranquilidad en un entorno idílico. Esta casa de vacaciones ofrece 5 dormitorios y 5 cuartos de baño, un exuberante jardín, terrazas, una gran piscina, jacuzzi y zona de comedor cubierta.

Weekly price from/Precio semanal desde: 12.250 € hasta/to 22.500 €

Licencia: ETV-2330-E



> 5



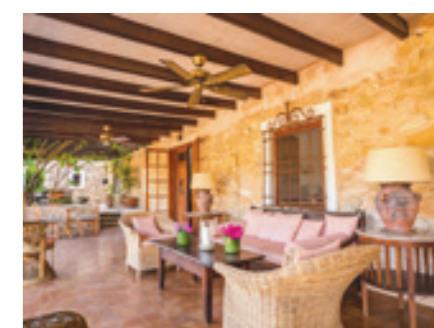
> 5



> 423 m2



> 8.000 m2



MAGNIFICENT RUSTIC FINCA WITH STYLE IN SAN JOSÉ

Can Benjamín – San José – Ref 02249

Can Benjamín is a wonderful holiday finca with a lot of charm completely renovated with great style. It is located just 5 minutes from San José. In the beautiful countryside of the south of the island, on a plot with terraces of stone walls and a beautiful garden, this villa enjoys a quiet environment perfect to rest and enjoy family holidays, with all the comforts.

Can Benjamín es una maravillosa finca vacacional con mucho encanto totalmente renovada con gran estilo. Está ubicada a tan solo 5 minutos de San José. En el bonito campo del sur de la isla, sobre un terreno con terrazas de muros de piedras y un hermoso jardín, esta villa goza de un entorno tranquilo ideal para descansar y disfrutar de vacaciones en familia, con todas las comodidades.

Weekly price from/Precio semanal desde: 11.450 € hasta/to 22.850 €

Licencia: ETV-1191-E



> 5



> 6

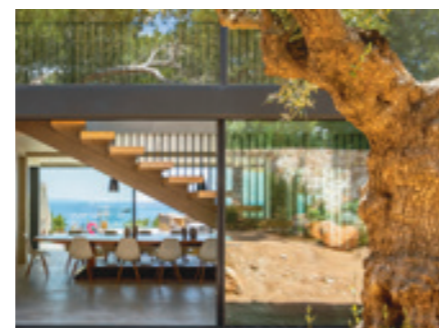
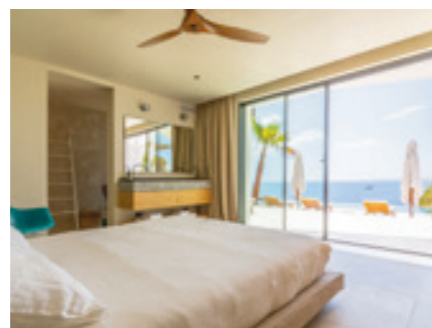
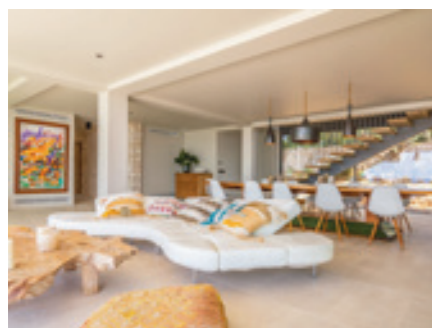


> 500 m2



> 25.000 m2





MODERN SEA FRONT VILLA

Villa Noemie – Roca Llisa – Ref 02422

Villa Noemie offers 750 m² of luxurious living space in a private seafront garden with direct sea access. Facing Formentera and surrounded by pines, it boasts breathtaking views from sunrise to sunset. Nestled in Roca Llisa's gated community, it ensures total privacy, hidden from neighbours. All living areas and bedrooms enjoy uninterrupted, south-facing 180-degree sea views, making it a serene retreat in one of Ibiza's most exclusive locations.

Villa Noemie ofrece 750 m² de espacio habitable en un jardín privado frente al mar con acceso directo al mar. Frente a Formentera y rodeada de pinos, presume de vistas impresionantes desde el amanecer hasta el atardecer. Ubicada en la exclusiva comunidad cerrada de Roca Llisa, garantiza total privacidad, oculta de los vecinos. Todas las áreas de estar y dormitorios disfrutan de vistas ininterrumpidas al mar de 180 grados orientadas al sur, creando un refugio único en Ibiza.

Weekly price from/Precio semanal desde: 31.550 € hasta/to 62.600 €

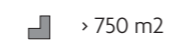
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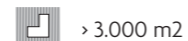
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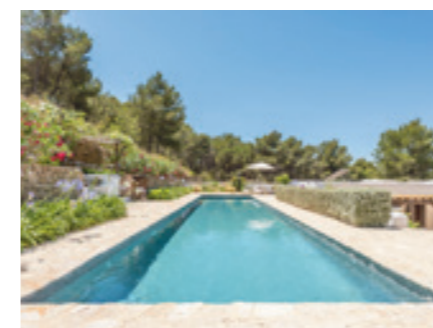
> 6



> 750 m2



> 3.000 m2



BLAKSTAD ECO-FINCA IN THE HEART OF NATURE

Can Bet – Santa Eulalia – Ref 02566

Can Bet is a stunning Ibicencan finca by Blakstad, nestled in the hills and surrounded by pine trees. A true oasis of peace and serenity in the picturesque northeast countryside, this eco-friendly home runs on solar power with a backup generator. Thoughtfully decorated with natural materials like wood, it exudes warmth and charm, making it the perfect retreat for family holidays in Ibiza's tranquil landscape.

Can Bet es una impresionante finca ibicencan diseñada por Blakstad, situada en las colinas y rodeada de pinos. Un verdadero oasis de paz y serenidad en el pintoresco campo del noreste de la isla, esta casa ecológica funciona con energía solar y cuenta con un generador de respaldo. Decorada con materiales naturales como la madera, desprende calidez y encanto, convirtiéndola en el refugio perfecto para unas vacaciones familiares en la tranquila Ibiza.

Weekly price from/Precio semanal desde: 7.650 € hasta/to 8.300 €

Licencia: ETV-0995-E



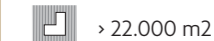
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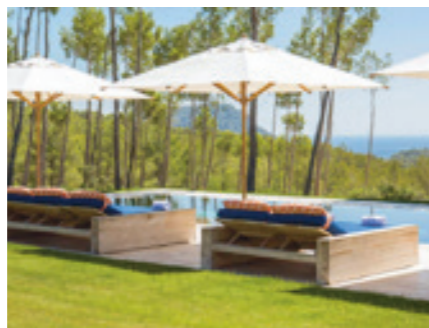


> 300 m2



> 22.000 m2





STUNNING LUXURY VILLA WITH SPECTACULAR VIEWS

Can Oasi – Cala Jondal – Ref 02571

Can Oasi is a spectacular villa near San José, offering easy access to southwest beaches, the airport, and Ibiza Town. Its stunning design, resort-style amenities, and impeccable craftsmanship impress even the most refined tastes. From the moment you arrive, the villa exudes warmth and comfort, making every moment of your stay truly enjoyable. A perfect blend of luxury and tranquility, it's an exceptional retreat in one of Ibiza's most desirable locations.

Can Oasi es una espectacular villa cerca de San José, con fácil acceso a las playas del suroeste, el aeropuerto y la ciudad de Ibiza. Su impresionante diseño, comodidades de estilo resort y excelente artesanía conquistan incluso los gustos más exigentes. Desde el primer momento, la villa transmite calidez y confort, haciendo que cada instante de tu estancia sea inolvidable. Una combinación perfecta de lujo y tranquilidad, es un refugio en una de las mejores zonas de Ibiza.

Weekly price from/Precio semanal desde: 62.600 € hasta/to 112.280 €

Licencia: ETV-2077-E



> 5



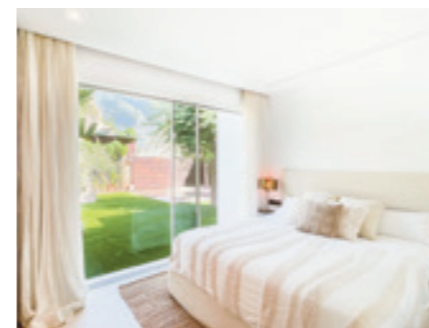
> 8



> 800 m2



> 22.800 m2



MODERN LUXURY VILLA WITH SUNSET VIEWS

Villa Haven Comte – Cala Conta – Ref 02782

Experience pure luxury at Villa Comte, a stunning modern retreat in the exclusive Cala Conta 33 compound. This exquisite 4-bedroom villa offers seamless indoor-outdoor living, breathtaking sea and sunset views, and top-tier comfort. Just moments from the beach, it's the perfect haven for families and friends seeking a refined getaway. Every detail, from the open-plan spaces to the lush garden and pool, is designed for ultimate relaxation and sophistication.

Disfruta del lujo en Villa Comte, un moderno retiro en el exclusivo complejo Cala Conta 33. Esta villa de 4 habitaciones ofrece vida interior-exterior, vistas al mar y atardecer, y confort de primer nivel. A solo unos pasos de la playa, es el refugio perfecto para familias y amigos en busca de una escapada refinada. Cada detalle, desde los espacios abiertos hasta el jardín y la piscina, está diseñado para máxima relajación y sofisticación.

Weekly price from/Precio semanal desde: 7.710 € hasta/to 18.020 €

Licencia: ETV-2439-E



> 4



> 5

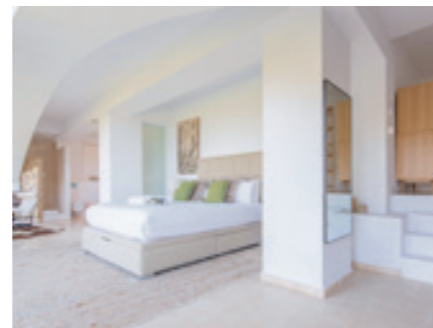


> 450 m2



> 1.200 m2





EXCLUSIVE VILLA WITH PANORAMIC SEA VIEW

Villa Love – Cala Carbó – Ref 02962

Villa Love is a stunning 6-bedroom, 7-bathroom villa perched atop a cliff with breathtaking sea views. Located in the serene west of Ibiza, near Cala Carbó, it offers a private oasis amidst Mediterranean nature. Enjoy beautiful sunsets from the living room, pool, and verandas, along with panoramic sea views from nearly every corner of the villa. A peaceful and luxurious retreat perfect for relaxation.


Villa Love es una impresionante villa de 6 habitaciones y 7 baños, ubicada en lo alto de un acantilado con vistas al mar. Situada en la tranquila zona oeste de Ibiza, cerca de Cala Carbó, ofrece un oasis privado en medio de la naturaleza mediterránea. Disfruta de hermosos atardeceres desde el salón, la piscina y las terrazas, junto con vistas panorámicas al mar desde casi todos los rincones de la villa. Un retiro pacífico y lujoso perfecto para relajarse.

Weekly price from/Precio semanal desde: 12.750 € hasta/to 28.000 €

Licencia: ETV-1176-E

 > 6

 > 7

 > 450 m2

 > 10.000 m2



MODERN VILLA WITH SEA AND SUNSET VIEWS

Casa Ana – Cala Molí – Ref 02963

Casa Ana is a modern 5-bedroom villa located on the heights of Cala Molí, in the south-west of Ibiza. With a warm, homey feel and sleek, contemporary design, the villa showcases straight lines and high-quality materials. Its standout feature is the abundance of natural light, thanks to skylights in the living and dining areas. The outdoor spaces offer stunning, unobstructed sea views, creating a perfect setting for relaxation and enjoyment.


Casa Ana es una villa moderna de 5 habitaciones ubicada en lo alto de Cala Molí, en el suroeste de Ibiza. Con un ambiente cálido y acogedor y un diseño contemporáneo, la villa destaca por sus líneas rectas y materiales de alta calidad. Su característica más destacada es la abundancia de luz natural, gracias a los tragaluces en el salón y comedor. Los espacios exteriores ofrecen impresionantes vistas al mar, creando el entorno perfecto para relajarse y disfrutar.


Weekly price from/Precio semanal desde: 15.850 € hasta/to 23.500 €

Licencia: ETV-1782-E

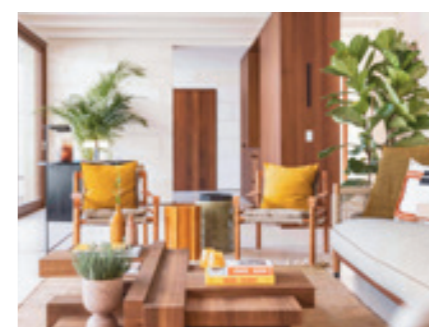
 > 5

 > 5

 > 449 m2

 > 1.800m2





LUXURY VILLA WITH THE MOST BREATHTAKING VIEWS

Villa Azuree – Na Xamena – Ref 03027

Perched on a hill in northern Ibiza, Villa Azuree offers a luxurious retreat with panoramic sea views. Its modern design and high-end finishes create a chic, comfortable atmosphere. With spacious terraces, a pool, and lush gardens, it's perfect for families, groups, or couples seeking a tranquil escape. Near Na Xamena, the villa is ideal for nature lovers and hikers. Accommodating up to 10 guests, it features state-of-the-art amenities for a relaxing, memorable stay.

Ubicada en el norte de Ibiza, Villa Azuree ofrece un lujoso retiro con vistas panorámicas al mar. Con diseño moderno y acabados de alta gama, cuenta con amplias terrazas, piscina y jardines exuberantes. Ideal para familias, grupos o parejas que buscan tranquilidad, cerca de Na Xamena. La villa, con capacidad para 10 huéspedes, está equipada con comodidades de última generación para una estancia relajante y memorable.

Weekly price from/Precio semanal desde: 22.000 € hasta/to 40.000 €

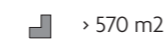
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> 5



> 5



> 570 m2



> 4.000 m2



STUNNING VILLA WITH TAGOMAGO VIEWS

Villa Aurea – Es Figueral – Ref 03044

Villa Aurea, located in the serene northern part of Ibiza, offers a tranquil retreat amidst lush pinewood gardens with breathtaking views of Tagomago Island. This spacious villa features six bedrooms, accommodating up to 12 guests, and is ideal for families, groups of friends, or anyone seeking a peaceful vacation away from the bustling areas of the island.

Villa Aurea, situada en la serena zona norte de Ibiza, ofrece un tranquilo refugio en medio de exuberantes jardines de pinos con impresionantes vistas a la isla de Tagomago. Esta espaciosa villa cuenta con seis dormitorios, con capacidad para 12 personas, y es ideal para familias, grupos de amigos, o cualquier persona que busque unas vacaciones tranquilas lejos de las zonas bulliciosas de la isla.

Weekly price from/Precio semanal desde: 30.500 € hasta/to 63.500 €

Licencia: ETV-1688-E



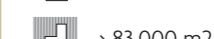
> 6



> 8



> 483 m2



> 83.000 m2





WHAT OUR CLIENTS SAY ABOUT OUR RENTAL & CONCIERGE SERVICE LO QUE DICEN NUESTROS CLIENTES SOBRE NUESTRO SERVICIO DE ALQUILER Y CONCIERGE



"Simon's attention was unbeatable, quick communication, always ready to help, decisive, friendly. He provided us with all the information we asked for and was super punctual in the delivery and collection of keys. He found us a perfect villa for our needs, Villa Virginia is a beautiful Villa, with a perfect location for touring the island, decorated with lots of charm, perfectly equipped, clean, very comfortable beds, all rooms with AACC, with good functioning of all facilities. It was a wonderful family trip. Thank you!"

D Diego gomez Arranz
October 2024



"Aida's attention was at all times fantastic, she is a great professional and the house is just as it appears in the photos. Next year we will rent again with them. Thank you very much."

C Carmen Bañuelos
September 2024



"Excellent service, very well predisposed to help in everything. I highly recommend them"

f Florencia Hardoy
March 2024




"We rented a villa in Ibiza through Prestige Properties Ibiza. Simon took care of our request and proposed us nice goods. We agreed rapidly on a villa in san josep. Check in was easy. The villa was beyond expectations. During our stay, Simon always available and kind. We also used concierge services with Rosa. Same as Simon always available and very helpful. Definitely a reliable and excellent agency!"

D David Payet
August 2024



"Good Ibiza friends recommended this agency to me as the best on the island, very reliable and with very good service and I have been able to verify that this is true. Villa Virginia highly recommended and thank you Simon for your attention."

 Silvia Herranz
October 2024



"What an amazing experience and service I received from Prestige Properties Ibiza! My point of contact were Roody & Rosa and I can tell you that I had an exceptional experience with both of them. They were very response, accommodating, & helpful before, during and after our stay. I will only work with Prestige Properties Ibiza when I visit because of both their outstanding services and will highly recommend to anyone visiting Ibiza. Can't wait to use them in the near future! Thank you Roody & Rosa again!"

F Farsheed Raftari
August 2024

O Ornella Muto
June 2024

Read more or leave
your own review here:



SOME OF OUR FAVOURITE SALES OF 2024 ALGUNAS DE NUESTRAS VENTAS FAVORITAS DEL 2024

Finca Can Somni, Buscastells

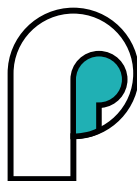


Villa Amalfi, Can Furnet



Villa Tuscany, Cala Conta





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