

Sa Saltera – Prime Investment Opportunity in Sant Antoni, Ibiza

Location: Central Sant Antoni, Ibiza
Asset Type: Residential & Commercial Mixed-Use Building
Total Built Area: 2,975 m²
Units: 19 Apartments, 1 Commercial Premises
Parking: 20 Spaces
Projected Resale Value: €18,000,000
Projected Rental Yield: 7.5%

Key Highlights

- **✓ High-Growth Market:** Located in one of the most dynamic and high-rent districts in Ibiza.
 - **✓ Value-Add Opportunity:** Purchased via repossession and reform-ready, offering exceptional capital uplift.
 - **✓ Mixed-Use Asset:** Secure dual-income streams from both residential and commercial units.
 - **✓ Prime Island Investment:** Limited availability of large assets in central Ibiza locations.
 - **✓ Attractive Yield:** Gross rental return of approximately 7.5% annually on total investment cost.
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Investment Summary

Cost Component	Amount (€)
Repossession Acquisition	€7,700,000
Permissions & Licences	€1,800,000
Technical Fees	€137,000
General Reform & Renovation	€140,000
Finder’s Fee	€385,000
Total Investment	€10,162,000
Estimated Resale Value	€18,000,000

Cost Component	Amount (€)
Estimated Profit	€7,838,000

Component Breakdown

1. Residential Units

- **Area:** 2,380 m²
- **Estimated Market Price/m²:** ~€6,700
- **Total Value:** €15.95 million
- **Rental Potential:**
 - Monthly: €52,360
 - Annual: €628,320

2. Commercial Unit

- **Area:** 595 m²
- **Estimated Market Price/m²:** ~€3,500
- **Total Value:** €2.08 million
- **Rental Potential:**
 - Monthly: €10,710
 - Annual: €128,520

Valuation Ranges

Component	Area (m ²)	€/m ² (Avg.)	Value (€)
Residential	2,380	€6,700	€15.95 million
Commercial	595	€3,500	€2.08 million
Total (Estimated)	2,975	—	€18.03 million

Rental Income Overview

	Component	Area (m ²)	€/m ² /month	Monthly Income (€)	Annual Income (€)
	Residential	2,380	€22	€52,360	€628,320
	Commercial	595	€18	€10,710	€128,520
	Total	2,975	—	€63,070	€756,840

Conclusion

Sa Saltera represents a rare opportunity to acquire, reposition, and profit from a sizeable residential-commercial asset in the heart of Ibiza. Whether targeting a high-margin resale strategy or long-term rental yield, this building delivers both scale and value in a limited-supply, high-demand market.



SA SALTERA

PRIME INVESTMENT OPPORTUNITY IN SANT ANTONI, IBIZA

KEY HIGHLIGHTS

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HIGH-GROWTH MARKET
Located in one of the most-dynamic and high-rent districts in Ibiza.
- ✓

VALUE-ADD OPPORTUNITY
Purchased via repossession and reform-ready, offering exceptional capital uplift.
- ✓

MIXED-USE ASSET
Secure dual-income streams from both residential and commercial units.
- ✓

ATTRACTIVE YIELD
Gross rental return of approximately 7.5% annually on total investment cost

INVESTMENT SUMMARY

Cost Component	Amount (€)	Estimate	Estimate (€)
Repossession Acquisition	7.700.000	Area	€15,95 million
Permissions & Licences	1.800.000	Estimated Market Value	
Technical Fees	137.000	Total Value	€5.95 million
General Reform & Renovation	140.000	Rental Potential	€52.380
Finder's Fee	385.000	Monthly Income	€52.380*
		Annual Income	€628.320
Estimated Investment	10.162.000	Estimated Profit	
Estimated Profit	7.838.000		

COMPONENT BREAKDOWN

Component	Area (m²)	€/m² (Avg.)	Monthly Income (€)
Residential	2.380	6.700	52.360
Commercial	595	3.500	10.710
Total (Estimated)	2.975	-	€18.03 million

RENTAL INCOME OVERVIEW

Component	Area (m²)	€/m²/mo	Monthly Income (€) (net)
Residential	2.380	22	€63.070
Commercial	565	18	€10.710