

## 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 m<sup>2</sup>

**Units:** 19 Apartments, 1 Commercial Premises

**Parking:** 20 Spaces

**Projected Resale Value:** €18,000,000

**Projected Rental Yield:** 7.5%

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### 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
<b>Total Investment</b>	<b>€10,162,000</b>
<b>Estimated Resale Value</b>	<b>€18,000,000</b>

Cost Component	Amount (€)
<b>Estimated Profit</b>	<b>€7,838,000</b>

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## Component Breakdown

### 1. Residential Units

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

### 2. Commercial Unit

- **Area:** 595 m<sup>2</sup>
- **Estimated Market Price/m<sup>2</sup>:** ~€3,500
- **Total Value:** €2.08 million
- **Rental Potential:**
  - Monthly: €10,710
  - Annual: €128,520

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## Valuation Ranges

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

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## Rental Income Overview

**Component Area (m<sup>2</sup>) €/m<sup>2</sup>/month Monthly Income (€) Annual Income (€)**

Residential	2,380	€22	€52,360	€628,320
Commercial	595	€18	€10,710	€128,520
<b>Total</b>	<b>2,975</b>	<b>—</b>	<b>€63,070</b>	<b>€756,840</b>

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**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

- HIGH-GROWTH MARKET**  
Located in one of the most-dynamic and high-rent districts in Ibiza.
- MIXED-USE ASSET**  
Secure dual-income streams from both residential and commercial units.
- VALUE-ADD OPPORTUNITY**  
Purchased via repossession and reform-ready, offering exceptional capital uplift.
- ATTRACTIVE YIELD**  
Gross rental return of approximately 7.5% annually on total investment cost.

### INVESTMENT SUMMARY

Cost Component	Amount (€)	Estimated	Estimated (€)
Repossession Acquisition	7.700.000	Areium2	€15,95 million
Permissions & Licences	1.800.000	Estimated Mârzel/O/n	€5.95 million
Technical Fees	137.000	Total Value	<b>€52.380</b>
General Reform & Renovation	140.000	Rental Potential	€52.380°
Finder's Fee	385.000	Monthly Incontal	€628.320
Estimated Investment	<b>10.162.000</b>	Annual Incontal	
Estimated Profit	<b>7.838.000</b>	Estimated Profit	

### COMPONENT BREAKDOWN

Component	Area (m <sup>2</sup> )	€/m <sup>2</sup> (Avg:)	Monthly Income (€)
Residencial	2.380	6.700	52.360
Commercial	595	3.500	10.710
Total (Estimated)	<b>2.975</b>	-	<b>€18.03 million</b>

### RENTAL INCOME OVERVIEW

Component	Area (m <sup>2</sup> )	€/m <sup>2</sup> /moth	Monthly Income (€) (±)
Residencial	2.380	22	€ 63.070
Commercial	565	18	€ 10.710