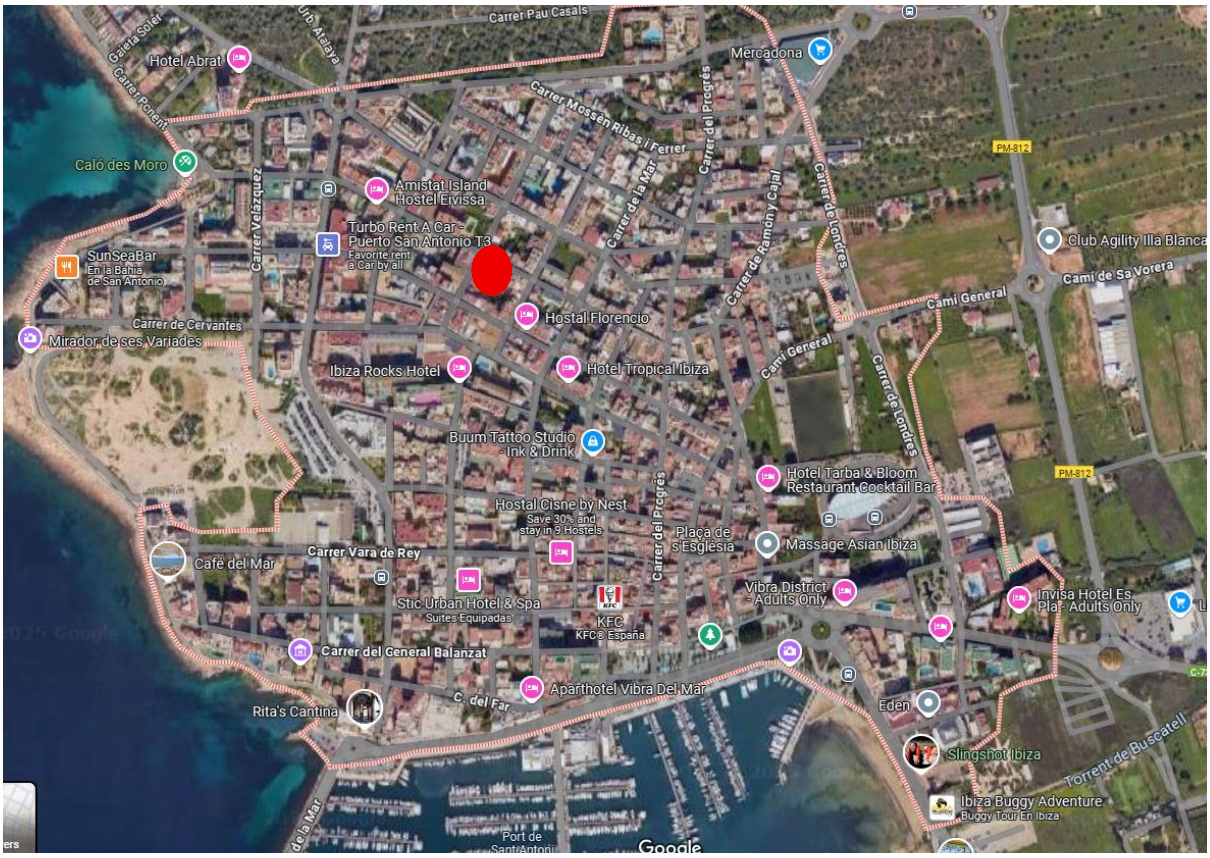
Sa Saltera

Ibiza


Carrer Pau Casals
Caleta Soler
Hotel Abrat
Urb Atalaya
Carrer Ponent
Mercadona
Carrer Mossen Ribas i Ferrer
Carrer del Progrés
Caló des Moro
Amistat Island Hostel Eivissa
Carrer Velázquez
Turbo Rent A Car - Puerto San Antonio T3
SunSeaBar
Carrer de la Mar
Carrer de Ramón y Cajal
Carrer de Londres
PM-812
Club Agility Illa Blanca
Camí de Sa Vorera
Camí General
Hostal Florencio
Carrer de Cervantes
Mirador de ses Variades
Ibiza Rocks Hotel
Hotel Tropical Ibiza
Buum Tattoo Studio - Ink & Drink
Hotel Tarba & Bloom Restaurant Cocktail Bar
Hostal Cisne by Nest
Plaça de s'Església
Massage Asian Ibiza
Carrer Vara de Rey
Café del Mar
Stic Urban Hotel & Spa
Suites Equipadas
KFC
KFC® España
Vibra District - Adults Only
Invisa Hotel Es Pla- Adults Only
Carrer del General Balanzat
Aparthotel Vibra Del Mar
C. del Far
Rita's Cantina
Eden
Slingshot Ibiza
Torrent de Buscatell
Ibiza Buggy Adventure
Buggy Tour En Ibiza
Port de Sant Antoni
Google


Sant Mateu d'Albarca
Sant Carles de Peralta
EI-300
Buscastell
EI-400
Eivissa
Cala Llenya
Sa Punta Galera
Santa Gertrudis de Fruitera
Es Canar
Cala Gració
Sant Antoni de Portmany
Santa Eulària des Riu
San Rafael
Cala Llonga
Sant Agustí des Vedrà
Roca Llisa
Puig d'en Valls
Can Bufí
Sant Josep de sa Talaia
Ibiza
Es Boldado
Platja d'en Bossa
Es Cubells
Sant Francesc de s'Estany

BUILDING

19
APARTMENTS

2
TRIPLEX

20
PARKING SPACES

14
DUPLEX

2
STORE ROOMS

2,973
SQUARE METERS

1 COMMERCIAL PREMISES

Investment Cost Breakdown – Property Acquisition & Development

Cost Item	**Amount (€)**
Buying with Repossession Costs	€7,700,000
Permissions and Licences	€1,800,000
Technical Fees (*Honorarios Técnicos*)	€137,000
General Reform / Renovation	€140,000
Finder’s Fee	€385,000
Total Investment Cost	**€10,162,000**

Estimated resale value	**€18,000,000**
Profit	**€7,838,000**

Resale Value

1. **Residential Component (19 apartments)**

- **Residential price/m²** ranges:
  - Idealista: ~€6,702/m² noudiari.es+15idealista.com+15idealista.com+15engelvoelkers.com
  - Engel & Völkers: ~€6,622/m² for flats engelvoelkers.com
  - Fotocasa averages around €6,988/m² idealista.com+15fotocasa.es+15cadenaser.com+15
- **Assumed average**: ~€6,700/m²
- (~2,380 m²), their value = **2,380 × 6,700 ≈ €15.95 million**

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2. **Commercial Component (1 unit)**

- **Commercial price/m²** range:
  - Idealista listings: €1,000–€2,000/m²; prime/high end around €3,428/m² idealista.comnoudiari.es
  - thinkSPAIN reports avg ~€3,428/m² and a range near €5,054/m² idealista.com+9thinkspain.com+9thinkspain.com+9
- **Assumed average**: ~€3,500/m²
- value = **595 × 3,500 ≈ €2.08 million**

Total Estimated Value

Component	**Area (m²)**	**Price/m² (€)**	**Value (€ million)**
Residential	2,380	6,700	15.95
Commercial	595	3,500	2.08
Total Building	**2,975**	—	**≈ €18.0 million**

Price Ranges

- **Residential-only** (2,975 m^2): €17.8 M–€19.9 M
- **Commercial-only** using full area: €8.9 M–€14.9 M (less realistic)
- Combined realistic valuation: **€16–€20 million**, with **≈ €18 million** as a strong midpoint

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Rental income

Residential Component (19 apartments)

- **Residential rent** averages around **€22/m^2 per month**, making Sant Antoni one of the highest-rent areas in the Balearics diariodeibiza.com+15cadenaser.com+15thinkspain.com+15.
- Assuming **80%** of the total area is residential:
  2,975 m^2 × 0.80 = 2,380 m^2
- Monthly rental income: **2,380 × €22 = €52,360**
- **Annualized**: €52,360 × 12 ≈ **€628,320**

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2. Commercial Component (1 unit)

- **Commercial rent** averages between **€15–21/m^2 per month** based on listings idealista.com+1cadenaser.com+1.
- Assume **20%** of the building is commercial: **2,975 m^2 × 0.20 = 595 m^2**
- Use a middle rate of **€18/m^2/month**:
  - Monthly income: **595 × €18 = €10,710**
  - Annualized: €10,710 × 12 = **€128,520**

Combined Rental Income Overview

Component	**Area (m^2)**	**€/m^2/mo**	**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**

Yield and Return Analysis

- **Estimated yearly rental income**: **€756,840**
- As a percentage of purchase value (e.g., €10 million), this equates to a **Gross Rental Yield** of ~**7.5%**.