

FIGUERETES

PROPERTY INFORMATION · 2026

FIGUERETES · IBIZA

# Ibiza *Investment Property*

Turnkey 3-bedroom apartment with private 75m<sup>2</sup> terrace, across the street from Figueretes Beach. €33,943 in 2025 net rental income at 90% occupancy.

ASKING PRICE

€479,000

IBIZA, SPAIN

CONFIDENTIAL · FOR INVESTOR REVIEW

AT A GLANCE

# The numbers that define the asset.

A turnkey, remote-managed Ibiza apartment with a private 75m<sup>2</sup> terrace, established rental history, and a calendar already populated with confirmed 2026 income.

ASKING PRICE	GROSS YIELD	NET YIELD	2025 OCCUPANCY
€479,000	7.3%	5.8%	90%
2026 BOOKED NIGHTS	AIRBNB RATING	FULLY RENOVATED	2025 NET RENTAL INCOME
184	5.0 / 5.0	2022	€33,943

THE PROPERTY

A turnkey ground-floor apartment, two minutes from the Balearic Sea.

INTERIOR	94 m <sup>2</sup>
PRIVATE DEEDED TERRACE	75 m <sup>2</sup>
BEDROOMS	3 (one en-suite)
BATHROOMS	2
FLOOR	Ground
RENOVATION	Fully renovated 2022
FURNITURE	Fully furnished & turnkey
CLIMATE	A-rated heating & cooling
COMPLIANCE	Seasonal rental (32-night min, LAU)



LOCATION

# Figueretes, Ibiza.

Avenida Pedro Matutes Noguera 16

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- Across from Figueretes Beach and the Paseo Marítimo
- Seaside promenade with restaurants and cafés at the doorstep
- Walking distance to Ibiza Town, Dalt Vila and Marina Botafoch
- Year-round neighbourhood — drives extended-stay demand outside summer
- 8 minutes by car to Ibiza Airport



# Four reasons this asset works.

A turnkey, remote-managed apartment — fully equipped and built for owners who want returns without on-island presence.

0 1

## Turnkey from day one.

Fully furnished apartment: sofa with TV, dining for four, complete kitchen with dishwasher, oven/stove, microwave, washer/dryer combo; three double beds (one a Murphy bed that converts to a desk); terrace furniture and decor throughout. Established cleaning vendor (€150 / turnover) and laundry pickup (€85 / turnover) continue with new ownership.

0 2

## Remote operations.

Smart keypad check-in lets the new owner operate from anywhere in the world. Existing systems already proven over multiple seasons. No on-island presence required.

0 3

## Registered and transferable.

Holds Spain's seasonal-rental registration (32-night minimum, governed by the Spanish Urban Lease Law) and operates in full compliance with current Balearic regulation. The National Rental Registration re-registers to the new owner at closing — a meaningful advantage in a tightening market where new registrations are increasingly hard to obtain.

0 4

## Built for long stays.

50-night average guest stays mean roughly 6 turnovers per year, vs. the 30–50 of a nightly let. Higher-quality long-stay tenants — executives, remote-working families — choose months, not weekends. Lower wear, fewer cleaning cycles, predictable cashflow.

# €33,943 net rental income at 90% occupancy.

Verified by full booking history and operating-cost ledger. A complete rental-performance dossier transfers with the sale.

2025 Income Statement	
Gross revenue	€34,994
Less Airbnb host fee (3%)	-€1,051
Net rental income	€33,943
Less operating costs	-€6,150
<b>NET OPERATING INCOME</b>	<b>€27,793</b>

Operating Costs (Annual)	
Electricity	€2,027
Water	€320
Alarm (monitored)	€624
Property insurance	€427
Internet	€565
Community fees (HOA)	€300
IBI + basura	€481
Cleaning + laundry (6 turnovers / yr)	€1,410
<b>TOTAL</b>	<b>€6,150</b>

HOA at €300 / year — among the lowest in Ibiza apartment stock.

SEASONAL RATE CARD

# Monthly rates by season.

SEASON	MONTHS	MONTHLY RATE (GROSS)
Peak summer	Jul – Aug	€7,000 – €7,500
High shoulder	Jun, Sep	€5,500 – €6,000
Late winter shoulder	April – early May	€4,000 – €4,700
Shoulder	May, Oct	€4,200 – €5,000
Off-season	Nov – Mar	€2,000 – €2,500

## CALENDAR

# 2026 confirmed bookings.

Income transfers to the new owner per closing date. Plus typical winter rental performance of €2,000–€2,500 / month from November through March.

PERIOD	STATUS	GROSS	NET
Mar 14 – Apr 30	COMPLETED	€4,101	€3,979
Apr 29 – May 31	CURRENT	€3,951	€3,832
May 31 – Jul 2	CONFIRMED	€5,241	€5,084
Jul 20 – Aug 27	CONFIRMED	€6,246	€6,059
Aug 29 – Oct 3	CONFIRMED	€5,766	€5,592
<b>TOTAL 2026</b>		<b>€25,305</b>	<b>€24,546</b>

# July 2 – 19

*17 days at peak Ibiza summer*

2026 · OWNER USE

Take possession, spend two weeks at peak summer, and let the calendar *pay for the year.*

A 17-day window sits in the 2026 calendar between confirmed bookings — deliberately held back for the current owner's personal use, and now passing to the new one. Time the closing right and the new owner steps onto the terrace for two weeks of high-season Ibiza, then hands the keys back to a calendar that runs through October 3 with confirmed bookings and rolls into a steady winter let from November onward.

It is, in plain terms, a property that hosts you on opening day and earns for the rest of the year.

WHAT'S INCLUDED WITH THE SALE

# Everything needed to operate from day one.

✓ Fully furnished and equipped (full inventory available on request)

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✓ Confirmed 2026 summer bookings transfer to the new owner at closing

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✓ Established cleaning & laundry vendors (warm introduction)

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✓ Rental-performance dossier with full booking history

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✓ Smart keypad lock system

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✓ Marketing and listing assets (professional photos, copy, and pricing notes)

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GUEST REVIEWS

# 5.0 across 13 Airbnb stays.

100% five-star reviews spanning May 2023 to present. Selected testimonials below.



*"This rental was absolutely perfect. The location is fantastic — a 3-minute walk to the beach, 8 minutes to the marina, and just 20 minutes to the city center. I cannot recommend this place enough — it's perfect."*

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**SOPHIA**

ESCONDIDO, CALIFORNIA · MAY 2023



*"We stayed for one month in August. The house was clean, in a great location, easy to access. Spaces were spacious, efficient bathrooms, and super air conditioning. Really just good things — thank you for the beautiful stay."*

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**QUATTROEMME**

SEPTEMBER 2023



*"Could not have been happier with our stay. Every step from initial enquiry to check-out was made easy. The apartment was perfect for a long stay. Beds super comfy and the area very quiet so we slept really well. We'll definitely be back."*

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**DAN**

MARCH 2024



*"If you're looking for the perfect accommodation in Ibiza — stop looking, you've found it. The beds are so comfortable. I slept better here than I do at home. One of the best hosts I've had, and I've stayed in Airbnbs all over the world."*

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**SHELLEY**

JULY 2024



*"Impeccable. Everything was just like the photos. Four people can stay here for a month perfectly and very comfortably. The location is amazing, very well connected to the airport. Honestly, a 100/10."*

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**MARIE LUISA**

MAY 2026 · MOST RECENT



*"Lovely apartment in a prime location. Only a 2-minute walk from the beach. The beds are very comfortable — probably the best bed I've ever slept in. Highly recommended."*

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**NATHAN**

FEBRUARY 2024

GALLERY

# Inside the property.

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Twenty-eight frames — interior, terrace, and neighbourhood. The pages that follow walk through each room and the immediate setting.







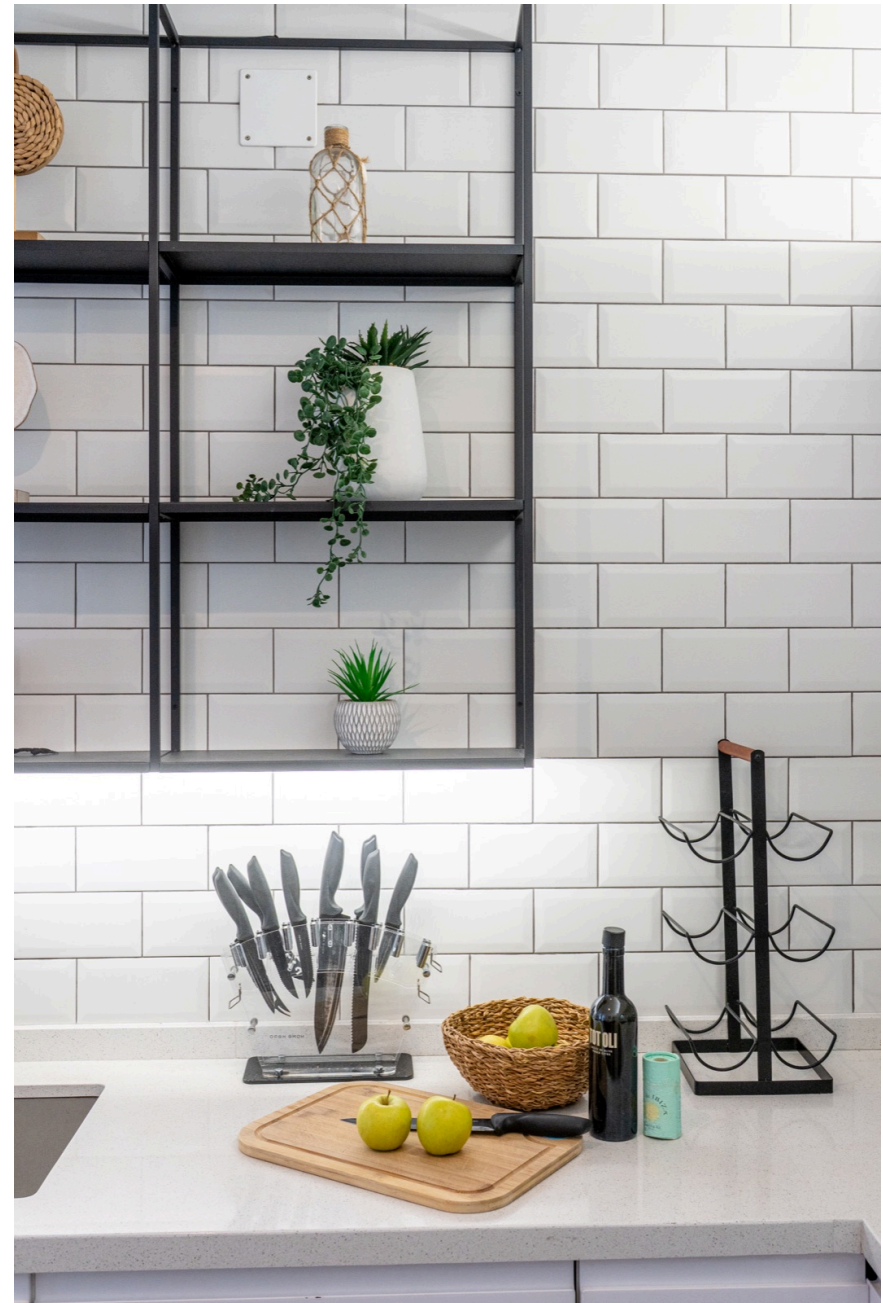


KITCHEN · LAYOUT & SHELVING





FIGUERETES



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FIGUERETES



IBIZA · SPAIN



SECOND BEDROOM





FIGUERETES



IBIZA · SPAIN

THIRD BEDROOM & WORKSPACE





SECOND BATHROOM & ENTRY







FIGUERETES BEACH · ACROSS THE STREET



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*"The finest properties are never simply found —  
they are sought, understood, and ultimately  
lived."*

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## FIGUERETES

IBIZA · SPAIN

*Property operates under Spain's seasonal rental regime (LAU, minimum 32 nights). National rental registration transferable via re-registration on closing. Listed for sale by owner. Information based on owner records; prospective buyers should conduct independent due diligence.*