



Property ID 700.401

## STYLISH RESTAURANT WITH GREAT REPUTATION FOR SALE - IN JESUS NEAR IBIZA CITY

JUST MINUTES FROM IBIZA CITY, MARINA BOTAFOCH AND TALAMANCA BEACH

|                             |                      |
|-----------------------------|----------------------|
| Purchase price              | 4.100.000€           |
| Land Surface                | 1.000 m <sup>2</sup> |
| Built Surface               | 665 m <sup>2</sup>   |
| of which Restaurant indoor  | 250 m <sup>2</sup>   |
| Restaurant terraces         | 200 m <sup>2</sup>   |
| Apartment indoor            | 174 m <sup>2</sup>   |
| Apartment terraces          | 120 m <sup>2</sup>   |
| Active License              | 213 guests           |
| of which inside dining room | 90 guests            |
| Outside terraces            | 123 guests           |



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This is an Off-Market property (not-published). Do not hesitate to contact us for a viewing.

## INSIDE

Sold for personal health reasons, after 14 years of successful operations, this is a quality and VERY WELL MAINTAINED fully functional quality restaurant, recently renovated.

Large indoor dining room, a large welcome bar with cafeteria and cold storage.

Fully functional professional kitchen in excellent status, renovated water and electricity tubing. Water connected by Aqualia with a reserve cistern, water heating is solar-powered installed on the roof, central AirCon, winter heating with central wood chimney. A separate large cold room, a large office, space for storage in a clean back-yard. Electricity connection by Endesa National company with 3x 15Kw 380v plus apartment 5Kw.

## OUTSIDE

60 quality chairs and 15 tables in a cosy and romantic garden under green pergola, trees and a beautiful large palm tree.

Large outdoor bar, fully equipped with all appliances: fridges, ice, dishwasher with 10 customers bar seats, Grill station with large grill and smoke extractor

## CLIENT PARKING

This is very IMPORTANT IN IBIZA : the restaurant has +20 parking spaces on its own plot of land, the courtyard just in front of the restaurant.

With valet parking you can have 30 cars parked.

## HAND – OVER

After 14 years of operations, the restaurant has a great loyal international and local customer base.

The owner will communicate properly to all his clients about his retirement and the sale of his Restaurant. He will present the new owner and new restaurant name.

## CONTACT US

This is an Off-Market property (not-published). Do not hesitate to contact us for any information. We are looking forward to arrange your viewing. For those who cannot travel to Ibiza we propose to do a video viewing.



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## RENOVATED DUPLEX PENTHOUSE APARTMENT – WITH VIEWS !

There is a fantastic apartment which was totally renovated 2023 in modern Ibiza decoration style.

This apartment is sold with its own separate Real Estate Deed. So it is an independent property that can be sold at any time separately from the restaurant.

With 3 bedrooms and 2 bathrooms, spacious indoors space of 228m<sup>2</sup>.  
Also the kitchen is new, totally renovated.

Apartment-own terraces, plus a superb rooftop of 140m<sup>2</sup> with a plunge pool.  
There are nice views for this rooftop towards Ibiza Old Town.



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## STRATEGIC COMMERCIAL LOCATION

The restaurant is located on the road to the village of Jesus, only 3km away from the city of Ibiza.

This spot is in a very good region with a large amount of quality customers. 3 luxury urbanisations are at the doorsteps of the restaurant : Can Fúrneta, Can Rimbaud and Roca Llisa.

In total 400 luxury villas are within 3 minutes car drive !

## MARKET VALUE EVALUATION

PURE Real Estate Ibiza  
Andy Baumann - 01.06.2026

The commercial real estate market in Ibiza has experienced robust and consistent growth, fundamentally driven by limited supply and increasing international demand for premium leisure destinations.

**Over the past five years, property price trends in high-end enclaves like Jesus, Marina Botafoch, and Talamanca have appreciated by approximately 30% to 40%.** This upward trajectory reflects a broader island-wide shift toward luxury tourism and year-round residency, significantly boosting the baseline value of commercial assets equipped with active operating licenses.

Jesus, located just 3km from Ibiza City, has transformed into a strategic commercial hub[cite: 1]. The village benefits immensely from its proximity to exclusive, affluent urbanizations such as Can Furnet, Can Rimbau, and Roca Llisa[cite: 1]. With nearly 400 luxury villas situated within a three-minute drive, the demographic profile of the immediate catchment area guarantees a high-spending, loyal customer base for upscale dining and lifestyle establishments[cite: 1].

Current market figures indicate that commercial spaces in prime Ibiza locations trade between 3,500 €/m<sup>2</sup> and 6,000 €/m<sup>2</sup>, depending heavily on the property's condition, the presence of a commercial license, and available amenities.

Strict municipal regulations limiting the issuance of new restaurant licenses have created a high barrier to entry, inherently amplifying the value of existing, fully licensed venues.

Furthermore, properties offering **substantial on-site client parking**—a rarity in Ibiza—command substantial premiums.

The integration of a **luxury residential unit** with a commercial space, as seen in the Subject Property, represents a highly coveted, risk-averse asset class, shielding investors from singular market fluctuations while providing immediate operational utility and substantial long-term capital appreciation.

Overall, the regional dynamics strongly favour properties that are turnkey and meticulously maintained. Investors are increasingly willing to pay top market prices to bypass the bureaucratic delays of renovations. Consequently, the commercial landscape in Jesus is poised for continued yield compression and sustained asset value growth over the next half-decade.

When comparing the Subject Property to competitors in Sant Jordi (4,412 €/m<sup>2</sup>) and San Agustín (4,379 €/m<sup>2</sup>), the Subject Property's higher price per square meter is fundamentally justified by its premium location and superior structural attributes. A decisive competitive advantage is the Subject Property's inclusion of over 20 proprietary client parking spaces[cite: 1]. In Ibiza, where parking scarcity severely limits restaurant capacity and customer convenience, this asset alone creates a operational moat that competing properties lack.

Furthermore, the Subject Property features a dual-asset structure, comprising a 250 m<sup>2</sup> restaurant interior with 200 m<sup>2</sup> of terraces, plus a fully renovated luxury duplex penthouse apartment with exclusive Old Town views[cite: 1].

Competing properties typically offer basic commercial shells or lower-tier residential additions requiring significant capital expenditure. The Subject Property is sold fully functional, recently renovated with modern water and solar-powered electrical tubing, central air conditioning, and professional-grade kitchen facilities[cite: 1].

While a larger property in Cala Vadella presents a significantly lower weighted price (2,740 €/m²), it is handicapped by its reliance on highly seasonal beach tourism.

| ID/Type                                        | Ref ID   | Location     | Sales Price | m2 Inter | m2 Ext | Parking | m2 Total Weighted | Price / m2 Weighted | Attributes (+/-)                                           | Commercial License Value & Clients | Direct Listing Link                                                                     |
|------------------------------------------------|----------|--------------|-------------|----------|--------|---------|-------------------|---------------------|------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Subject Property / Restaurant + Apartmt</b> | 700.401  | Jesus, Ibiza | 4,100,000 € | 424      | 320    | 20      | 844               | 3.500 €             | Lic (Yes), Views (Old Town), Status (Luxury), Parking (20) | 1,341,900 €                        | N/A (Off-Market)                                                                        |
| <b>Other Property / Rest+Apt</b>               | 19051012 | San Agustín  | 1,550,000 € | 354      | 0      | 0       | 354               | 4,379 €             | Lic (Yes), Views (Nature), Status (Basic), Parking (0)     | N/A                                | <a href="https://idealista.com/inmueble/19051012/">idealista.com/inmueble/19051012/</a> |
| <b>Other Property / Rest</b>                   | 7047190  | Sant Jordi   | 1,950,000 € | 442      | 0      | 0       | 442               | 4,412 €             | Lic (Yes), Views (No views), Status (Medium), Parking (0)  | N/A                                | <a href="https://idealista.com/inmueble/7047190/">idealista.com/inmueble/7047190/</a>   |
| <b>Other Property / Rest</b>                   | 8032200  | Cala Vedella | 2,200,000 € | 673      | 130    | 0       | 803               | 2,740 €             | Lic (Yes), Views (Sea), Status (Medium), Parking (0)       | N/A                                | <a href="https://idealista.com/inmueble/8032200/">idealista.com/inmueble/8032200/</a>   |

Note : the value of the "Commercial license & Clients" is not available for the 3 comparable objects (missing verifiable Data).

## CONCLUSIONS

3.500 € / m2 x 844 m2 weighted built = 2.954.000 €  
add Commercial License & Clients value = 1.341.900 €

- The Subject Property's strategic location in Jesus guarantees steady year-round traffic from nearby luxury residential hubs and Ibiza City[cite: 1].
- Ultimately, the premium attached to the Subject Property is directly correlated with its turnkey luxury status, extensive proprietary parking, and the highly lucrative, active commercial license accommodating 213 guests, establishing it as a dominant market offering[cite: 1].
- Dual-asset structure, comprising a restaurant plus a renovated luxury duplex penthouse apartment with Old Town views

|                                 |                    |
|---------------------------------|--------------------|
| Total Weighted m2               | 844 m2             |
| Price / m2 Weighted             | 3.500 € / m2       |
| <b>Real Estate Market Value</b> | <b>2.954.000 €</b> |
| + Commercial License Value      | 1,341,900 €        |
| <hr/>                           |                    |
| <b>= Total Property Value</b>   | <b>4.295.900 €</b> |
| Asking price                    | 4.100.000 €        |



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## ABOUT THE AREA – JESUS

The property is centrally located only 3 Km from Ibiza City, in the quiet village of Jesus. This neighbourhood has evolved in the last years to become a lovely and active place with many restaurants, shops and all services like supermarkets, pharmacy, banks, dry-cleaner, etc. the nearest beach is Talamanca at 2km or 5 min drive with a series of lovely beach restaurants and the 5\* star Nobu Hotel with its world-class restaurant.

The golf course Roca Llisa is 5 Km away, or a short 7 minute drive

Jesus is ideally located to benefit from all the services of Ibiza city reached in a 7 minute drive, including the yachting marina Botafoch excellent and wide offer of quality restaurants, bars and world-famous entertainment.

## CENTRAL LOCATION WITH SHORT TRAVEL DISTANCES

|                          |            |
|--------------------------|------------|
| Marina Botafoch yachting | 5 minutes  |
| ibiza City, Old town     | 7 minutes  |
| S'Estanyol beach         | 7 minutes  |
| Playa d'en Bossa beach   | 12 minutes |
| Ibiza Airport            | 15 minutes |

UNESCO World Heritage Ibiza old town, 8 minutes away from Jesus. The old town of Ibiza offers a great atmosphere and is an opportunity for nice strolls in the port area up to the cathedral at the summit of the hill. From that vantage point one gets amazing views over the city and on the other side to the open sea and Formentera.

In the other direction, from Jesus to Santa Eulalia, the South-East coast holds beautiful secluded smaller beaches like S'Estanyol, Aguas Blancas and the awesome Amante Beach Club set in its private bay, voted the best beach restaurant 3 years in a row. Other beach clubs worth visiting are Nikki Beach, Babylon Beach and Chiringuito Atzaro in Cala Nova. Santa Eulalia's 5\* hotels Aguas, Me and Atzaro Agroturismo offer luxurious spas. Local hippy Markets Las Dalias is 15 minutes away.

## MILD CLIMATE IN IBIZA

The sun exposure of the territory is very high, with about 3,000 hours per year on 320 days. Ibiza and Formentera are drier and warmer than the rest of the Balearic Islands, presenting a semi-arid climate. The average annual temperature of the island varies between 16 and 18.5° Yearly rainfall is between 300 and 600 mm.



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