



PLATJA D'EN BOSSA · IBIZA · BALEARIC ISLANDS

The One

Ultra-luxury seafront apartment project · Platja d'en Bossa

From €1,500,000 to €5,850,000 · 4 of 11 available

APARTMENTS

11 total · 4 of 11

BUILT

82-245 m²

BED · BATH

1 to 3

SETTING

Direct seafront



SOUTH-EAST ELEVATION · MEDITERRANEAN HORIZON



01 · SEAFRONT · NEW BUILD · READY TO DELIVER

Eleven apartments. Direct seafront. Seven already absorbed.

The One by Elements is an 11-apartment ultra-luxury seafront residence on Platja d'en Bossa — the longest sand beach in Ibiza, walking distance from Ibiza Town. Seven of the eleven units have been absorbed by private buyers before formal marketing. Four remain: one penthouse (€5.85M, 245 m² + 54 m² roof + 20 m² private pool), one upper-floor (€3.35M, 134 m²), one two-bedroom (€2.95M, 118 m²), and two one-bedrooms (€1.5M each, 82 m²).

PROJECT

11 apartments

By Elements · German developer
· September 2022 spec

AVAILABLE

4 of 11

7 sold pre-marketing · Penthouse remaining

PRICE BAND

€1.5–5.85M

1BR €1.5M · Penthouse €5.85M with private rooftop pool

POSITION

Direct seafront

Platja d'en Bossa · Longest sand beach in Ibiza

POSITION

Direct seafront new-build apartments on Platja d'en Bossa with private balconies and roof terraces are scarce stock. The penthouse — at €5.85M with its private rooftop pool — is the trophy unit; the €1.5M one-bedrooms are the entry point into seafront ownership at a price band that does not exist for villas anywhere on the island.

02 · THE ASSET

Available units · The penthouse + three apartments.



SPEC · VOLUME & LAYOUT

- **Penthouse (11/12)** · 3BR · 245 m² + 54 m² roof + 20 m² pool · €5.85M

- **Apartment 10** · 2BR · 134 m² + 67 m² terrace · €3.35M

- **Apartment 4** · 2BR · 118 m² + 135 m² terrace · €2.95M

- **Apartment 2** · 1BR · 82 m² + 31 m² terrace · €1.5M

- **Apartment 3** · 1BR · 82 m² + 32 m² terrace · €1.5M

SPEC · AMENITY & CONTEXT

- **Pool** · All units include private pool allocation

- **Parking** · Underground · Each unit

- **Storage** · 3 m² per unit

- **Spec** · German construction · Top-end finishes

- **Building** · Just completed · Ready for delivery

SEGMENT CONTEXT

Direct seafront new-build apartments in Ibiza are exceptional stock — Ley de Costas and Balearic planning have permanently closed first-line apartment development on most of the island. Platja d'en Bossa, with its full-length sand frontage and proximity to Ibiza Town, commands a premium relative to inland new-build. The €1.5M entry point is the lowest price-of-entry to seafront ownership on the island.



THE ONE · PLATJA D'EN BOSSA · IBIZA

PROCESS · PRIVATE ACQUISITION

- **Step 1** · Mutual NDA · Buyer qualification · Source-of-funds confirmation
- **Step 2** · Discrete site visit · Residence and grounds · By appointment
- **Step 3** · Commercial dossier · Price, structure, technical, options
- **Step 4** · Reservation · Reservation fee · Inventory hold
- **Step 5** · Notarial completion · Spanish process · Independent counsel mandatory

CONFIDENTIALITY

The One is handled as a private off-market transaction. Commercial terms, full technical dossier, and access are released only after mutual NDA. This document is shared on a strictly confidential basis with named recipients only.

ADVISORY · EQUINOX SUITE

René Heinz · Founder · Equinox Suite

Twenty years on the ground in Ibiza ultra-prime · Family-office advisory · Off-market mandates

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