



PROJECT  
**VEDRA**  
I B I Z A









## INTRODUCTION

On behalf of EV Leisure Hotel Fund SCSp (“the Owner”), JLL’s Hotels & Hospitality Group as the sole advisor is pleased to offer qualified investors the unique opportunity to acquire the prestigious 7Pines Ibiza (the “Hotel”, the “Property” or the “Asset”).

Perched on Ibiza’s breathtaking west coast, 7Pines Ibiza is a spacious all-suite resort sprawling across 54,000 sqm of prime Mediterranean-facing land. This five-star gem features 188 generously proportioned suites and villas<sup>1</sup>.

The Asset is available vacant of brand and management to the incoming investor.

The Property boasts world-class amenities including multiple pools, a 1,500 sqm spa and fitness center, diverse dining options, and versatile event spaces. Its prime location on the edge of a pine forest, coupled with its cliff-top setting, provides guests with unparalleled views.

Recognised with numerous accolades, including the TripAdvisor Traveler’s Choice (2023) and Conde Nast Traveler Readers’ Choice Awards (2021), 7Pines Ibiza represents a rare opportunity to acquire one of the island’s most exclusive resorts.

Following your acceptance of the non-disclosure agreement, we would be pleased to provide you with this confidential Investor Memorandum (“IM”) relating to the sale of the Hotel.



Grand Villa

<sup>1</sup>Three keys are owned by third parties and leased by the individual owners to the operator. The fund owns 185 suites, one of which is currently used as a kids-club.



# INVESTMENT HIGHLIGHTS



## Premium Luxury Resort

Opened in 2019 following an extensive renovation, the 7Pines Ibiza comprises 188 suites and villas<sup>1</sup> averaging 62.7 sqm in a secluded clifftop location.

The Property boasts an array of amenities including six F&B outlets, expansive outdoor pools, a 1,500 sqm spa and wellness center, and breathtaking views of the Mediterranean Sea.



## Vacant Possession

The freehold Property is currently operated under a lease agreement by 12.18. and a franchise agreement with Destination by Hyatt.

The Asset is available vacant of brand and management to the incoming investor upon sale.



## Value-Add Potential

The potential to acquire the asset unencumbered creates opportunities for operational enhancements that leverage the property’s extensive facilities.

By optimising operations, the all-suites Hotel can elevate its positioning as a premier luxury retreat in Ibiza’s growing high-end tourism market.



## Strong Market Fundamentals

Ibiza is a popular Mediterranean destination with a growing appeal. In 2024 the island achieved a record 1.1m overnight stays (+29.7% vs 2023).

As one of Spain’s fastest-growing 5-star resort markets, Ibiza commands the country’s highest RevPAR, which underscores its status as a top-tier destination.

<sup>1</sup>Three keys are owned by third parties and leased to the operator. The target entity own 185 suites, one of which is currently used as a kids-club.

Sources: INE, Exceltur



## ASSET SUMMARY

Situated on Ibiza’s western coast, this 5-star resort spans 54,000 sqm of coastal landscape with 188 elegant suites<sup>1</sup> offering breathtaking views over the Mediterranean Sea, Es Vedra island and Cala Cadolar. The complex features extensive facilities including six seafront F&B outlets, a 1,500 sqm wellness spa, an infinity pool, a laguna pool and an innovative Kids Club, KIO. Located 7 km from San Antonio and 22 km from Ibiza Airport, the resort offers water sports facilities and bike rentals to explore the surrounding areas.

Key Facts	
Address	Carrer Puig Delfín, s/n, 07830, Illes Balears
Construction/Ref. Year	1974 / 2019
Star Rating	5-star
Number of Keys <sup>1</sup>	188 keys (including 3 leased from third party owners)
Encumbrance	Available vacant possession upon sale
Brand	- Brand: 7Pines - Franchise agreement: Destination by Hyatt
Tenure	Freehold
Plot Area	54,000 sqm
Food & Beverage	6 outlets including 3 restaurants and 3 bars
Leisure Facilities	2 hotel pools and 16 private pools, Spa, Fitness Center, Pershing Yachts
MICE Facilities	4 meeting rooms (267 sqm MICE area)

Source: Management  
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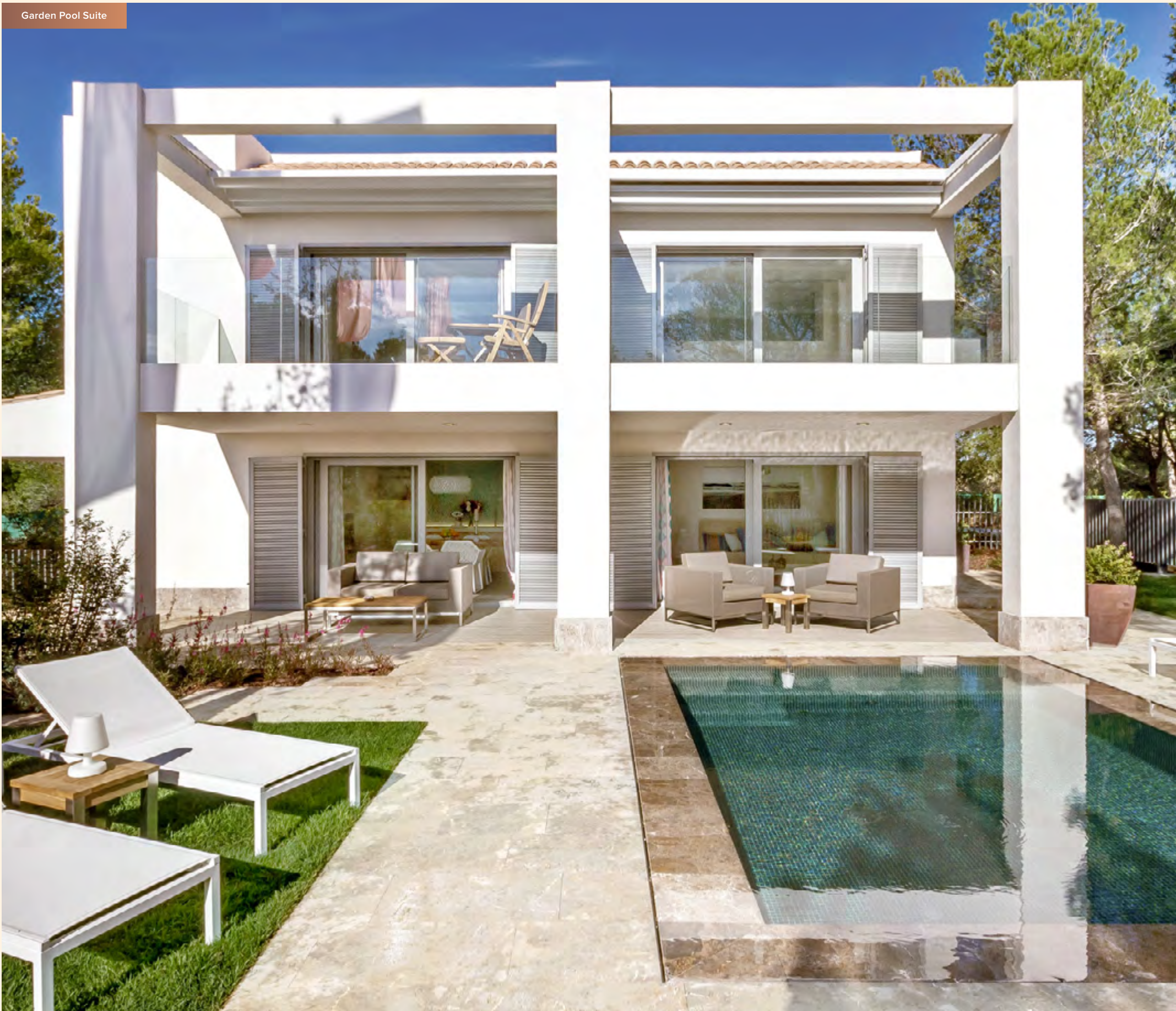
Grand Villa



Resort Infinity Suite



Cliff Suite



Garden Pool Suite





The View



Pershing Terrace



Lobby Bar & Lounge



Pershing Terrace



IBIZA’S MAIN DEMAND GENERATORS



- 01 Cala Comte Beach
- 02 Cala Bassa Beach
- 03 Cap Blanc Aquarium
- 04 Cala Saladeta Beach
- 05 Torre d'en Luc Viewpoint
- 06 Can Marca Caves
- 07 Cala Benirras Beach
- 08 Punta Moscatèr Lighthouse
- 09 Cala de Sant Vincent Beach
- 10 Ibiza Congress Palace
- 11 Amnesia Club Ibiza 23
- 12 Pacha Club Ibiza
- 13 Dalt Vila Old Town
- 14 Puig des Molins Museum
- 15 Ushuaia Club Ibiza / Cala d'En Bossa
- 16 Cala d'Hort
- 17 Cala Vedella Beach

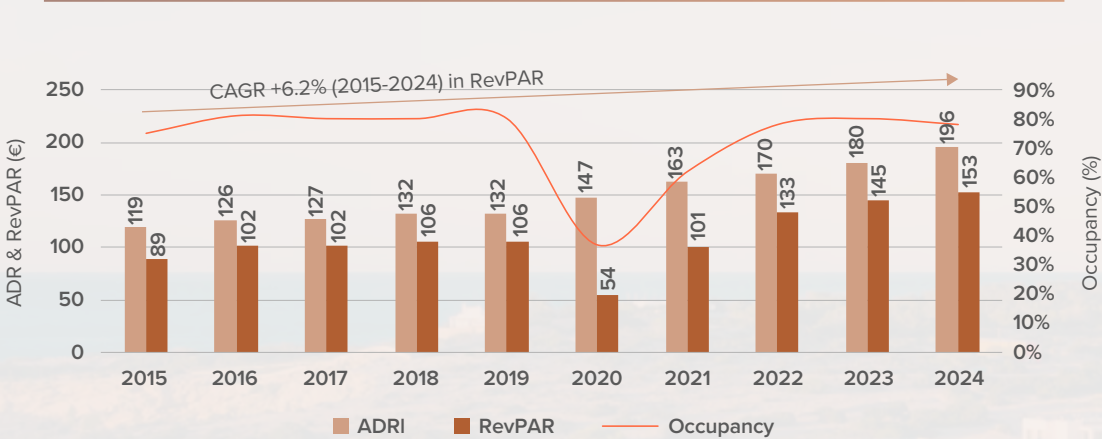
Distance	By Car	By Plane
Ibiza Airport	20 min	
Ibiza Town/Port	25 min	
Barcelona		55 min
Madrid		1h10
Paris		2h05
London		2h25
Amsterdam		2h40
Berlin		2h55



# TRADING PERFORMANCE

Ibiza is one of the strongest and best performing luxury resort markets in Spain. Further RevPAR growth is anticipated, fueled by a combination of new iconic brands entering the market, the increasing appeal of the destination, and the moratorium on new hotel developments.

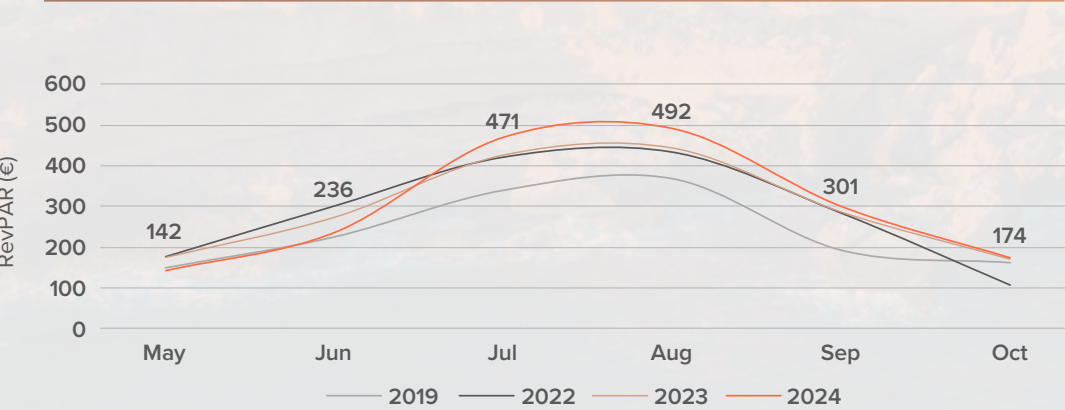
## Trading Performance (General Market)



Source: Execeltur  
Note: Figures for Ibiza and Formentera

RevPAR in Ibiza and Formentera has grown at a 6.2% CAGR since 2015, driven primarily by the increase in ADR (+5.7% CAGR).

## RevPAR Evolution (5-Star)



Source: IBESTAT  
Note: Figures for Ibiza and Formentera

The months that have experienced the highest RevPAR growth between 2019 and 2024 are September (+55%), indicating an extension of the season), July (+39%), and August (+34%).

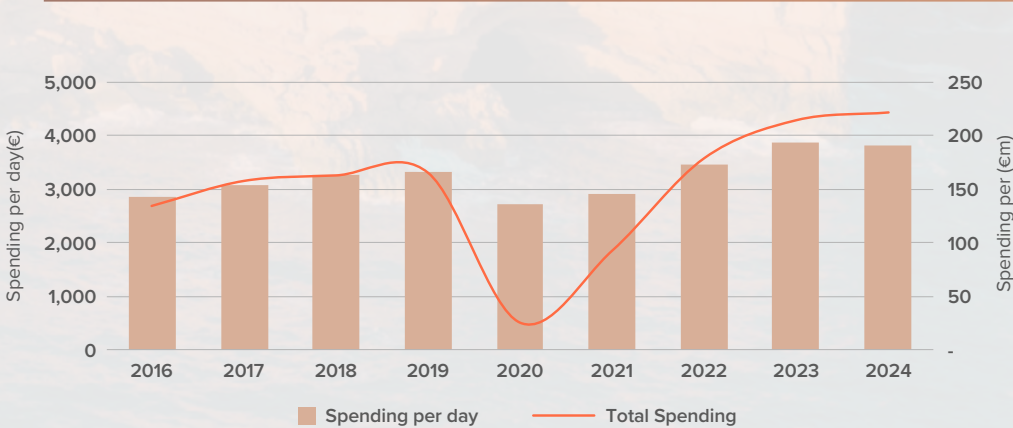
## Top Spanish Resort Destination in Terms of RevPAR (2024)

Destination		RevPAR (€)
1	Ibiza Town	178
2	Sant Josep de Sa Talia	168
3	Marbella	158
4	Adeje	151
5	Santa Eulalia des Rius	146

Source: Execeltur  
Note: Figures for the respective municipality

Among the top 5 resort destinations in Spain with the highest RevPARs, 3 are municipalities on the island of Ibiza, with Ibiza Town and Sant Josep ranking first and second, respectively.

## Spending Per Day



Source: IBESTAT  
Note: Figures for Ibiza and Formentera

Average daily spending has grown by 34% since 2016, rising from €142 in 2016 to €190 in 2024.





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