INTRO LETTER:

The Opportunity

Since 2014, Cotton Beach Club has been one of the most recognised addresses on Ibiza's southwest coast. It sits 40 metres above the turquoise Cala Tarida bay, facing the sunset. This data room presents two assets for acquisition as one package.

- The hilltop land: Approx. 2,900 sqm of freehold land directly above the club (registered at 2,500 sqm). It is classified as suelo urbano in zone UAA.3, with approx. 875 sqm buildable on the registered area and likely more on the actual surface. Today it serves as the venue's parking. It is well suited to a boutique hotel development.
- The venue lease: 10 years remaining, running to end of October 2036, with an option to extend. It covers the Grand Terrace restaurant (160 seated), the Amphi Lounge (40 seated) and the beach offer.

Together they give a new operator a proven, trading venue plus the land to add accommodation. That combination is increasingly rare in Ibiza as regulation tightens and licensed coastal sites become scarcer.

The venue at a glance

- Established 2014, trading continuously for 13 seasons
- Mediterranean-Japanese cuisine, laidback luxury positioning, international clientele
- Asphalt road to the entrance, valet parking, air-conditioned changing facilities
- Established weddings and private events business
- 134K on Instagram, 170K on Facebook following and a strong guest database

Valuation

The land has been independently valued by THIRSA (Tasaciones Hipotecarias Renta S.A.), an appraiser approved by the Bank of Spain. The report is dated May 2026 and is valid until November 2026 (see folder 05).

Seller

Cataleya Beach Hacienda S.L. (B57825804), Sant Antoni de Portmany, Ibiza.

