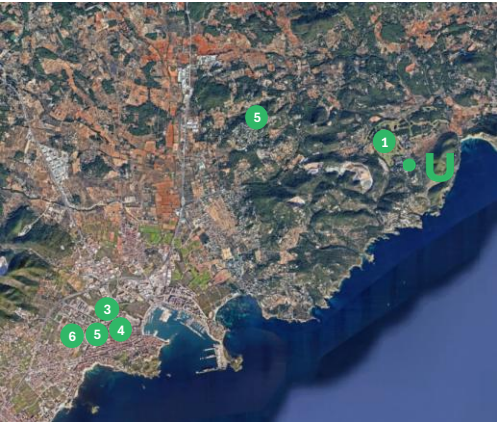


Study market - Villa Joy

#	Asset Typology	Address	Rooms	Constructed Area (sqm)	Plot (sqm)	Price (€)	€/sqm	On Market since
0	Villa Joy	Calle Formentera, Ibiza	5	550sqm	1.678sqm	7.200.000 €	13.091 €/sqm	-
1	Roca Llisa	C. Medinaceli 21	7	600sqm	1.600sqm	6.300.000 €	10.500 €/sqm	+3,0 years
2	Can Furnet	C. Cornisa Tauet 62	7	600sqm	1.600sqm	6.990.000 €	11.650 €/sqm	+3,0 years
3	Roca Llisa – Casa Llevant	Calle Madrid, 6	5	620sqm	1.323sqm	6.400.000 €	10.323 €/sqm	+1,5 years
4	Roca Llisa – Casa Xaloc	Calle Madrid, 8	6	630sqm	1.292sqm	7.500.000 €	11.905 €/sqm	+1,5 years
5	Roca Llisa	Calle de Formentera 36, Parc 39	5	493sqm	1.912sqm	5.900.000 €	11.968 €/sqm	+3 years
6	Roca Llisa	C. De Formentera 32	6	690sqm	1.900sqm	7.500.000 €	10.870 €/sqm	N/A
Avg			6	606sqm	1.605sqm	6.765.000 €	11.202 €/sqm	



*Study conducted in October 2026. Prices exclude VAT *Built area calculated as the sum of the interior built area of each home and 50% of the built area of porches and terraces.

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