

*INTRODUCING IBIZA'S CROWN JEWEL*

**XI**

**- DALT VILA, IBIZA -**

*"ELEVEN"*

*A UNIQUE HERITAGE PROPERTY IN THE HEART OF DALT VILA  
WITH STUNNING VIEWS OF IBIZA & FORMENTERA.  
A UNESCO WORLD HERITAGE SITE.*

- WELCOME TO ELEVEN -

In the heart of Dalt Vila stands this unique Casa Palacio, an exclusive trophy property embedded with rich history, located on a UNESCO World Heritage Site, famously known as XI ("Eleven").

The property has undergone a detailed archaeological survey, revealing the origins of the build, dating back to the 16th century.

Each corner of Eleven tells a story of its past, reflecting the historical richness of Dalt Vila, Ibiza's oldest district.

The property was meticulously restored over a seven year period, striking a perfect balance between historic charm and modern comfort.

This Casa Palacio is spread over 4 floors with a gross internal area of 559 m2 (6,017 sqft). The original features have been intricately restored and reinstated, preserving the full integrity of the building.

Perched on top of this fortified old town, with the scent of bougainvillea and jasmine hanging from the walls, you will find an oversized semicircular stone arch which receives you into a completely unimaginable place.

The combination of natural stone, high ceilings with iroko beams and thick 16th century walls, make this Casa Palacio naturally cool in summer and warm in winter.

The property features four outdoor spaces, each offering a unique experience. From the roof terrace with 360 degree views of Eivissa, Ibiza and Formentera, with the pool area orientated to have maximum sunlight throughout the day.

The Piano Bar has it's own independent entrance from the street, sitting on the remains of a Phoenician building which are accentuated by beautiful light features.

The Casa Palacio boasts six double rooms, and a children's room all with there unique interior design features and fine antiques.

The six bathrooms all have natural sunlight, walk in rain showers and two of them have free standing bathtubs. All bathrooms have double roll top vanity units with natural stone with premium sanitary ware from Duravit.

The kitchen comes fully equipped with high-end appliances from Miele, a Sub-Zero fridge and large wine cooler. The kitchen connects to the indoor dining area, which opens up to the main terrace, where you will find a beautiful outdoor space with a pool, filtered with an ionisation system.

The property features an integrated SONOS sound system, a Daikin comfort cooling system with independent controls, and underfloor heating throughout the property and two fireplaces.

The property is secured by CCTV and an alarm system, and also includes a carport for four vehicles with an E.V charging port.

An optional extra is the independent staff service apartment that is adjacent to the main property. (54 m2 / 581 sqft)

# XI

"ELEVEN"

- DALT VILA, IBIZA -



TYPE;  
**CASA PALACIO**  
**TROPHY PROPERTY**



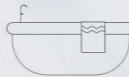
LOCATION;  
**DALT VILA,**  
**OLD TOWN IBIZA**



SIZE;  
**559 M2 BUILT**  
**1,666 M2 PLOT**



BEDS;  
**SIX DOUBLE BEDROOMS +**  
**OPTIONAL STAFF APARTMENT**



BATHS;  
**SIX BATHROOMS, STONE**  
**DOUBLE VANITY UNITS**



KITCHEN;  
**FULLY EQUIPPED WITH MIELE &**  
**SUB-ZERO APPLIANCES**



OUTDOOR SPACES;  
**FOUR OPEN SPACES, ROOFTOP**  
**360 VIEW & POOL TERRACE**



MATERIALS;  
**SAND STONE, IBIZA STONE**  
**(GREY & BEIEGE), IROKO WOOD**



PARKING;  
**COVERED CAR PORT (FOUR**  
**SPACES) + E.V CHARGING**



HISTORY;  
**16TH CENTURY PHOENICIAN**  
**ARCHITECTURE**

- PRICE -

€ 14,500,000

- HIGHLIGHTS -

**LOCATION:** Located in Dalt Vila, a UNESCO World Heritage site, Eleven is an authentic part of Ibiza's history. The property is just steps away from restaurants, boutiques and art galleries.

**HISTORY:** The property was rebuilt in the 16th century and features 400 year old Phoenician carvings in the indoor spaces, one can see a weathered angels face and intricate masonry work performed throughout.

**RESTORATION:** Meticulously restored to preserve it's history, using original stones and architectural features to complete the renovation.

**COMFORTS:** The property boasts modern comforts, including a well-equipped kitchen, high-end appliances, with open spaces in a unique setting.

**FURNISHINGS:** Eleven is furnished with a blend of modern and antique pieces, including velvet beds, a collection of vintage mirrors, sculptures and artwork.

**VIEWS:** The roof terrace offers 360-degree views of Ibiza Old Town, Eivissa, Playa d'en Bossa and Formentera.

**PRIVACY:** Perched in a privileged position at the top of the fortified area of the old town, where one will find privacy and seclusion.

- THE AREA -

**DALT VILA**, the historic heart of Ibiza, is a UNESCO World Heritage site that offers a captivating blend of past and present. This ancient district, whose name translates to "Upper Town," is a maze of narrow, winding cobblestone streets, charming whitewashed houses, and stunning panoramic views that stretch across the island, and out to Formentera.

As the oldest part of Ibiza, Dalt Vila is steeped in culture. Its fortified walls were built in the 16th century to protect the island, within these walls you will find a treasure trove of historical landmarks, including the Cathedral of Santa Maria d'Eivissa, the Castle of Ibiza, and numerous archaeological sites.



*XI "ELEVEN", DALT VILA*

**I**

THE ENTRANCE

**II**

OPEN SPACES

**III**

THE VIEWS

**IV**

THE PIANO BAR

**V**

BEDS & BATHS

**VI**

THE KITCHEN

**VII**

THE AREA

**VIII**

THE PROPERTY







# I

## THE ENTRANCE









## II

OPEN SPACES











THE VIEWS



THE VIEWS











# IV

THE PIANO BAR















BEDS & BATHS

















# VI

THE KITCHEN









# VII

THE AREA













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# VIII

THE PROPERTY

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The Property

Eivissa Marina

Car Port

Preserved Land - UNESCO

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XI

- DALT VILA, IBIZA -

*"ELEVEN"*