

Casa Pacha
RESIDENCES

A Global Icon Where Luxury, Freedom
and Design Harmonize To Ibiza's New Rhythm.

At Casa Pacha Residences,
luxury isn't just about
design or location...



it's about creating a space where you can focus entirely on *living*.



Own a piece of *Pacha* history

One of Ibiza's most
irreplaceable addresses

Zero opportunity for
comparable future development

A location defined by
cultural leverage and adjacency



Ibiza

The Address that needs no introduction

STEPS FROM PACHA. AT THE CENTRE OF EVERYTHING.

25 METERS
PACHA IBIZA

5 MIN WALK
NOVIKOV
ZUMA
CIPRIANI
LIO
DIOR
BVLGARI
CAPPUCINO GRAND CAFE
MARINA BOTAFOC
SUPERMARKET
PHARMACY

15-20 MIN WALK
TALAMANCA BEACH
IBIZA TOWN

10 MIN DRIVE
AIRPORT
DESTINO FIVE IBIZA



Ibiza's MOST LEGENDARY ADDRESS

DALT VILA

CASCO ANTIGUO- OLD TOWN

MARINA IBIZA

PUERTO DE IBIZA

CASINO DE IBIZA

TALAMANCA BEACH

EL HOTEL PACHA

10 MIN DRIVE TO AIRPORT &
DESTINO FIVE IBIZA

15 M WALK TO TALAMANCA BEACH

25 M TO PACHA IBIZA





OUR DESIGN PHILOSOPHY

Born from a *Flower*

Casa Pacha isn't designed around nature.
It is designed as nature



OUR DESIGN PHILOSOPHY

Where *Flower Power* takes form

Casa Pacha draws its form and soul from Flower Power, the iconic Pacha event that began in Ibiza and became a global symbol of freedom, unity, and self-expression. More than a party, Flower Power was always about bringing people together. That same spirit now defines the architecture of Casa Pacha.

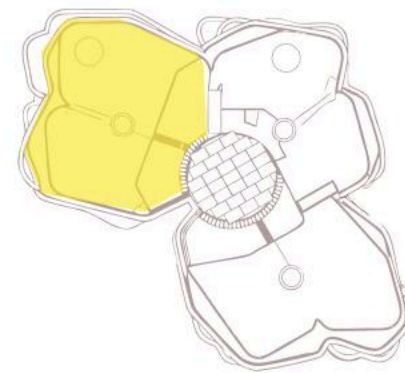
The building is structured as a flower in bloom, with its design principles rooted in the essence of the event itself. Just as Flower Power revolves around a shared energy and collective experience, Casa Pacha is organised around connection, flow, and togetherness.

Soft, organic lines replace rigid edges, allowing the building to feel alive, fluid, and constantly in motion. From every angle, Casa Pacha reveals a new perspective, mirroring the way Ibiza itself shifts between day and night, calm and celebration, solitude and connection.



OUR DESIGN PHILOSOPHY

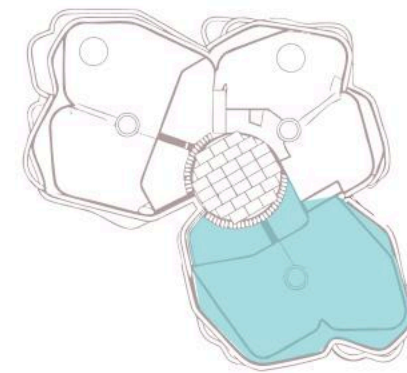
The *Three* Petals



1 PEACE

Peace at Casa Pacha is felt in the sense of coming home. Soft, organic architecture, natural light, and seamless indoor - outdoor transitions create a calm and restorative atmosphere.

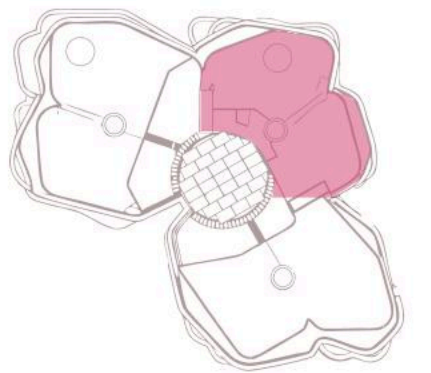
Wellness areas, including the spa and outdoor gym, extend the home spaces to unwind, reset, and care for body and mind.



2 FREEDOM

Freedom at Casa Pacha comes from living at the heart of Ibiza's lifestyle while having space to retreat. Moments from the energy of Pacha Ibiza, it places residents within the island's cultural pulse of music, creativity, and celebration.

Inside Casa Pacha, the atmosphere shifts. Flowing layouts, private residences, and calm shared spaces create a sense of escape, allowing residents to move between vibrant nights and quiet mornings, always returning to a home that feels grounded and personal.



3 HARMONY

Harmony at Casa Pacha is about living in balance with one another and the island. A central communal heart brings residents together through shared spaces like the pool and dining concept, while private residences unfold like petals, offering comfort and privacy within the community.

Sustainability sits at the core of Casa Pacha, with future-focused solutions including geothermal heating, solar energy, greywater purification, native landscaping, and EV charging.



Moving through *Petals*

MOVEMENT THROUGH SPACES. LIVING THROUGH PETALS.

HARMONY

BALANCE

CALM

ORGANIC LIVING

Architecture in experience The flower-shaped design of Casa Pacha allows light, air, and movement to flow naturally through the building, creating spaces that feel balanced and calm.

AWARD WINNING ARCHITECTS

Decades Of Culture. A New Way Of *Living*

From GRAS's Award-Winning Terraces To Tristan Du Plessis's Plush Interiors, CASA PACHA RESIDENCES Fuse Mediterranean Forms, '70s Glamour, And Pacha Legacy Into A New Way Of Living. An Icon Of Ibiza, Reimagined Through Space, Style, And Substance.



2017: American Architecture Prize
Winner in Best International Residential Architecture



2023: German Design Awards
Winner in Excellent Architecture and Interior Architecture



2023: SBID International Design Awards
Winner for Architecture and Interior Design



2023: European Design et al Awards
Winner for Hotel Architecture & Design



2024: ArchDaily Building of the Year
Shortlisted Finalist



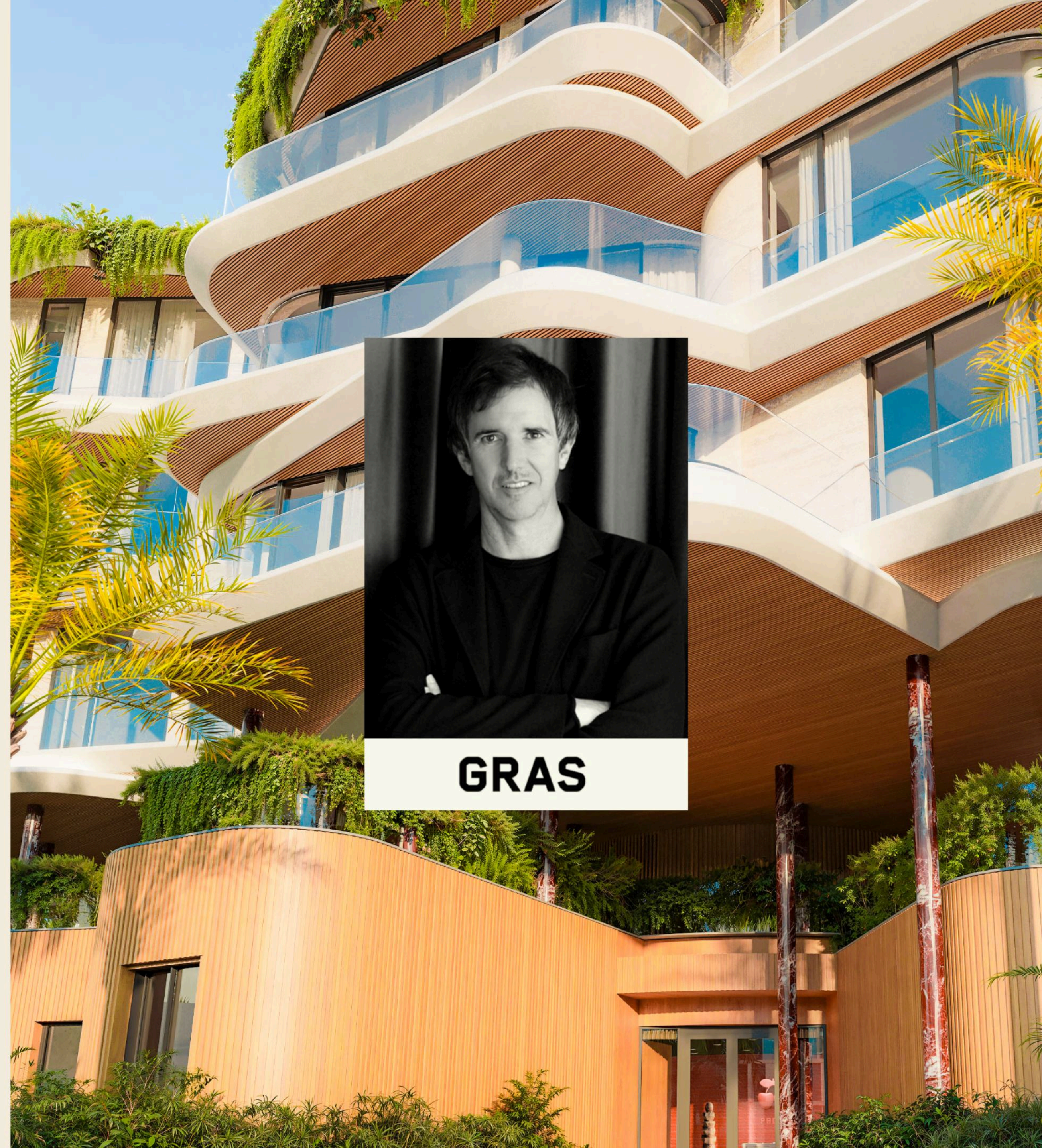
2024: Idea-Tops Awards (Shenzhen, China)
Winner in Best Residential and Cultural Architectural Design



2024: CSCAE Architecture Awards
Selected for First Phase



2017: 40 Under 40 Award
Guillermo Reynés recognized as one of Europe's top emerging architects



GRAS

AWARD WINNING INTERIOR DESIGN

Where *Byza's* Spirit Finds Form

Restaurant & Bar Design Awards®

2016 Winner: Best bar design (Middle East)
2018 Finalist: Best bar design (Middle East)
2019 Finalist: Best restaurant design (x2)
2019 Finalist: Best bar design
2019 Finalist: Surface design
2019 Finalist: Hotel
2019 Winner: Best restaurant design (Middle East)
2019 Winner: Best overall restaurant design (Global)
2020 Winner: Best bar design (Middle East)
2021 Winner: Luxury (Global)
2023 Winner: Nightlife (Global)

AD

Architectural Digest AD100 (Middle East)

GQ

2018 GQ style awards Top 10
2019 Man Of The Year (South Africa)

AHEAD

AWARDS FOR HOSPITALITY
EXPERIENCE AND DESIGN

2019 Winner: Hotel Of the Year (Middle East)
2019 Winner: Best Conversion (Middle East)
2019 Winner: Best Suite Design (Middle East)
2020 Judge
2022 Winner: Best Suite Design (In Collaboration with musical artist Black Coffee)
2023 Judge

Wallpaper*

2019 Best urban hotel in Rome
2019 Best urban hotel in Africa

SURFACE20
TRAVEL AWARDS19

2019 Hotel Finalist (Rome)

ARTRAVEL
MAGAZINE

2019 March/April Cover Story

100%design

2024 Designer Of the Year

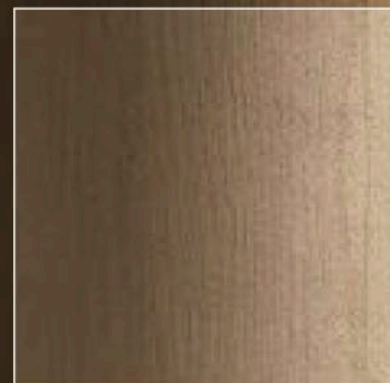


TRISTAN DU PLESSIS

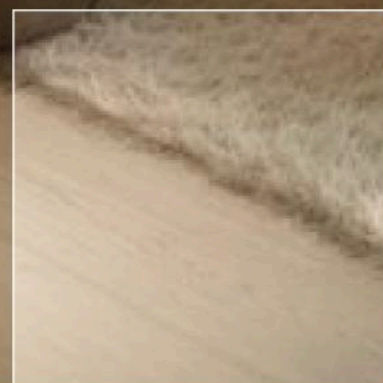
STUDIO

Living in Perfect *Balance*

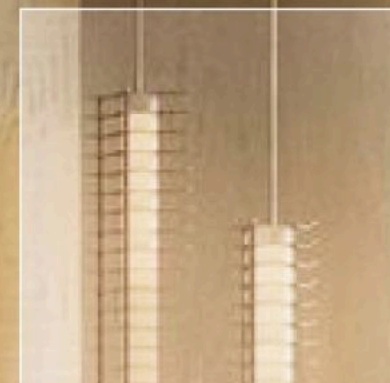
DESIGN INSPIRED BY LIFE ITSELF



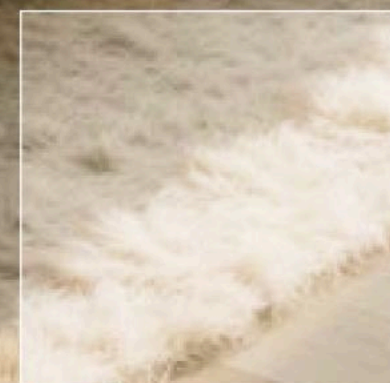
RAW REFINEMENT
Winterwashed light oak finish



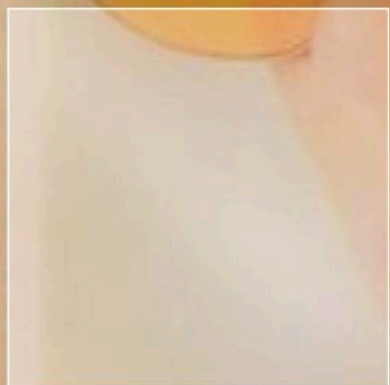
PARQUET FLOOR
Rooted in organic tones



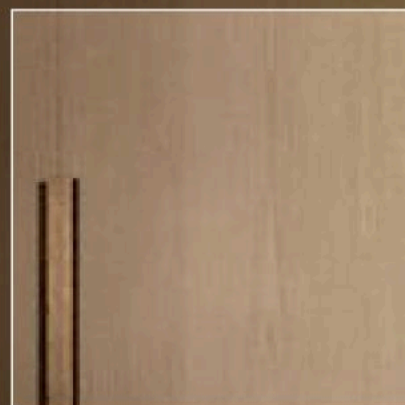
RETRO GLOW
1970's club-inspired brass pendant



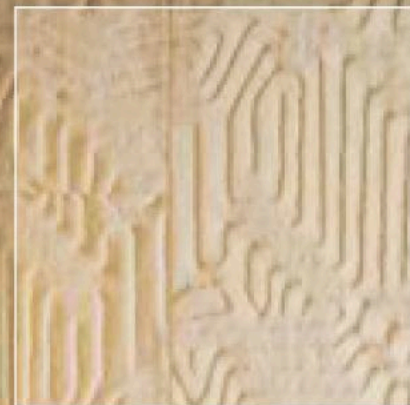
SHAG RUG
Quintessentially 1970's ultra-shaggy carpet



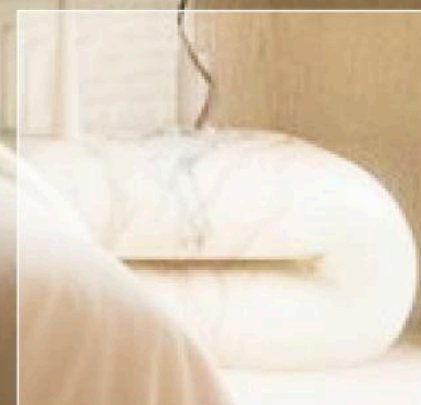
COLOUR SPLASH
1970's resin textured art



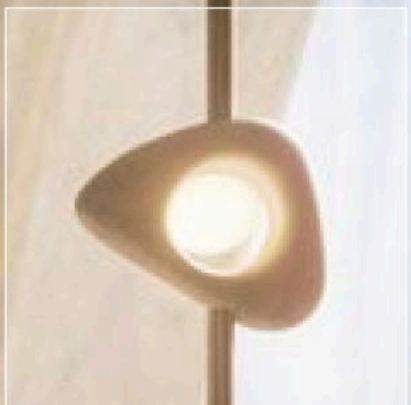
BRONZE RECESS
Recessed bronze cupboard handles



PLUSH PATTERN
Patterned fabric headboard



FOLDED MARBLE
Hand carved side table

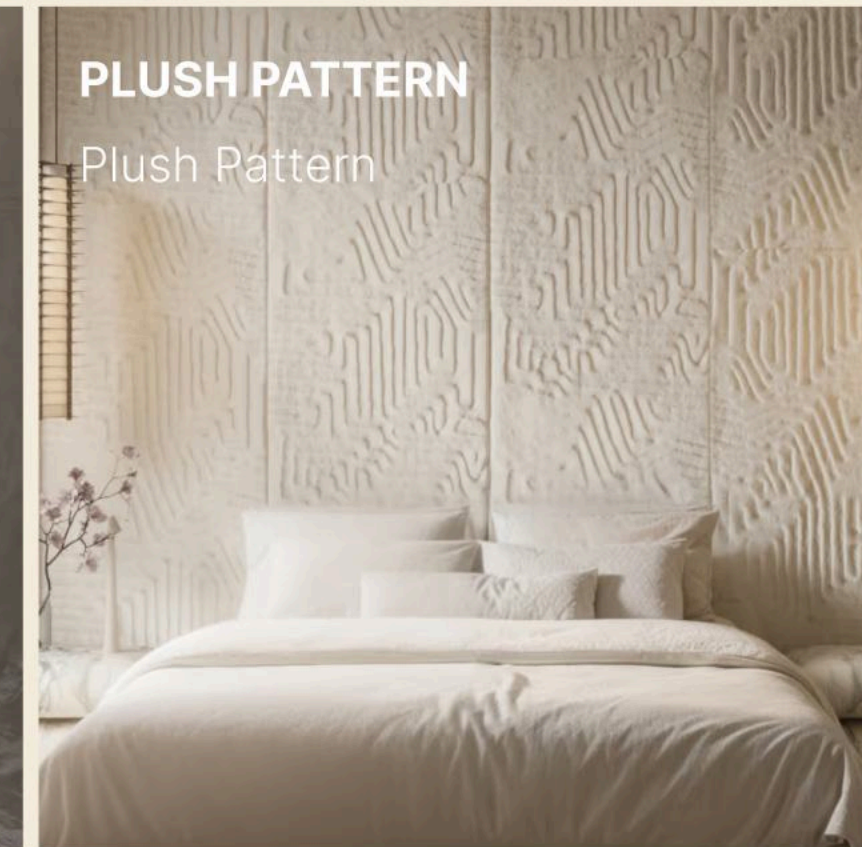


TRAVERTINE TOTEM
Custom sculptural floor-to-ceiling lamp

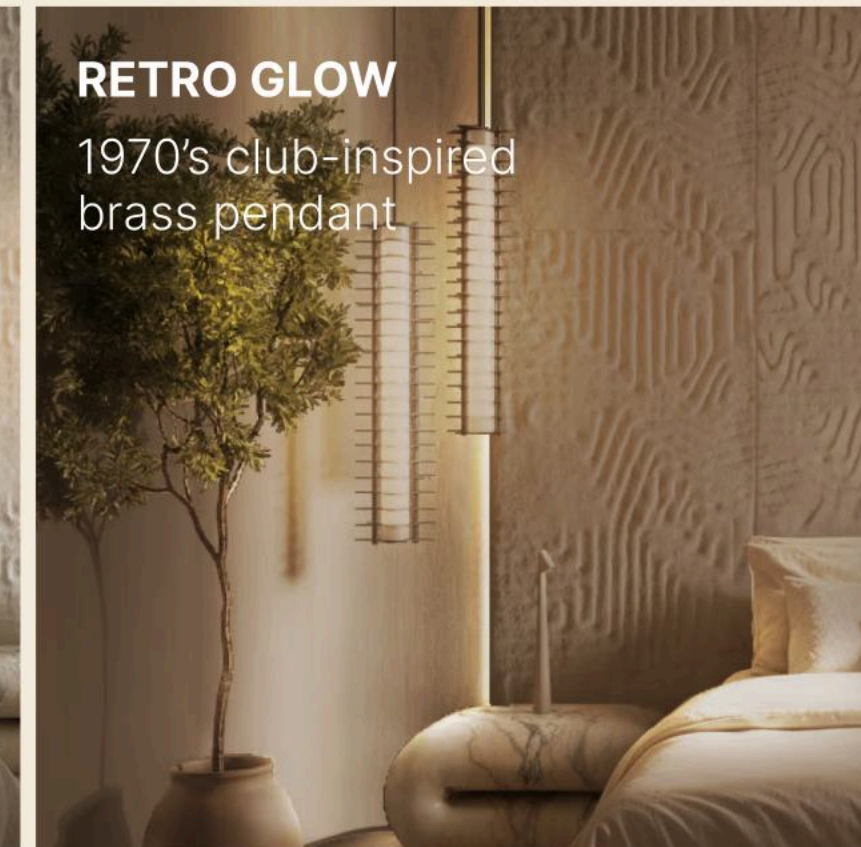
Mediterranean Inspired Materials



MICRO CEMENT
Rough Plaster



PLUSH PATTERN
Plush Pattern



RETRO GLOW
1970's club-inspired
brass pendant



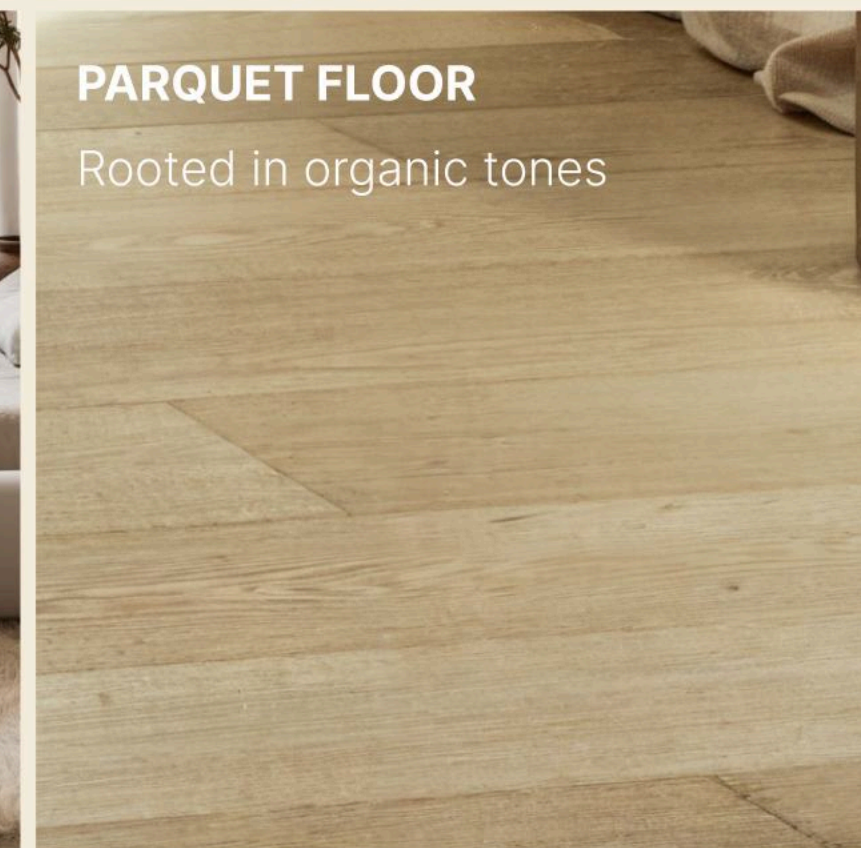
COLOUR SPLASH
1970's resin textured art



CEILING MIRROR
1970's club-inspired
brass pendant



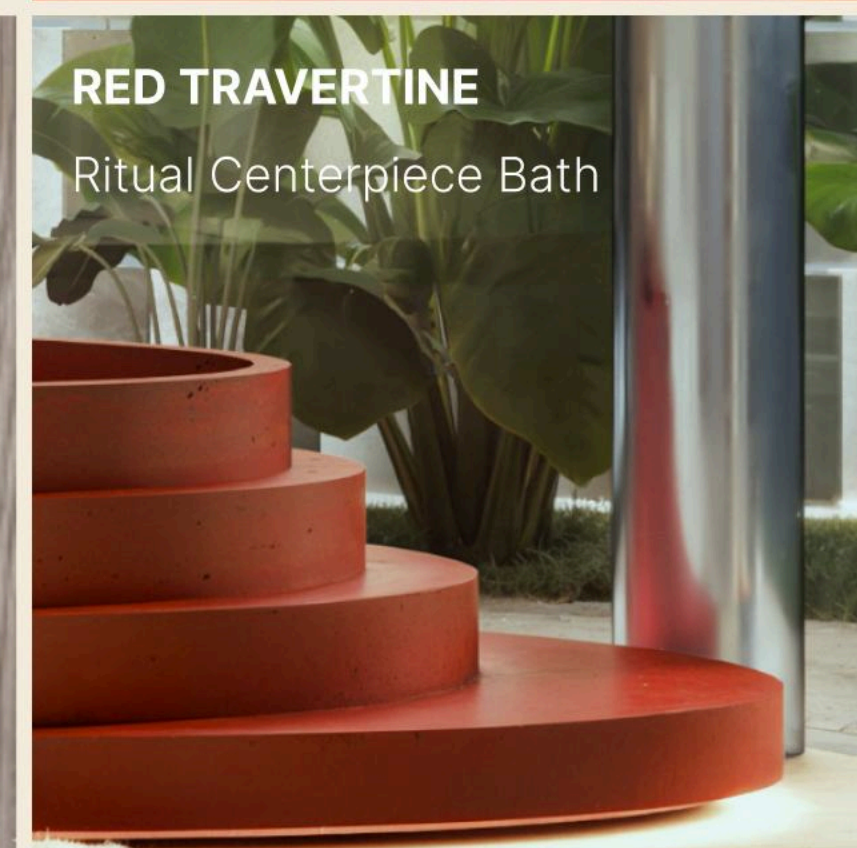
SHAG RUG
Quintessentially 1970's
ultra-shaggy carpet



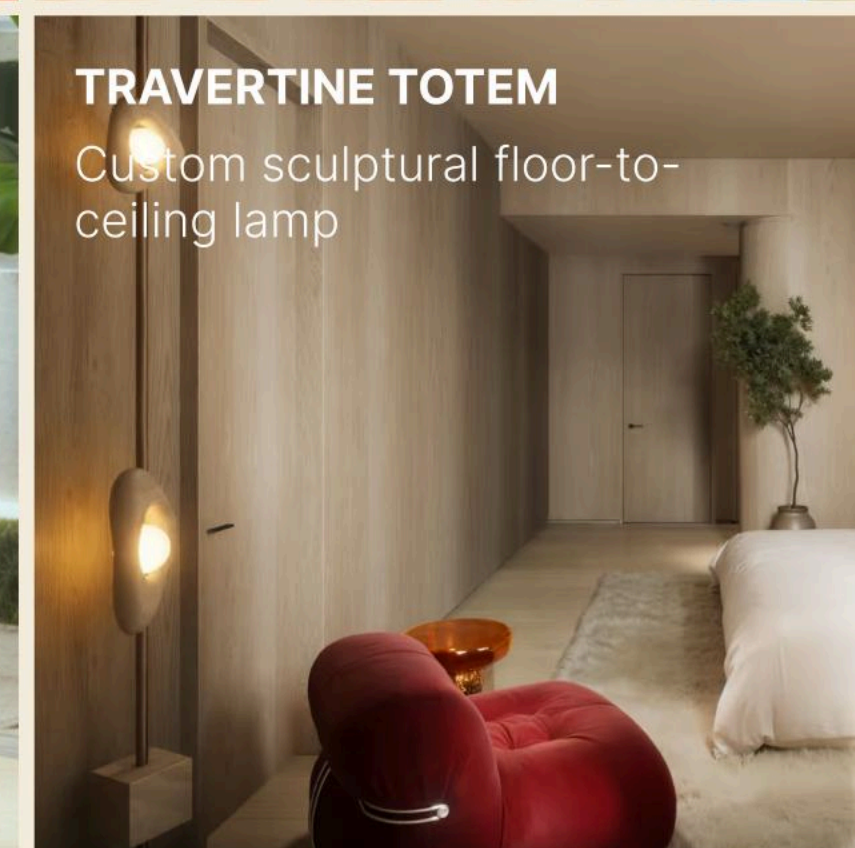
PARQUET FLOOR
Rooted in organic tones



RAW REFINEMENT
Winterwashed light
oak finish



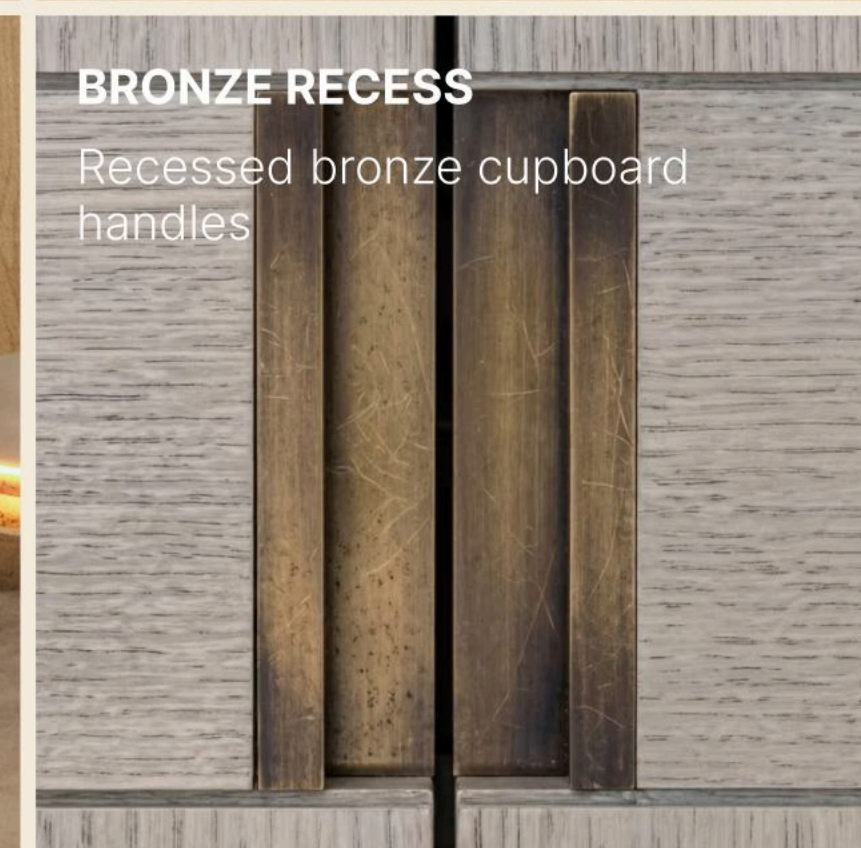
RED TRAVERTINE
Ritual Centerpiece Bath



TRAVERTINE TOTEM
Custom sculptural floor-to-
ceiling lamp



OAKWOOD CEILING
Tan oakwood ceilings



BRONZE RECESS
Recessed bronze cupboard
handles

IN TUNE WITH THE ISLAND
Sound & Nightlife



Final looks before the lights hit.
Personal Backstage-Inspired Vanity



A ceiling that feels like the dancefloor.
Hexagon Ceiling Light Fixtures (Pacha-Inspired)



From signal to statement.
Soundwave Sculpture

DESIGN INSPIRED BY
Your Personal Pacha



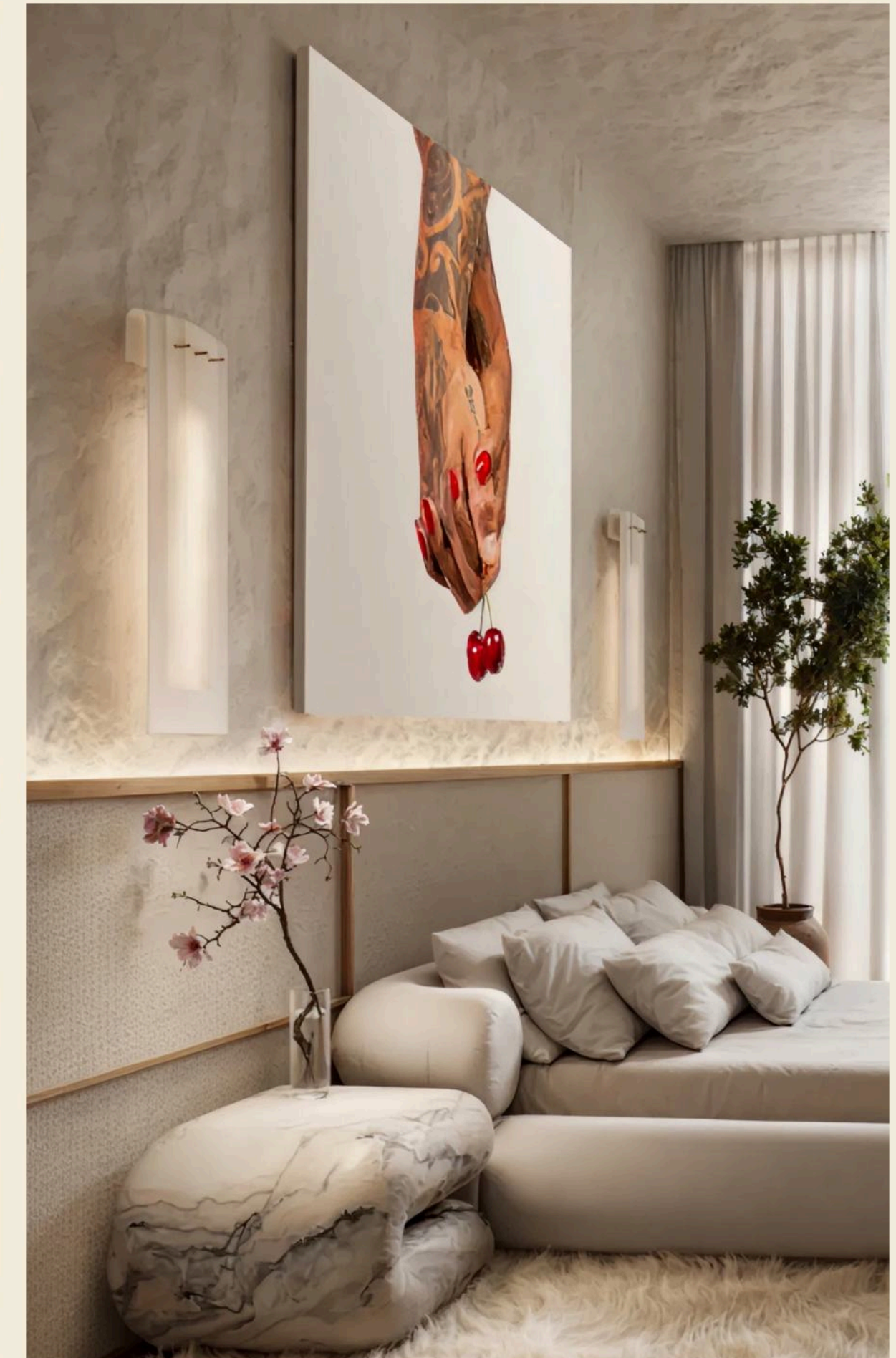
Wavey Mirror



Discoball Vanity



Folded Marble



One-of-one Print from the
Pacha Archives

IN TUNE WITH THE ISLAND

The Ibiza State of Mind

Indoor-Outdoor Living

Seamless by design



Artificial Sunroof

Light designed for living



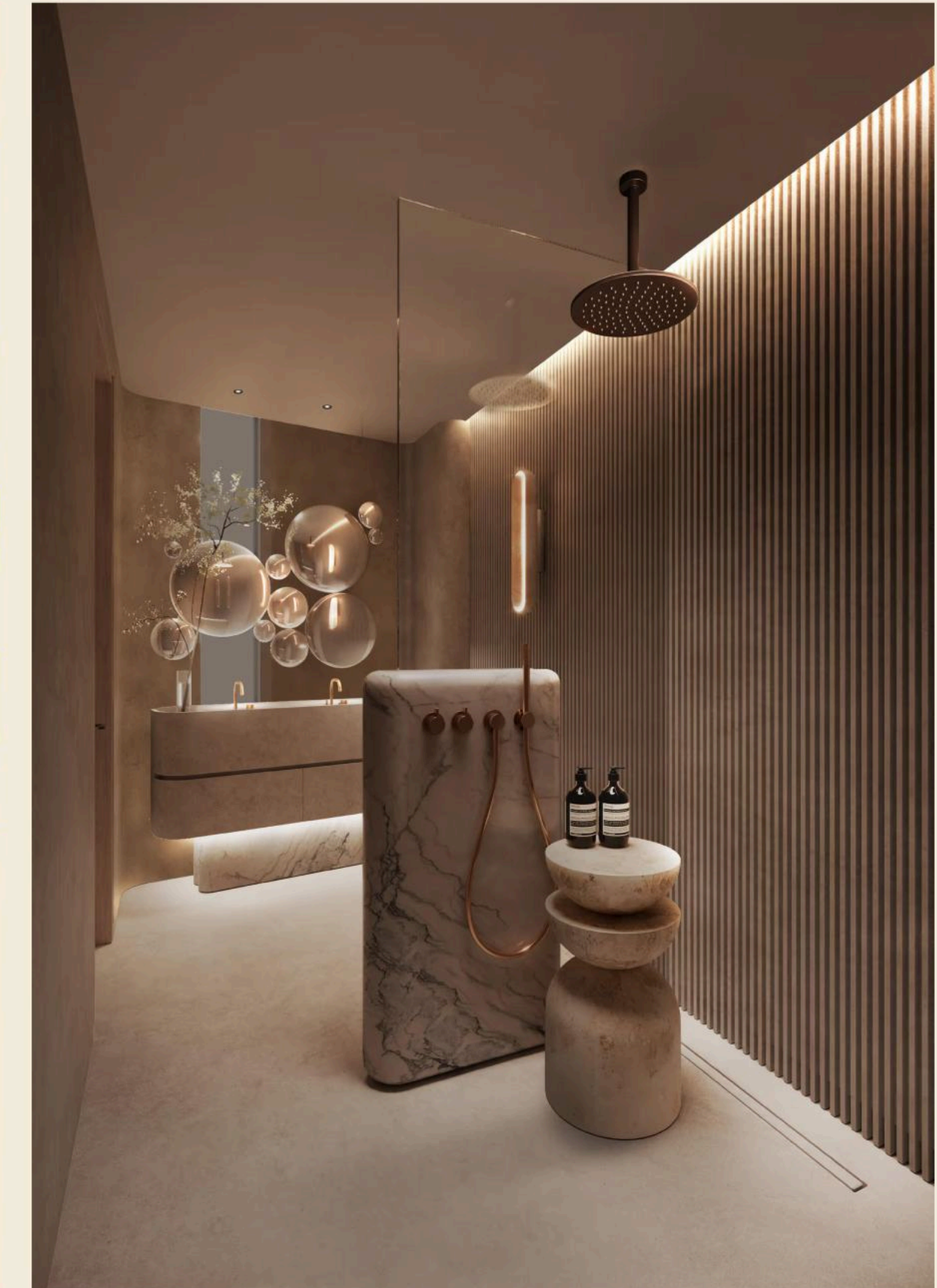
Ritual Centerpiece Bath

Centerpiece of stillness



Spa-styled Wet Room

Designed for immersion



The Ultimate *Sanctuary*

MORE THAN AMENITIES,
A LIFESTYLE ECOSYSTEM



Spa



Residence Pool



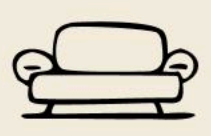
24/7 In-Room Dining



Private Parking



24/7 Security



Fully Furnished



Private Hot Tubs



5 Star Housekeeping



Spacious Terrace



Outdoor Gym



20% Owner's Discount



Boutique Restaurant

EXCLUSIVE AMENITIES

Residence *Pool*

A sculptural pool framed by palms, warm stone, and sunlit, slow-luxury living.





EXCLUSIVE AMENITIES

Boutique *Restaurant*

A vibrant, high-energy cocktail and dining destination, perfect for gathering before Ibiza takes over. Located on the first floor.



EXCLUSIVE AMENITIES

Outdoor *Gym*

Open-air training beneath timber ceilings, with warm breeze and filtered morning sun. Located on the first floor



EXCLUSIVE AMENITIES

Community *Spot*

A vibrant, community-driven hub designed for connection, creativity, and shared experiences perfect for gathering, learning, and unwinding together.



Casa Pacha
RESIDENCES

Your key to the



A Rarefied Circle Of Access, Recognition, And Privilege
That Extends Far Beyond Ibiza.

A PRIVATE RESIDENCE.

A LEVEL OF ACCESS FEW WILL EVER EXPERIENCE.

A GLOBAL NETWORK.

Unlimited *Benefits*

35+ WORLD CLASS EXPERIENCES

20% Discount on Pacha
and FIVE Experiences



DINING

- Paradiso Ibiza
- El Restaurante Pacha Ibiza
- D-Lounge Ibiza
- Cinque Dubai *(Michelin Guide 2024)*
- Tête-à-Tête
- Ronin *(BBC Good Food Middle East - Best Japanese 2024)*
- Maiden Shanghai *(BBC Good Food Middle East - Best Fine Dining Brunch 2021)*

NIGHTLIFE

- Pacha Ibiza
- Playa Pacha *(BBC Good Food Middle East - Best Beach Club 2024)*
- The Penthouse Dubai *(DJMAG #1 Club in the Middle East 2024)*
- The Penthouse Zurich
- Bohemia *(Highly Commended Festival of the Year What's On Dubai 2024)*

WELLNESS

- Casa Pacha Spa & Wellness
- Destino Five Ibiza
- ReFIVE Spa Dubai *(#1 Luxury Beach Spa in the Middle East - World Luxury Spa Awards 2024)*
- ReFIVE Spa Zurich

Your world *elevated*

A LIFESTYLE DEFINED BY ACCESS

Ownership at Casa Pacha is not simply about acquiring a residence, it is about entering a world of recognition, privilege, and seamless access that extends far beyond Ibiza.

At the centre of this experience is your connection to the Pacha and FIVE universe, where every interaction is elevated, every arrival recognised, and every moment frictionless. Enjoy:

- Unlimited VIP access to Pacha Ibiza, for you and your guest.
- Immediate, barrier-free entry, no waiting, no compromise.
- Priority reservations and preferred treatment across global venues.
- Privileged access to dining, wellness, spas and cultural experiences worldwide.
- A consistent, elevated standard of service across every destination.
- 20% privilege across all FIVE and Pacha experiences globally.

This is not a collection of benefits
it is a shift in how you experience lifestyle, access, and status.



Unparalleled *benefits*

TRUE LUXURY IS NOT HAVING
TO THINK ABOUT IT



Daily housekeeping and
turndown service.



Laundry, maintenance, dry
cleaning and full wardrobe care.



In-residence dining from Hotel
Pacha Kitchens.



Bill Management and
Services.



Rental Management
Opportunities.



Full concierge services, for
any VIP requirements.



Home Maintenance and
Technical Support.



Wellness treatments and
recovery services on demand.



Fitness, yoga and in
residence sessions.



Pre-arrival grocery
shopping and provisioning.



Fully serviced residences
year-round.



The freedom to choose
privacy, social life or both.



24/7 security and controlled
access.



Private and discreet
resident entry.



Confidential service for high
profile individuals.

World-Class Sustainability

LUXURY THAT IS NOT ONLY EFFORTLESS, BUT INTELLIGENTLY DESIGNED FOR THE FUTURE.

- Geothermal Water heating
- On site Solar Panels
- Onsite Greywater Purification
- Planting native species
- eVehicle charging

USGBC LEED
PLATNIUM AND GOLD

Casa Pacha is designed to meet globally recognised LEED sustainability standards. This ensures energy efficiency, responsible material use, and long-term environmental performance across the development.



The Residences

At Casa Pacha, each residence is shaped to feel intuitive, open, and deeply personal.



CASA PACHA
RESIDENCES



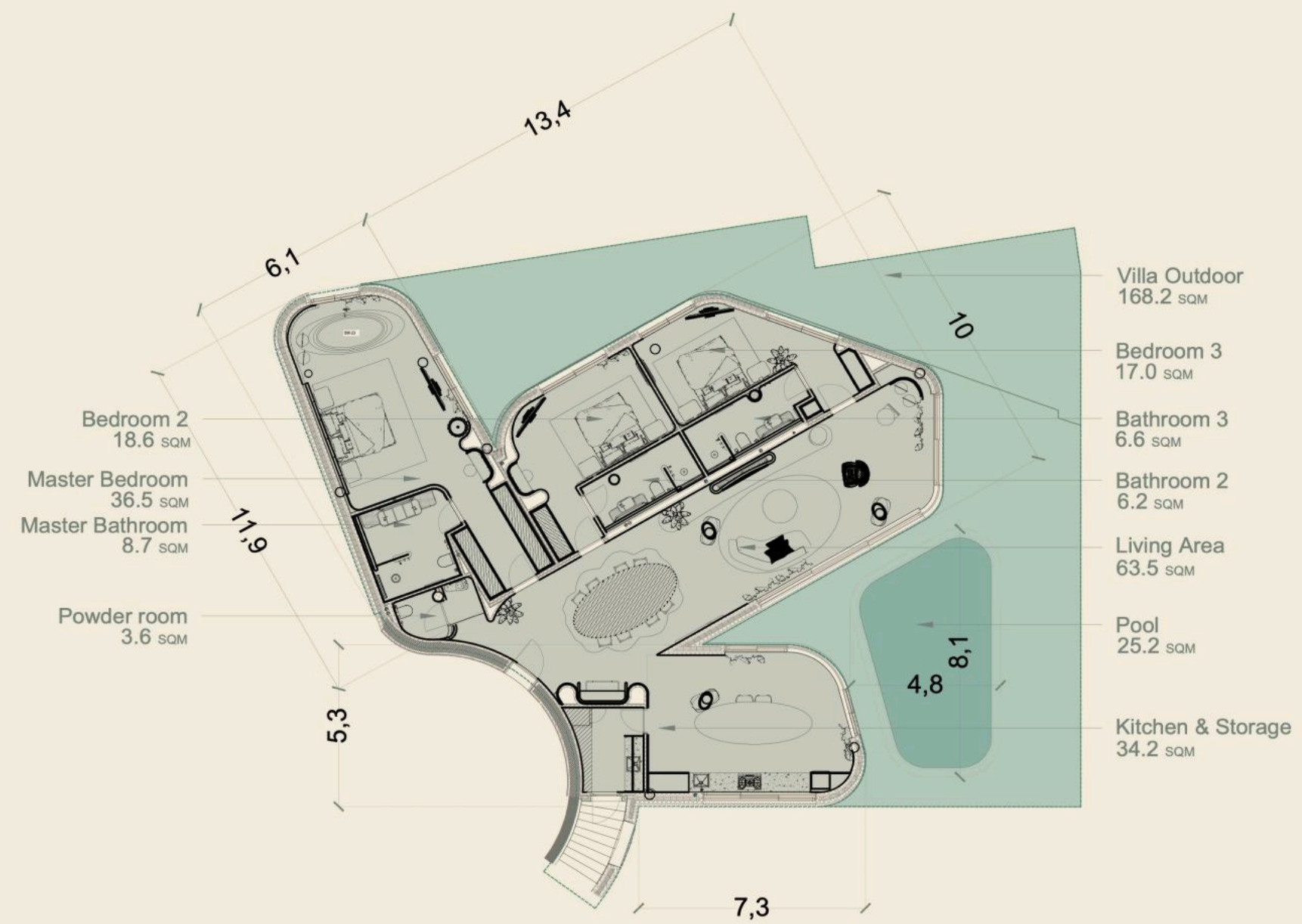
A modern bedroom interior featuring a bed with white linens, a red velvet chair, and a large window with sheer curtains. The room is illuminated by a floor lamp and several pendant lights. The wall behind the bed has a textured, geometric pattern. A small table with a vase of pink flowers is on the left, and a potted plant is on the right.

SPACES DESIGNED TO BE LIVED IN

1 TO 3 BED TERRACE SUITE PENTHOUSE GARDEN VILLA

The Villa

3 BED GARDEN VILLA W/POOL

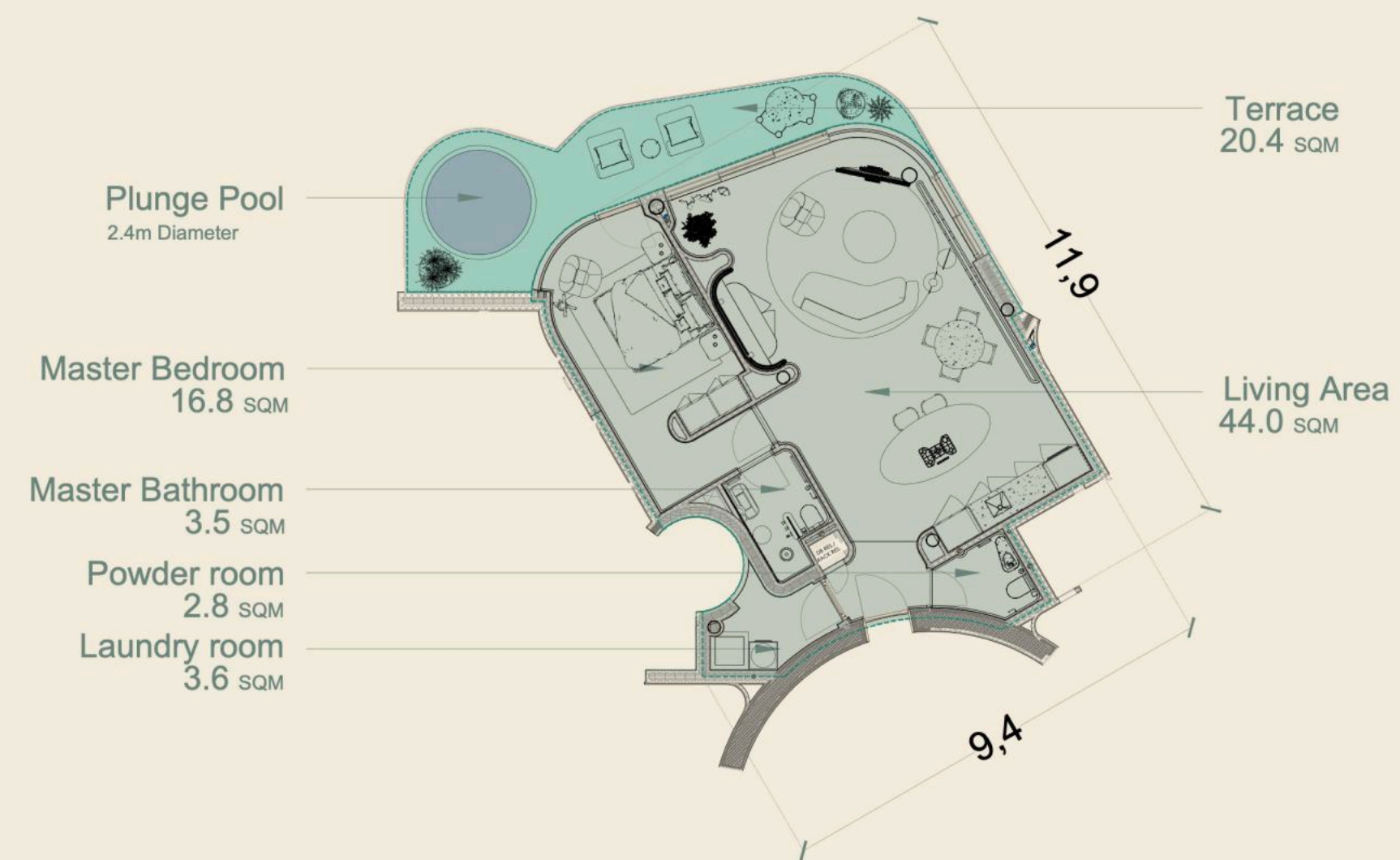


Number of Bedrooms	3
Total Area	408.8 sqm
Suite Type	Garden Villa



1 BED

TERRACE SUITE W/PLUNGE POOL

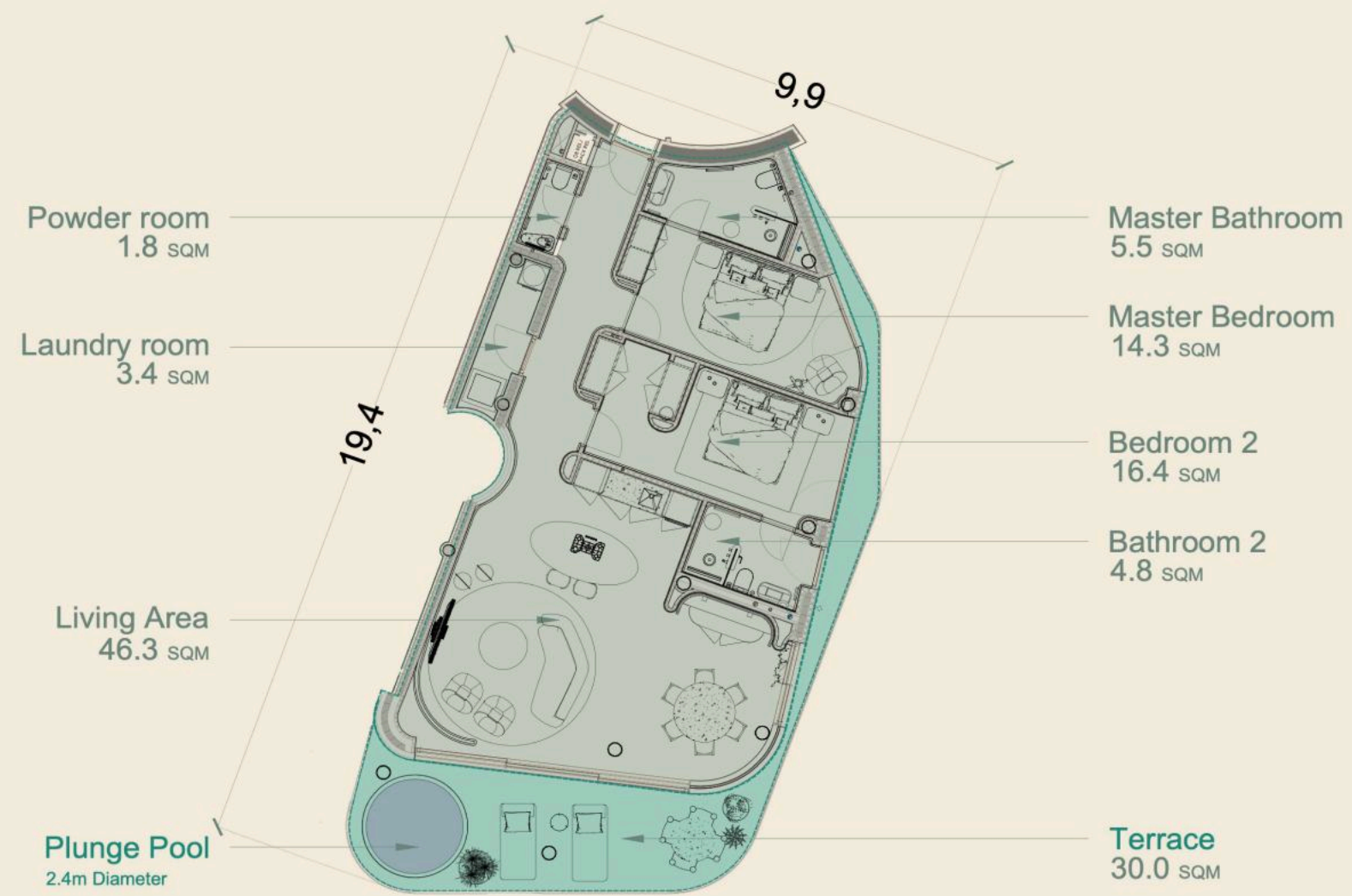


Number of Bedrooms	1
Total Area	106.8 sqm
Suite Type	Terrace Suite

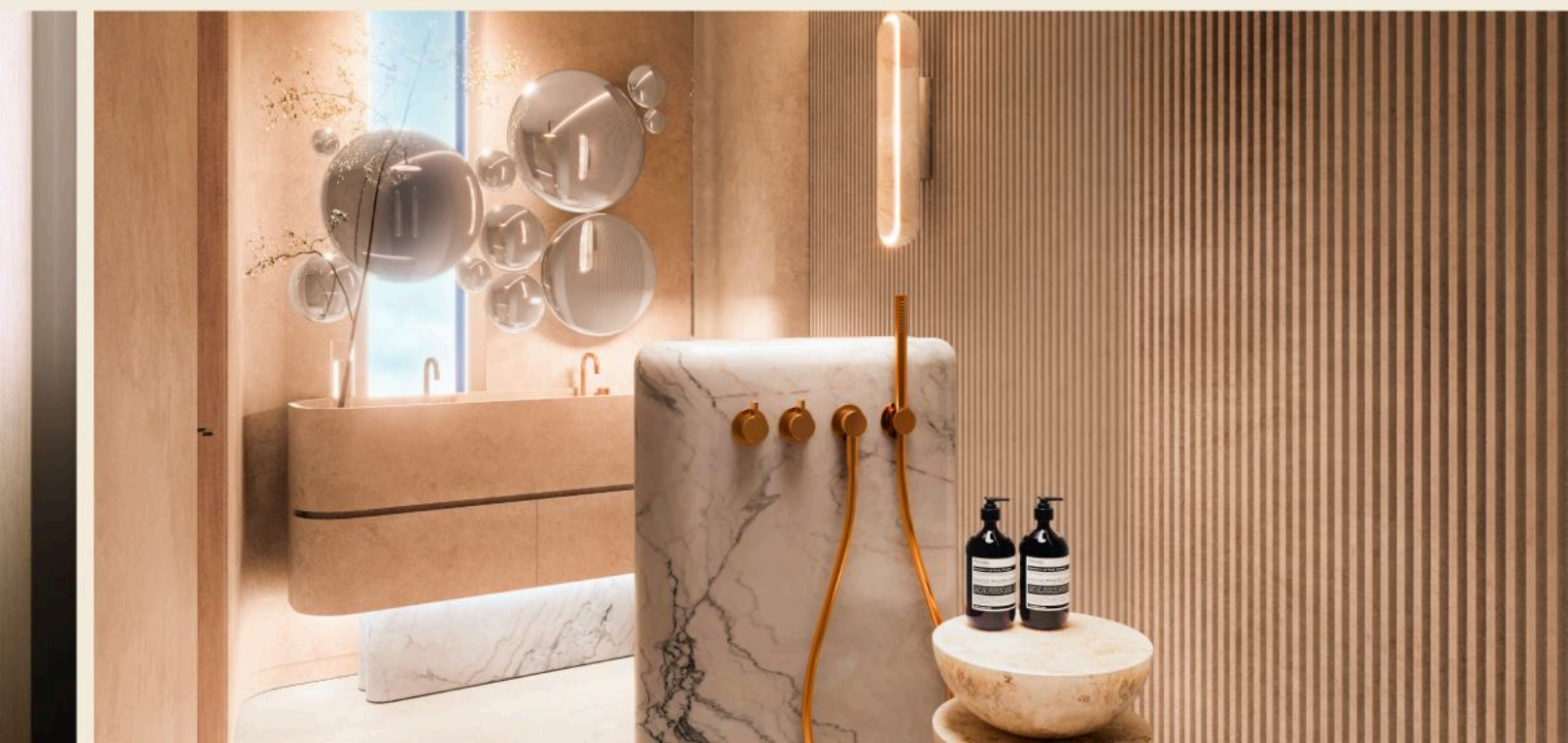
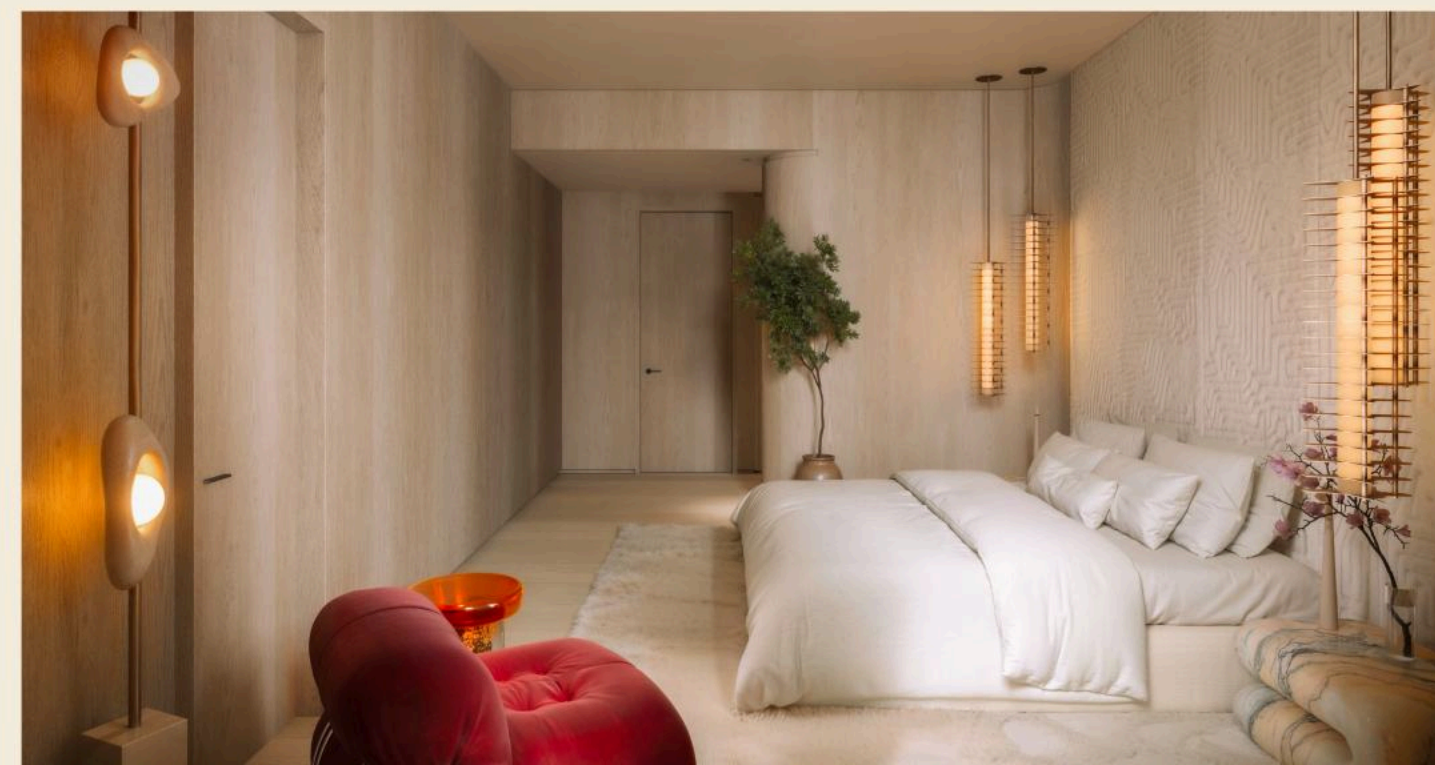


2 BED

TERRACE SUITE W/PLUNGE POOL

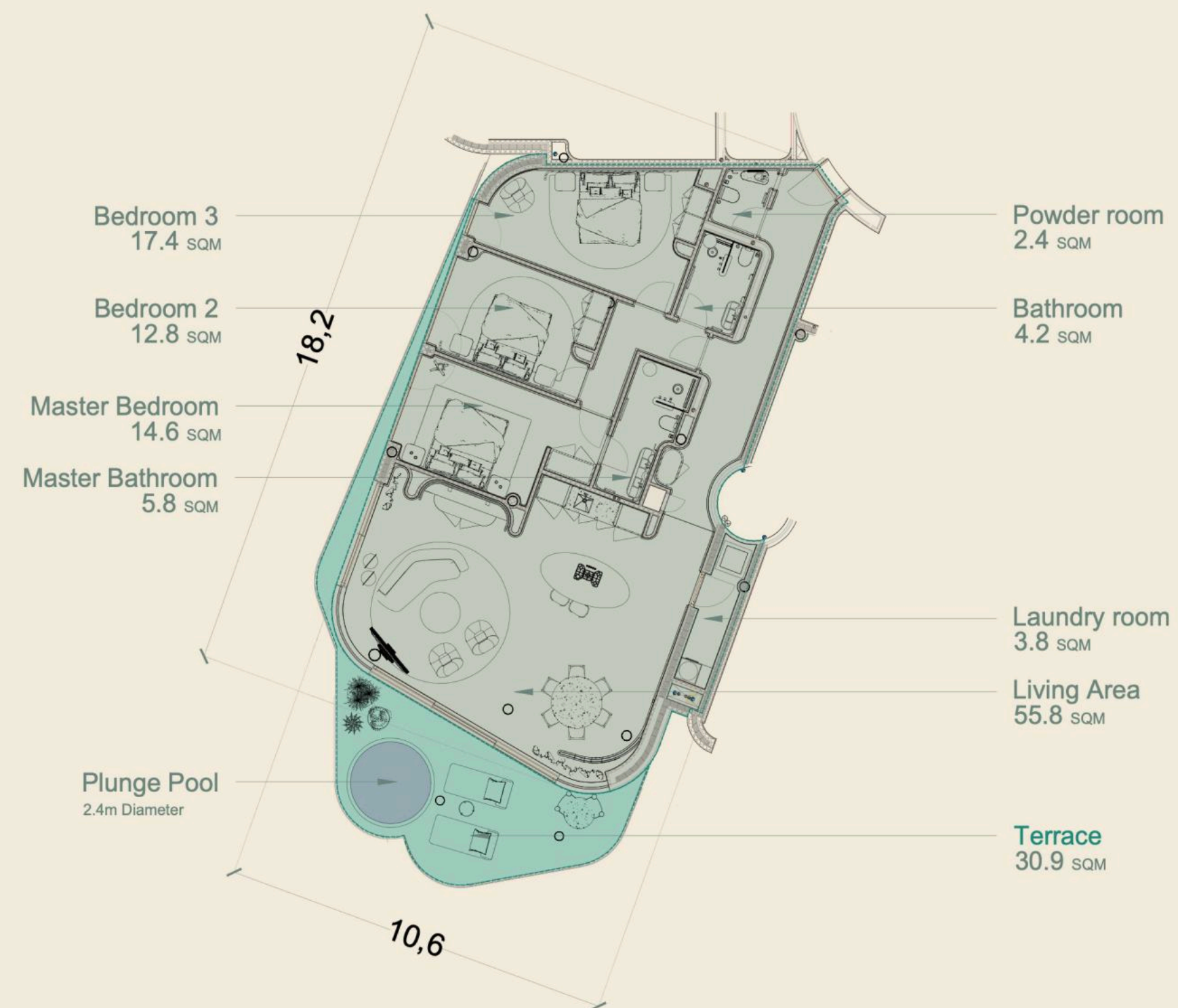


Number of Bedrooms	2
Total Area	142.7 sqm
Suite Type	Terrace Suite



3 BED

TERRACE SUITE W/PLUNGE POOL

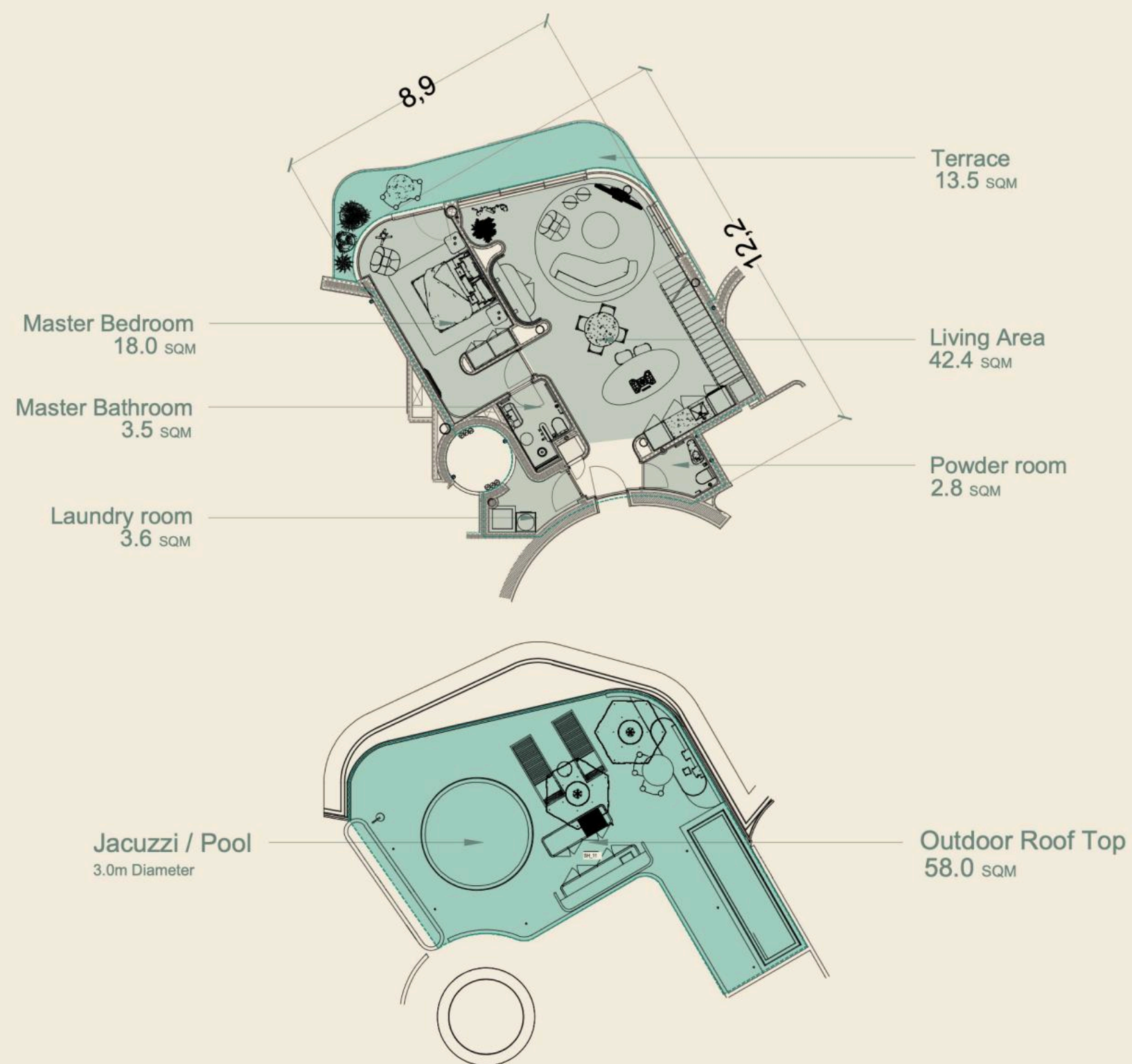


Number of Bedrooms	3
Total Area	188.4 sqm
Suite Type	Terrace Suite



1 BED

PENTHOUSE W/PLUNGE POOL



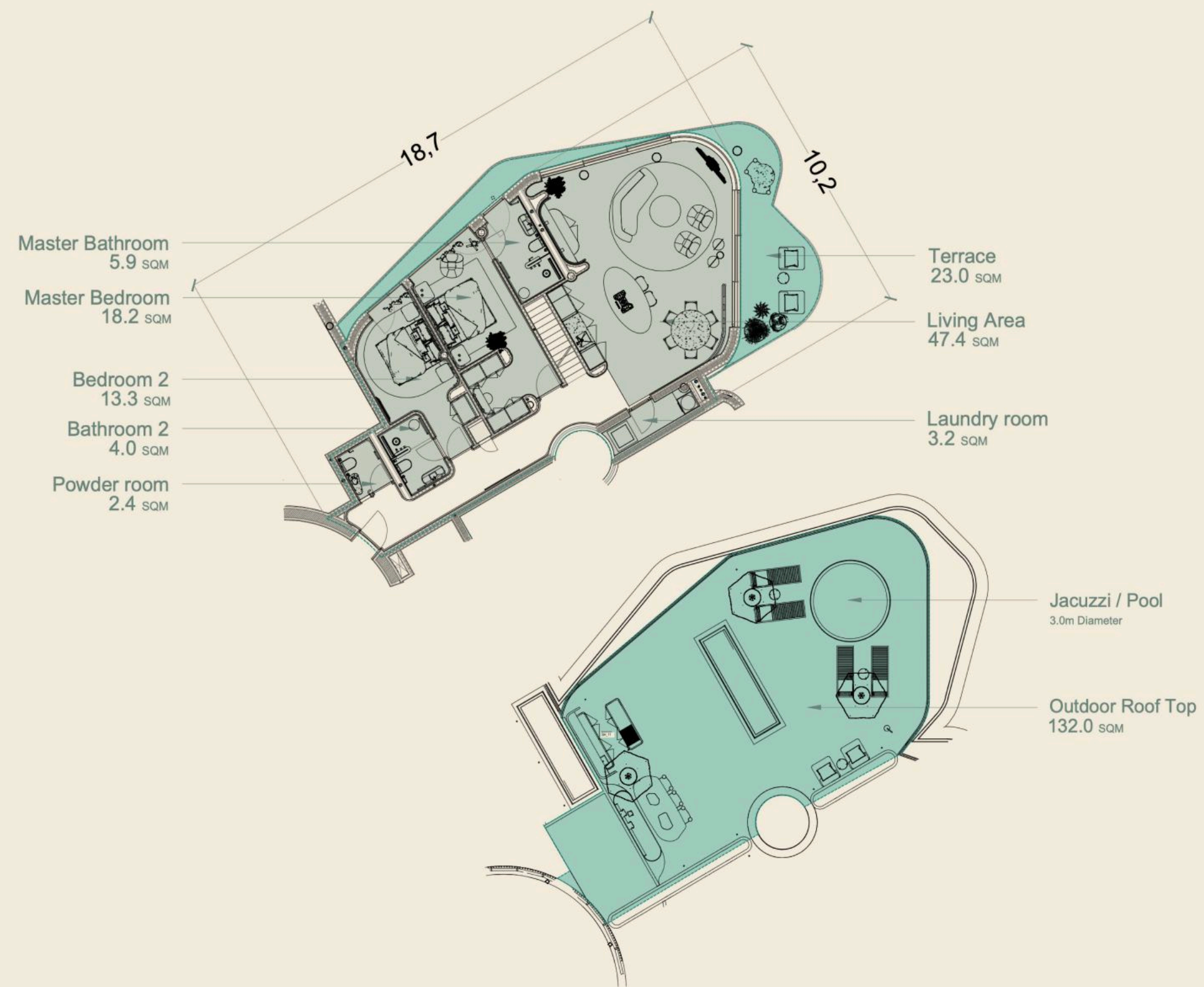
Number of Bedrooms	1
Total Area	157.7 sqm
Suite Type	Penthouse Suite



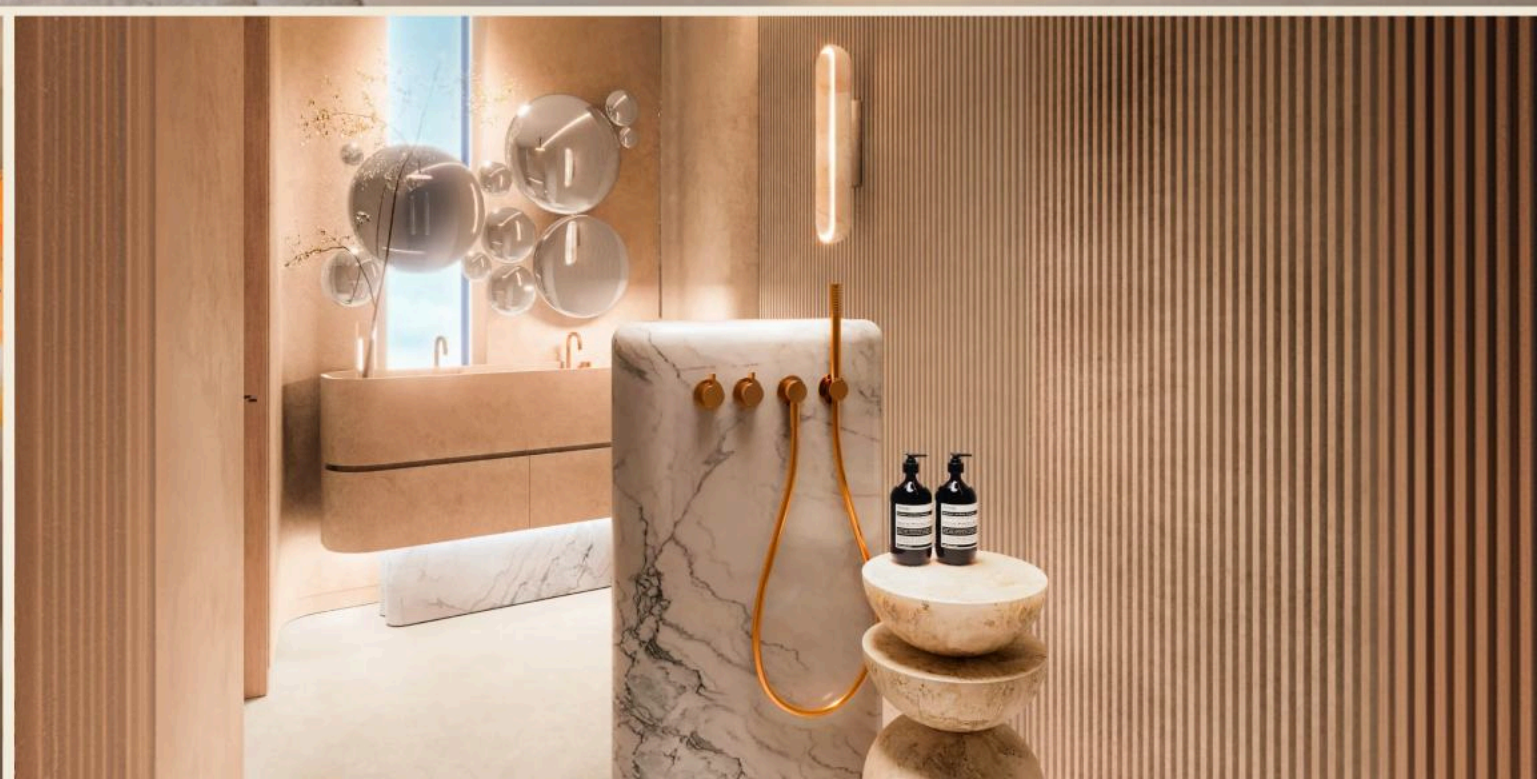
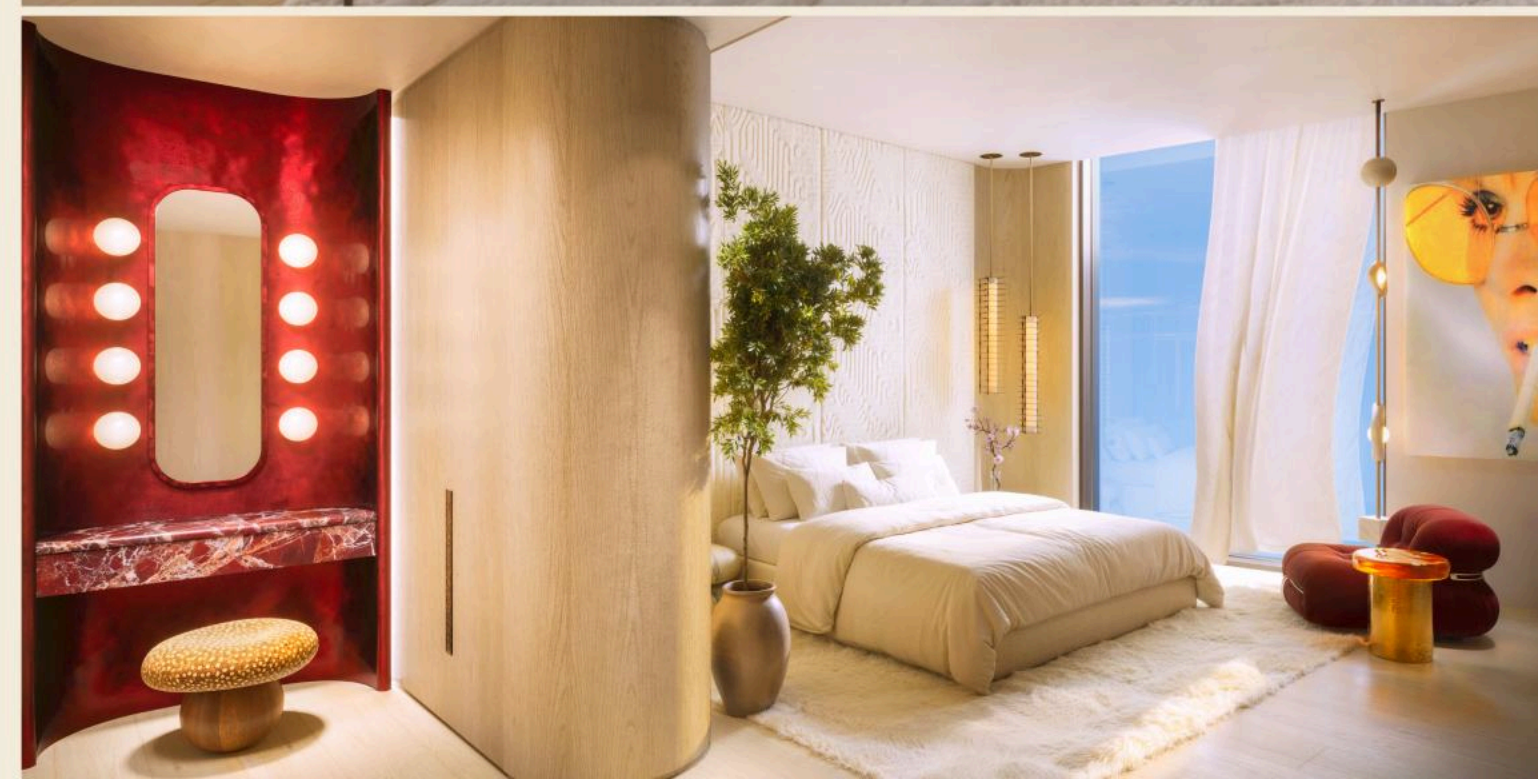


2 BED

PENTHOUSE W/PLUNGE POOL



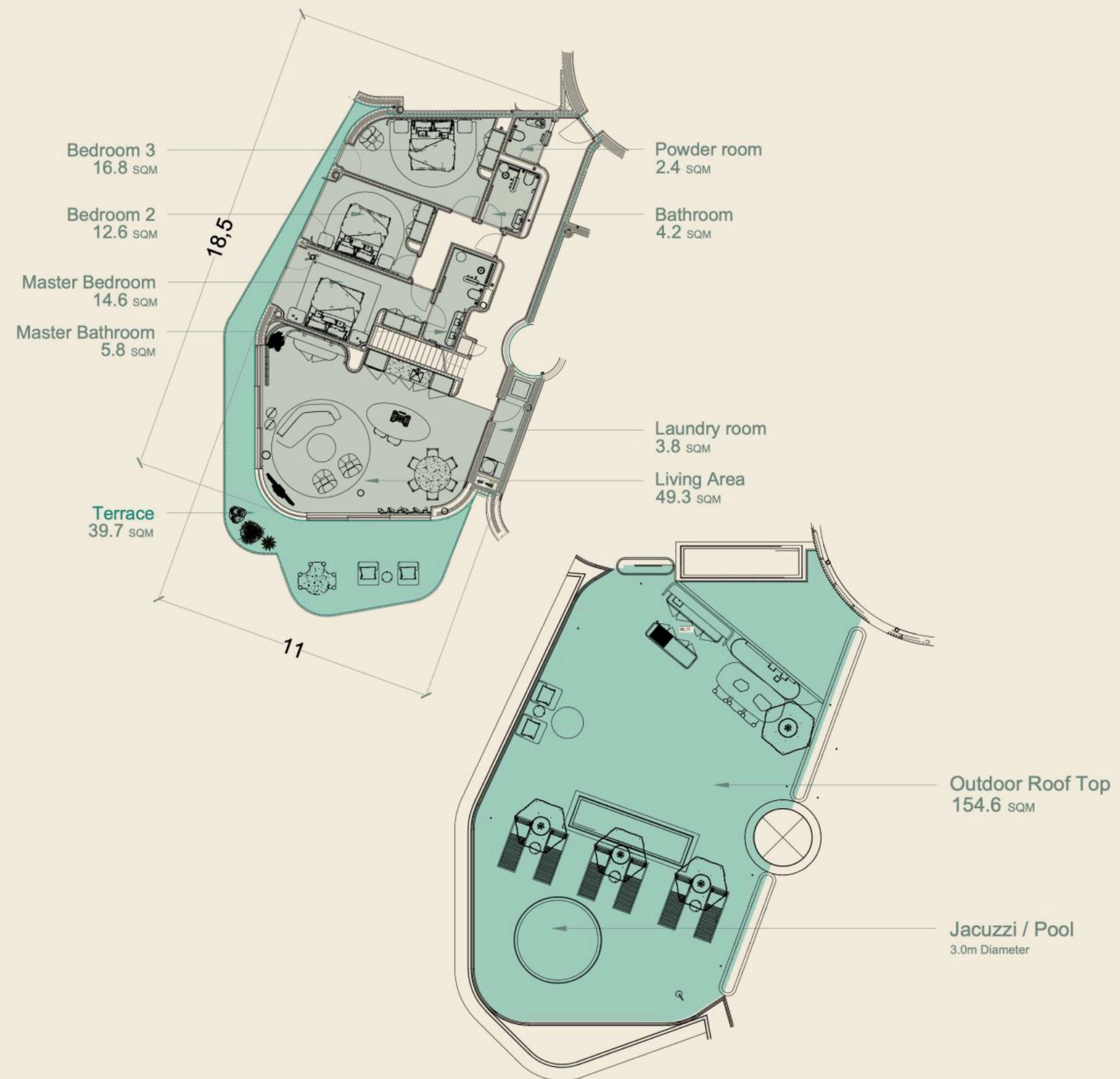
Number of Bedrooms	2
Total Area	287.2 sqm
Suite Type	Penthouse Suite



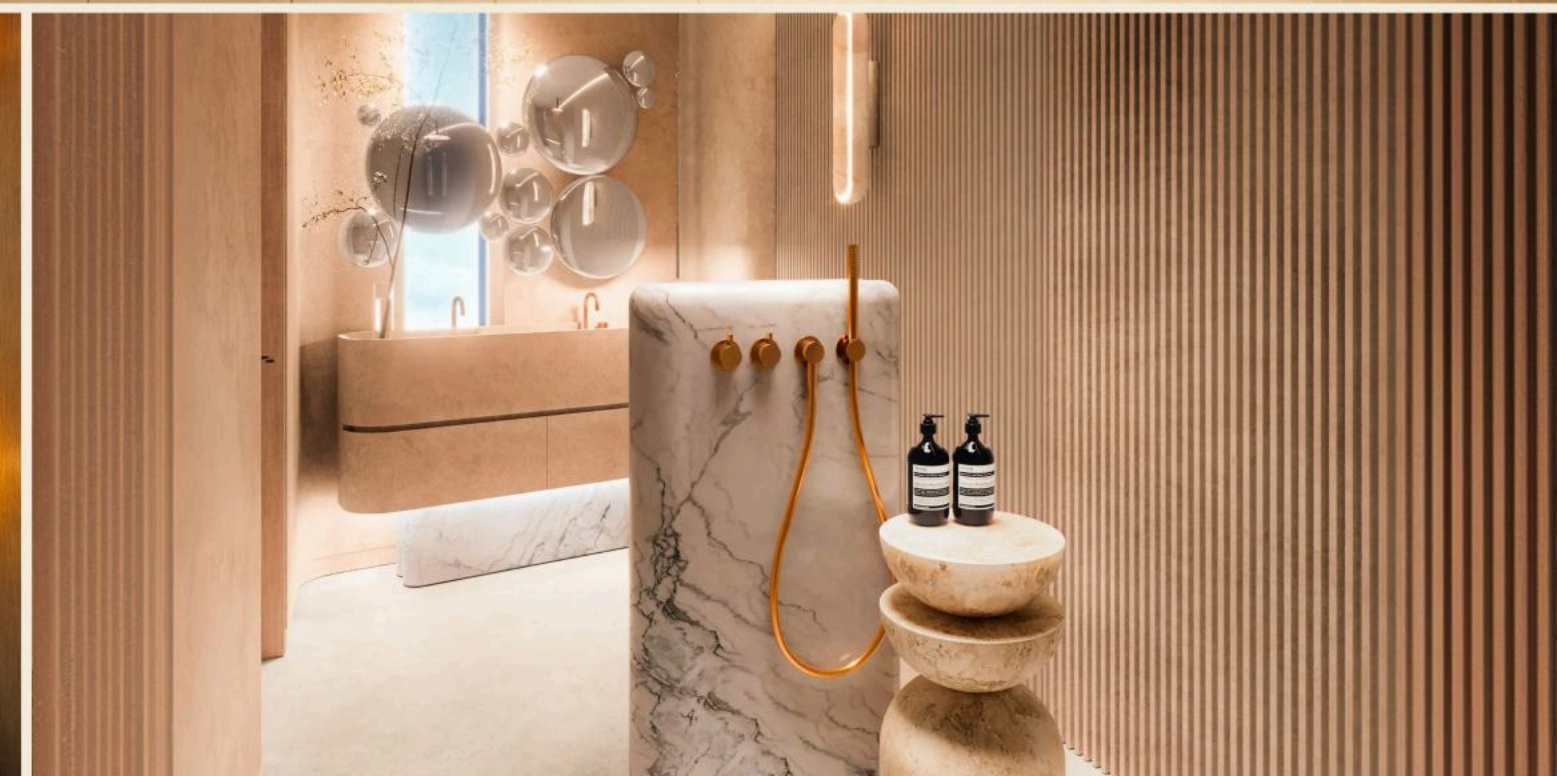


3 BED

PENTHOUSE W/PLUNGE POOL



Number of Bedrooms	3
Total Area	349.7 sqm
Suite Type	Penthouse Suite







Award Winning Portfolio

FIVE Palm Jumeirah



RENDER



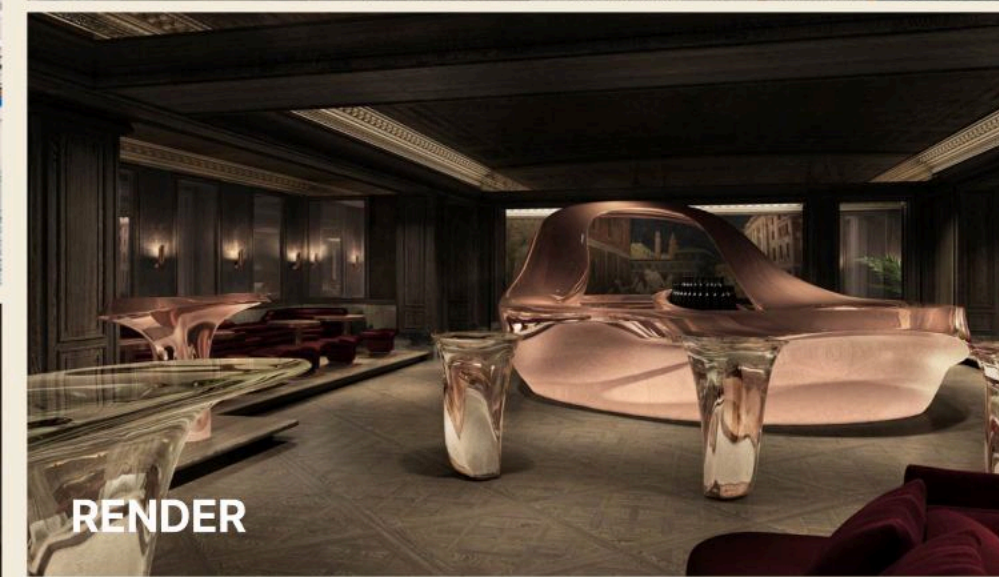
REALITY



RENDER



REALITY



RENDER



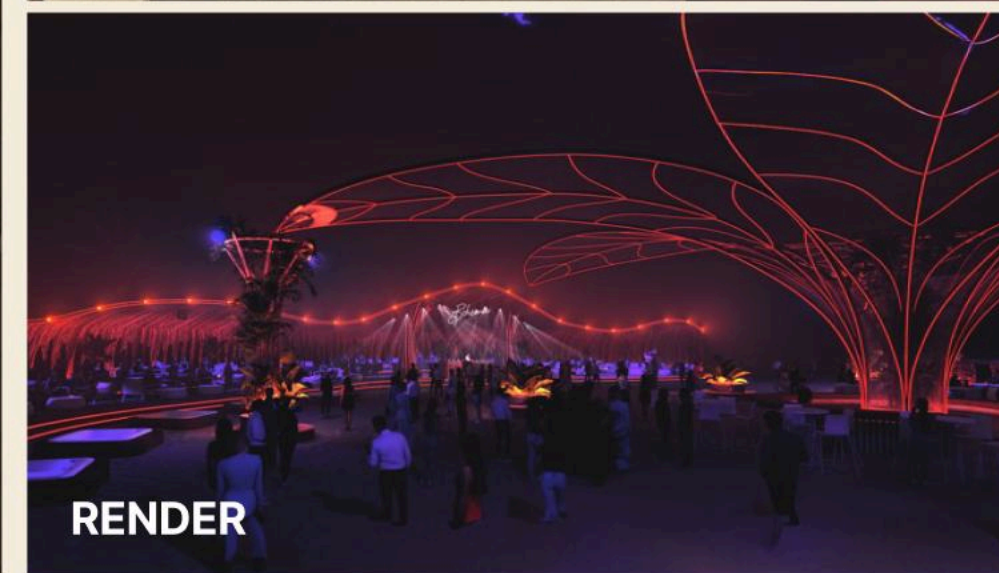
REALITY



RENDER



REALITY



RENDER



REALITY



#29 – Top 100 GCC Real Estate Developers
FIVE
Construction Week Middle East, 2025



Best Large Luxury Hotel in the World
FIVE Palm Jumeirah
International Property Awards Africa & Arabia, 2023



Best Design of Lobby & Open Space
FIVE Palm Jumeirah
AHEAD ME Awards, 2018



Best Hotel Architecture Dubai
FIVE Palm Jumeirah
Arabian Property Awards, 2017



Best International Large Luxury Hotel
FIVE Palm Jumeirah
International Property Awards Africa & Arabia, 2024



Best Design for Spa & Wellness
FIVE Palm Jumeirah
AHEAD ME Awards, 2018



Best Apartment Dubai
FIVE Palm Jumeirah
International Property Awards Africa & Arabia, 2017



Best Leisure Interior Dubai
FIVE Palm Jumeirah
International Property Awards Africa & Arabia, 2017

Award Winning Portfolio

FIVE Jumeirah Village

FIVE Zurich



 **Tall Building Award of Excellence**
FIVE Jumeirah Village
CTBUH Awards, 2021

 **Leisure Architecture**
FIVE Jumeirah Village
International Property Awards Africa & Arabia, 2022

 **Leisure Development in Switzerland**
FIVE Zurich
International Property Awards Europe, 2023

 **Rated 5 Star**
FIVE Zurich
Hotellerie Suisse, 2022

 **Best Tall Building**
FIVE Jumeirah Village
MIPIM Future Projects Awards, 2016

 **Project of the Year Leisure & Hospitality**
FIVE Jumeirah Village
Middle East Architect Awards, 2015

 **Best Commercial Redevelopment in Switzerland**
FIVE Zurich
International Property Awards Europe, 2022

 **DesignSpecialisation**
FIVE Zurich
Hotellerie Suisse, 2022

Award Winning Portfolio

FIVE LUXE JBR



Sustainable Project of the Year
 SENSORIA, at FIVE LUXE JBR
 Construction Week Middle East Awards, 2025

Leisure Development in Dubai
 FIVE LUXE JBR
 Arabian Property Awards, 2025

CID **Best Use of Lighting in a Hotel Project** Shortlisted
 FIVE LUXE JBR
 CID Awards: Hospitality, 2025

Best Leisure Development Dubai
 FIVE LUXE JBR
 International Property Awards Africa & Arabia, 2023

GCC Project of the Year
 SENSORIA, at FIVE LUXE JBR
 MEP Awards, 2025

Hospitality & Leisure Project of the Year Shortlisted
 SENSORIA, at FIVE LUXE JBR
 Construction Week Middle East Awards, 2025

MEED **Hotel Project of the Year UAE**
 FIVE LUXE JBR
 MEED Project Awards, 2024

Best Future Project
 FIVE LUXE JBR
 Architecture Leaders Awards, 2022

Payment Plan

30% + VAT upon signing SPA

70% + VAT upon completion

Documents Required -

EU Citizen - Buying Property In Ibiza

- Valid Passport or National ID.
- NIE Number (Spanish tax ID).
- Spanish Bank Account.
- Proof of Funds (bank statements if transferring money into Spain).
- Guarantee deed “Escritura de arras” (optional for advanced booking of the Unit).
- Final Sale Deed (Escritura) signed at notary.
- Investment declaration to Bank of Spain if over €500,000 for non-Spanish residents.
- Registration of the purchase deed to the Land Registry.

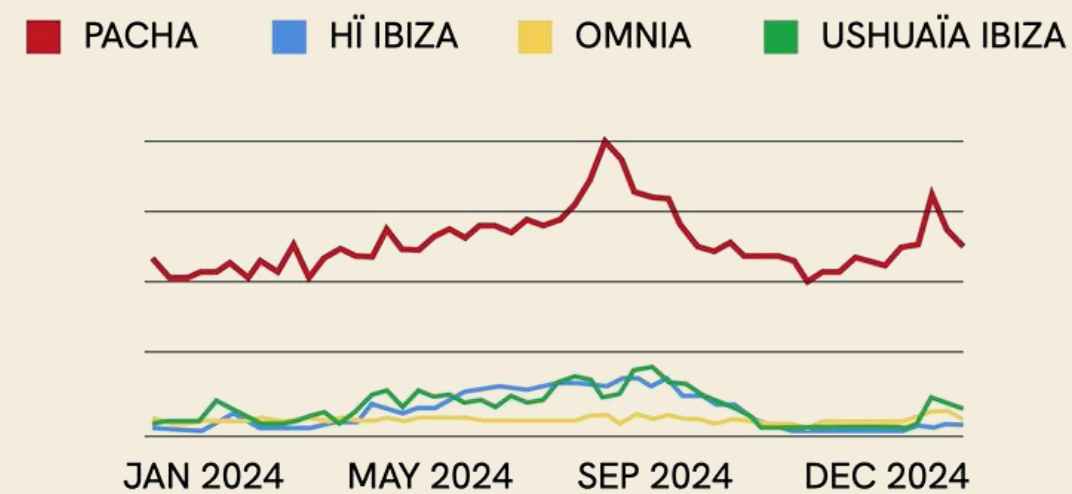
International (Non-EU) Buyer – Buying Property in Ibiza

- Valid Passport.
- NIE Number (mandatory).
- Spanish Bank Account.
- Proof of Funds & Source of Wealth.
- Guarantee deed “Escritura de arras” (optional for advanced booking of the Unit).
- Final Sale Deed (Escritura) signed at notary.
- Investment declaration to Bank of Spain if over €500,000 for non-Spanish residents. Declaration D-2A:’
- Registration of the purchase deed to the Land Registry.

All Eyes on Ibiza

PACHA DOMINATES GOOGLE SEARCHES

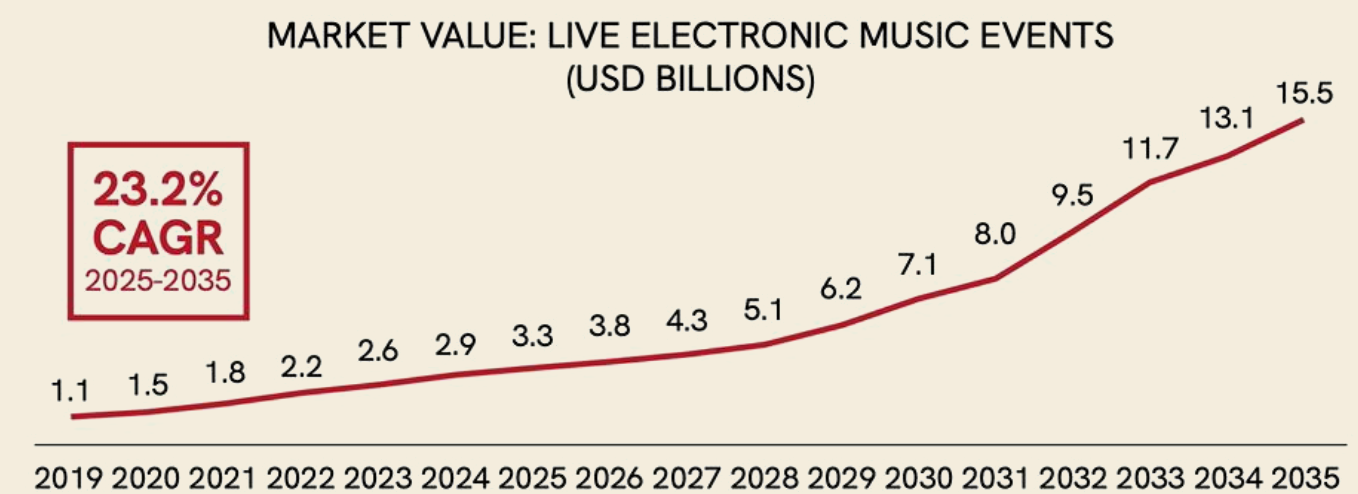
"Pacha is 12x more Googled vs comparable nightlife brands".



*Source: Google Trends

ELECTRONIC MUSIC IS BOOMING

"Electronic Music Events Projected to Grow at 23.2% CAGR Through 2035".



*Source: Wise Guy Reports, Electronic Music Market 2025

THE WORLD IS TRAVELLING FOR MUSIC

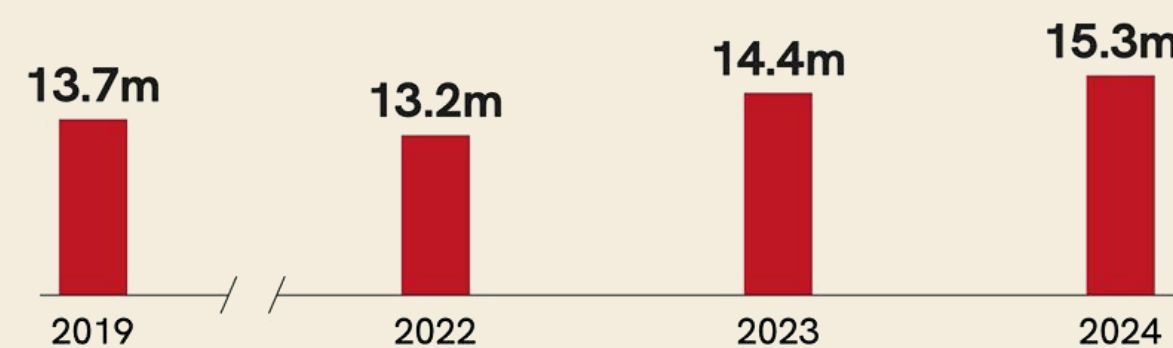
"Music Tourism Set to Grow 2.4x Over the Next Decade".



*Source: Future Market Insights, Music Tourism Sector, 2024

EUROPE'S TOURISM MAGNET

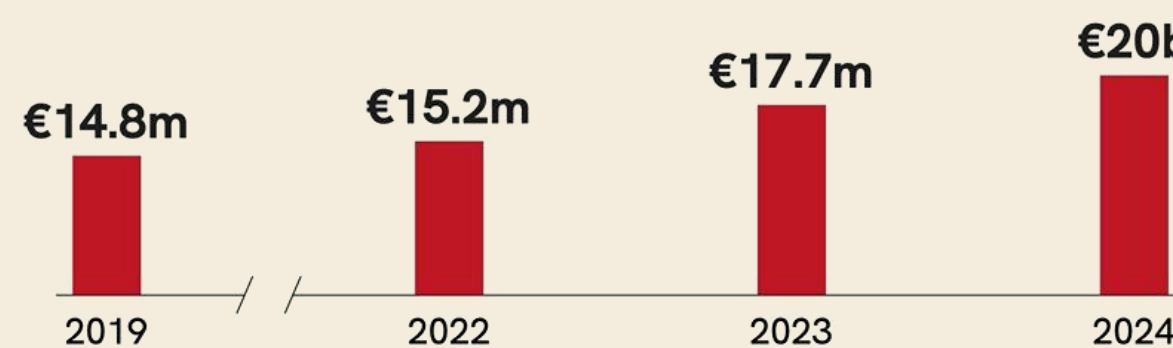
"Tourism in the Balearic Islands Hits 15.3 Million Visitors in 2024".



*Source: Instituto Nacional de Estadísticas

THE IBIZA ISLAND GOLDMINE

"Tourism Spend in the Balearics Surges to €20 Billion in 2024".



*Source: Instituto Nacional de Estadísticas

IBIZA PROPERTY PRICES SURGE 84% SINCE 2016.



A Luxury Property Buyer's Guide to Ibiza

February 19, 2025 Buyers Guide

From 2016 to 2023, new high-end developments hit the market, which raised property prices by 84%. From 2023 to 2024, property prices continued to grow at a rate of 55%.

*Source: A Luxury Property Buyer's Guide to Ibiza

