

October 2026 · Issue 01

BELLAVISTA LIVING

Mallorca and Ibiza

The Second Summer

Places, people and island life



Home begins beyond the front door.



A beautiful sea view is a beginning. What makes an island home often reveals itself later: over a first coffee in the village, on the way to the market, at a table you long to return to. That is what Bellavista Living is about.

We bring a love of beautiful places together with a clear-eyed view of property. What has happened in recent months? Which figures deserve attention? And which ideas could change life on Mallorca and Ibiza?

Our first issue looks back at summer and ahead into autumn. It visits remarkable hotels, makers and wineries, long lunches and days on the water. Two 48-hour itineraries leave room for discoveries of your own. Alongside them: the market and the vision for Eiva. Good decisions begin with curiosity. Welcome.

Bellavista Living

THE EDITORS

Two islands. Many perspectives.

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What summer leaves behind.

Travel, culture and an autumn already well under way.

JULY / MALLORCA

More than 4.6 million

Aena reported more than 4.6 million passengers at Palma in July. This measures the intensity of air travel, not the number of individual holidaymakers. Both arrivals and departures are counted. [1]

AUGUST / IBIZA

1.5 million

Ibiza Airport recorded around 1.5 million passengers and 13,643 aircraft movements in August. Accessibility matters when considering an island home; these figures do not establish demand for property purchases. [2]

SEPTEMBER / PALMA

Art and arrivals

On 19 September, Palma celebrated Nit de l'Art. Its 30th-anniversary edition took visitors through galleries and cultural venues. Meanwhile, the airport recorded 4,197,396 passengers in September, up 2% on the previous year. [3, 4]

OCTOBER / IBIZA

A different sound

Jazz Point Ibiza was announced for 15–18 October. Its programme reveals a side of the island easily overlooked in high summer: culture as a reason to stay into autumn. [5]

High prices. A slower pace.

€5,593/m²

BALEARIC ISLANDS · ASKING PRICES · SEPTEMBER 2026



Bar scale: €0–6,000/m²

Year-on-year growth stood at 4.1% in September 2026, compared with 11.6% a year earlier. Between June and September 2026, the asking price rose from €5,553 to €5,593/m², with little change from August. This is a slowdown, not evidence of a general price collapse.

Source [6]: idealista. Residential listings across the Balearics; not completed-sale, rental or exclusively luxury-villa prices. Figures are for September of each year.

Location makes the difference.

Selected municipalities · Asking prices in September 2026

MUNICIPALITY	€/m ²	YEAR ON YEAR
Palma de Mallorca	5,513	+3.6 %
Andratx	8,641	-0.2 %
Eivissa	7,309	+7.4 %
Santa Eulalia del Río	8,295	+1.6 %

Four figures, four different markets. A municipal average combines different neighbourhoods and property types. It values neither the clifftop villa nor an individual old-town apartment. The mix of listings also affects the comparison.

Our view: the quality of a decision rests on comparable properties. Condition, precise location, outdoor space and ongoing costs belong in the same discussion. A striking discount alone does not explain whether a house is a good purchase.

Source [7]: idealista, September 2026 local report. Santa Eulalia del Río refers to the municipality, not the submarket of the same name. Asking prices, not notarised sale prices.



MALLORCA

Time for a second look.

DEIÀ / SERRA DE TRAMUNTANA

More than arriving. Wanting to return.



You cannot understand a place in a single viewing. The terrace may appeal at once; everyday life waits around the next corner. Our suggestion for autumn: visit a favourite twice. Once through a guest's eyes. Once with a resident's questions.

Start by the water in Port d'Andratx, then walk the routes that matter to you: shops, parking, a regular stroll. In a Tramuntana village such as Deià, the question changes: how much seclusion feels right, and how much proximity does daily life need?

The most beautiful home is one that suits an ordinary Tuesday, too.

An editorial suggestion for exploring locations. Photo: Port d'Andratx, Dietmar Rabich / CC BY-SA 4.0. Full image credits online.



IBIZA

The island after the applause.

THE COAST NEAR PORTINATX

A village square. A city by the sea.



SANTA GERTRUDIS

Discovering Ibiza from a village square offers a different perspective from a beach club. Santa Gertrudis is a useful starting point for thinking about proximity: would you like a lively meeting place nearby, or a home where the whole day can unfold?



EIVISSA

Eivissa brings a different rhythm: city streets, the harbour and Dalt Vila become part of the day. Listen carefully when choosing a home. How does a street change between afternoon and evening? How much bustle feels right?

Our island test: spend a morning, an evening and an unplanned day in your chosen place. Only then compare addresses.



Two tables. Two island stories.

DINS Santi Taura

Palma

Near the cathedral, DINS explores the culinary traditions of the Balearics. The restaurant describes a tasting menu with a choice of counter or table seating. Our pick for an evening when the cooking itself is the occasion. [8]

DINS Santi Taura

Ca na Toneta

Caimari

This Caimari address is our invitation to pair a meal with time inland. Make the visit an outing in its own right, and confirm the menu, preferences and opening directly with the restaurant. Its official contact page lists Caimari as its location. [9]

Ca na Toneta

Photos: the DINS kitchen and Ca na Toneta entrance, official archives. Editorial selection, not a restaurant review. Confirm menus and opening directly.



A garden. A long lunch.

Aubergine by Atzaró

Near Santa Gertrudis

A country restaurant between Santa Gertrudis and Sant Miquel, with a garden and a kitchen that, according to its operator, uses vegetables and herbs from Atzaró's garden. Our suggestion: allow a long lunch and leave the afternoon open. [10]

Aubergine by Atzaró

La Paloma

Sant Llorenç

A family restaurant in Sant Llorenç, set among citrus gardens. Middle Eastern influences shape the daytime menu; chef Prasuna Coppini's Italian roots guide the evenings. Our choice for a table beneath the trees and conversation without watching the clock. [11]

La Paloma

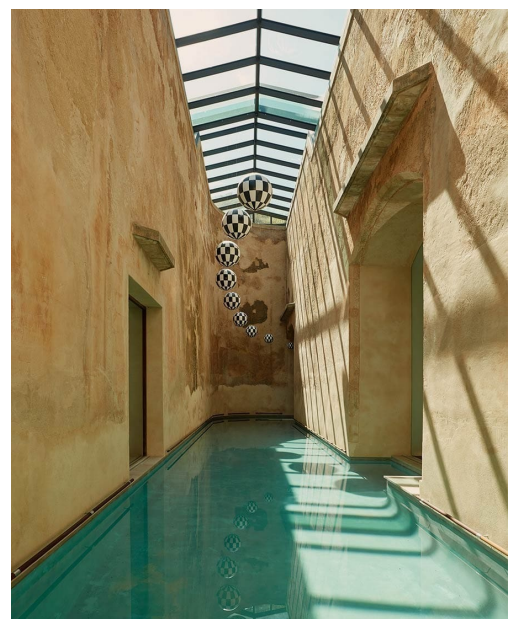
Photos: a dish from Aubergine by Atzaró and La Paloma's garden. Aubergine lists 1 November as its final opening day of 2026. As of 21 October 2026.



A fortress for stillness.

Cap Rocat stands in Cala Blava on the Bay of Palma. Antonio Obrador transformed the former coastal fortress into a hotel while preserving the character of this protected building. Even the approach through the gate makes architecture part of the journey. [13]

Its remarkable retreat lies underground: according to the hotel, the spa is twelve metres deep within the fortress, yet receives daylight. It shows how much atmosphere can emerge from proportion, stone and a single passage of light.



Cap Rocat · Stays & Spa

Official hotel photographs: main entrance and spa. Ask the hotel directly about seasonal opening, access and treatments.



The north takes its time.

At Cala Xarraca, Six Senses Ibiza brings together the sea, architecture and retreat. The official aerial photograph shows the closeness of pool and rocky coast. The hotel pairs its stays with wellness, dining and cultural experiences. [14]

Our idea for a stay: keep the first afternoon free. No island circuit, no appointment after breakfast. Look out over the water first, then choose a spa treatment. A hotel becomes a retreat when your own diary has room to breathe.

Six Senses Ibiza · Hotel & Experiences

Original photograph: pool and coast at Six Senses Ibiza. Confirm stays, seasonal opening and access to experiences in advance.



Objects with a story.

Gordiola, Algaida

At the furnace, glass becomes a gesture. Gordiola traces its history to 1719; in Algaida, workshop, museum and shop belong together. Watching the work reveals the difference between a catalogue shape and a piece formed by hand. [15]



Teixits Riera, Lloseta

The blurred outlines of Mallorcan llengües fabrics emerge when the threads are dyed. At Teixits Riera, cotton and linen become fabrics for cushions, tables and homes. A good starting point: choose a pattern first, then imagine the room around it. [16]

CERAMICS / Ceràmica Terra Cuita in Pòrtol: Pep Serra's workshop continues a family tradition of clay and handmade vessels. An object for the everyday table is often the loveliest piece of the island to take home. [21]



Another way to see the island.

Es Baluard, Palma

The museum of modern and contemporary art occupies the Baluard de Sant Pere. Historic city walls meet contemporary architecture; the terrace looks towards the cathedral and bay. Our suggestion: focus on a few works, then let your gaze wander across the city. [17]

Es Baluard · Programme

MACE, Eivissa

In Dalt Vila, the Museu d'Art Contemporani d'Eivissa offers another way into the island. Its autumn programme lists Stefan Brüggenmann's "Cel d'Or", announced until 15 November 2026. A reason to add contemporary art to an old-town walk. [18]

MACE · Programme

Photo: view of Palma from Es Baluard, official museum archive. Check exhibitions and opening times before visiting.



The island in a glass.



Ribas, Mallorca

In Consell, a visit to Ribas can include a guided tour and tasting. The courtyard beside the shop is a reason to slow down in itself. Tours require an appointment. Address: Carrer Muntanya 2. [19]

Can Rich, Ibiza

Can Rich offers visits through its vineyards and winery. Depending on the option chosen, these include a tasting and an aperitif with local produce. A request becomes a reservation only once confirmed. [20]

The table afterwards

Our hosting idea: a wine, good bread, local olive oil and a few favourite objects. A glass from Algaida, a bowl from Pòrtol, a cloth from Lloseta. A shopping list becomes a memory of places and people.

Photos: Ribas barrel cellar (top), Can Rich entrance (bottom). No vintages tasted or invented tasting notes. Ask each winery about visits.

48 hours. Do less, enjoy more.



DAY 01 / PALMA

City, art, a table.

A slow start in the old town, then Es Baluard. Choose one exhibition and leave the other rooms for another visit. Keep the afternoon for the waterfront. End at DINS Santi Taura: the day's one firmly booked appointment.

DAY 02 / INLAND

Fabrics, village lanes, food.

From Palma to Teixits Riera in Lloseta. Feel the fabrics, choose a pattern, continue to Caimari. Cana Toneta is a reason to linger in the village. If the restaurant booking does not fit, keep the route open for Ribas in Consell.

IN YOUR SUITCASE / A fabric swatch. A museum card. And the address of a table you want to return to.

Editorial itinerary. Coordinate workshop, museum and restaurant opening days; no guaranteed opening or journey times.

From the village square to the horizon.



DAY 01 / THE ISLAND'S HEART

Time beneath the trees.

Begin in Santa Gertrudis with coffee and a walk. Aubergine by Atzaró could anchor lunch. If you prefer to eat later, plan La Paloma in Sant Llorenç instead. One table is enough; leave the rest of the day to villages and light.



DAY 02 / EIVISSA

Art with a view.

Through Dalt Vila to MACE: first the exhibition, then the lanes and harbour views. Make a deliberate choice for the afternoon: quiet in the north or a different perspective on the water. Weather and season help decide.

IN YOUR MEMORY / A garden instead of a guest list. An artwork instead of another photograph. Ibiza, at your own pace.

Our suggested itinerary, not a booked travel package. Aubergine's announced final opening day of 2026 is 1 November.



Leave the horizon open.

From the water, proportions change: houses shrink, rocks grow, the day opens out. Our idea for a free afternoon is a short outing with ample time to look. Rather than collecting bays, truly notice one perspective.

BEFORE YOU GO / Confirm the route, weather, return and inclusions with the operator. The image shows the "Sunset Cruise" from the official Six Senses archive; it does not promise a trip on your chosen date. [14]



ARCHITECTURE / OMAI GREY, IBIZA

The house and the light.

Glass, shade, water: how outdoor spaces shape a home's character.

PHOTOGRAPH FROM THE BELLAVISTA PROPERTY PORTFOLIO

Luxury you use every day.

Four design questions for a Mediterranean home. An editorial selection, not a measured market forecast.

01 Shade belongs on the floor plan.

An outdoor space becomes a living space when it feels comfortable at the right time of day. On a terrace, consider more than the view: look for shade at breakfast and shelter at dinner.

02 Materials need an everyday life.

Stone, wood and fabrics also mean decisions about care and use. Ask about repair, replacement and maintenance. Materials can age; what matters is whether the way they change suits the house.

03 A quiet room is a luxury of its own.

Not every retreat needs an extensive wellness offering. A well-placed seat, privacy and the option to close a door can shape daily life more than another reception room.

04 Technology should explain itself.

Lighting, shading and climate control should be easy to use. During a viewing, ask to see everyday routines: arriving, opening windows, leaving. Comfort also means intuitive controls.



A search that listens.

How Eiva could change the search for the right property.

From filters to understanding.

“Three bedrooms” is a specification. “A home where my parents can comfortably visit” is a need.

Many property searches begin with fields: location, budget, floor area. Yet what really matters rarely fits a dropdown. Quiet bedrooms, an easy arrival or space for several generations depend on context.

This is Eiva’s vision: structure wishes through conversation and make a shortlist easier to understand. A useful answer would do more than show properties. It would explain which needs are met, which details are missing and what must be checked in person.

What this could change

For buyers and renters: less repetition and a reasoned shortlist. For advisers: a better-prepared conversation. For owners: enquiries that explain more clearly why a home is being considered. The value would lie in better-fitting decisions; revenue or time savings have not yet been demonstrated.

One wish. A clear thread.

An illustrative future property search. Not a transcript of a feature already available.

01 / TELL YOUR STORY

“Spend longer on the island in winter.”

Eiva could ask: which island, how long, who is coming? Which journeys and budget shape everyday life?

02 / MAKE SENSE OF IT

Wishes become criteria you can check.

The shortlist could distinguish essentials from preferences. Unknown details would remain visible rather than being silently filled in.

03 / COMPARE

Three suitable options, with reasons.

Why might a home fit? Where is the compromise? A comparison could apply the same criteria to every option.

04 / CONTINUE IN PERSON

The next step stays clear.

With consent, a structured enquiry could go to Bellavista. Availability, price, viewings and contractual matters would then be confirmed with the people responsible.

The revolution would be a better connection between personal wishes, reliable information and human advice. Planned workflows, not a product commitment.

What deserves attention now.

Three scenarios for the coming months. Editorial perspective, not a price or return forecast.

01 / PROPERTY

Quality becomes tangible.

With high asking prices, the full calculation deserves more weight: purchase, necessary work and ongoing upkeep. We expect the strongest conversations to start with documents and comparable evidence, rather than sweeping promises about the market.

02 / ISLAND LIFE

Winter is a test of its own.

If you want to stay longer, experience the home in this season. Warmth, humidity, light and the local places that actually remain open become tangible. A winter stay can reveal the difference between wishing for a holiday and wanting a home.

03 / TECHNOLOGY

Trust becomes a product feature.

As more assistants make suggestions, the explanation matters more. Which information is current? Who confirms availability? For Eiva and similar services, help you can understand may prove as important as a pleasant voice.

Another reason to stay.



24 OCTOBER

Ibiza Trail Maratón Festival

Sant Antoni de Portmany. The organiser lists 24 October 2026 for the 18th edition. Check entry requirements and available places directly. [12]

Information from the organiser

UNTIL 1 NOVEMBER

One last long lunch

Aubergine by Atzaró lists 1 November as its final opening day of 2026. A specific opportunity to make time for the garden this season. [10]

Information from the organiser

Dates supplied by organisers, checked on 21 October 2026. Changes and weather-related adjustments are possible.



PRIVATE LIVING / BELLAVISTA PORTFOLIO

The Wave

Ibiza. A terrace, water and an open horizon. This image from our portfolio captures an idea: a stay can be the beginning of a clearer picture of your own island life.

Discover the villa with Bellavista

RENTAL · AVAILABILITY AND TERMS ON REQUEST

A day without hurry.

Our small island ritual: choose a place, book a table and leave time in between.

The most valuable discovery need not be new. Perhaps it is the same bench by the water, this time in the morning. Perhaps a street you usually drive through. Plan fewer stops and you notice more: a tree's shade, the changing light, the distance between two places.

For your next stay, try one fixed point a day. Leave the rest open. It is not an itinerary for everyone, but it is a good way to discover whether you simply admire a place or could imagine living there.

PLANNED NEXT / NOVEMBER 2026

The art of staying.

Winter on the islands · Rooms for long evenings · Market update
A fresh focus and familiar columns in every issue.

Further Reading.

Editorial deadline: 21 October 2026. All links are clickable. Figures relate to the reporting period specified.

[1] Aena: Palma, July 2026

Over 4.6m passengers; August 2026 report.

[2] Aena: Ibiza, August 2026

Around 1.5m passengers; 13,643 aircraft movements.

[3] Aena: Palma, September 2026

4,197,396 passengers; +2% year on year.

[4] Visit Palma: Nit de l'Art 2026

Organiser's information for 19 September.

[5] Jazz Point Ibiza

Festival programme: 15–18 October 2026.

[6] idealista: Historical price series

Balearics, September 2023–2026; asking prices.

[7] idealista: Local report

Municipalities, September 2026; asking prices.

[8] DINS Santi Taura

Restaurant concept and reservations.

[9] Ca na Toneta

Official contact page, Caimari location.

[10] Aubergine by Atzaró

Concept: aubergineibiza.com; season end: contact page.

[11] La Paloma

Family history, cuisine and location.

[12] Ibiza Trail Maratón

Rules and date of the 2026 edition.

[13] Cap Rocat

Fortress, architecture and spa.

[14] Six Senses Ibiza

Hotel, Cala Xarraca and experiences.

[15] Gordiola

Glassmaking and visits in Algaida.

[16] Teixits Riera

Ikat, materials and Lloseta.

[17] Es Baluard

Museum, architecture and views.

[18] MACE Eivissa

Cel d'Or exhibition and programme.

[19] Bodega Ribas

Consell, cellar tours and tastings.

[20] Can Rich

Visits, tastings and reservations.

[21] Emblemàtics Balears

Ceràmica Terra Cuita, workshop in Pòrtol.

Methodology: airport passenger figures count arrivals and departures. Asking prices are not notarised sale prices. Local averages are not property valuations. Routes and design selections are editorial suggestions. Eiva is presented as a product vision. Operator information and photographs do not constitute independent on-site reviews.



Bellavista

Mallorca and Ibiza