



E&V ID: W-047KYZ

SANTA EULALIA - ROCA LLISA

## Contemporary new-build villa with spacious terraces in a prime location

TOTAL SURFACE

~743 m<sup>2</sup>

NUMBER OF BEDROOMS

6

PLOT SURFACE

~1,292 m<sup>2</sup>

ASKING PRICE

€7,500,000



## Property Details

Total Surface

~743 m<sup>2</sup>

Asking price

€7,500,000

Basement



Heating

Heat Pump (Air-Condition, Underfloor Heating)

Views

Open View, Water View, Green View, Building View, Landmark view

Plot Surface

~1,292 m<sup>2</sup>

Total Number of Bathrooms

6

Garden



Total Number of Parking Bays

2

South-facing, private 35 m<sup>2</sup> pool, energy efficiency class A, solar panels, advanced water management system, 160 m<sup>2</sup> cellar



Number of Bedrooms

6

Terrace Size

280 m<sup>2</sup>

Air-Condition

Central Air-conditioned

Laundry Room

Private, outside Apartment

Estimated completion date: 2027



## Commission Text

Availability upon agreement.

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Taxes, notary and registry fees must be paid by purchaser, the commission to E&V paid by the seller as stipulated by Spanish regulations.



## Property Description

This exclusive new-build villa, currently under construction, is located in the prestigious private residential area of Roca Llisa, next to Ibiza's golf course.

The villa features clean, modern lines and is distributed over two floors plus a basement, offering contemporary architecture perfectly adapted to its surroundings.

Access is via the upper floor, where the main living area is located, featuring spacious open-plan interiors that include an entrance hall, a living and dining area, and a modern fully equipped kitchen with high-end appliances. This level opens onto a magnificent south-facing terrace with sea views, a large swimming pool, shaded chill-out areas and an outdoor dining space.

The lower floor is dedicated to the sleeping area and offers six bed-

rooms, all with direct access to terraces and the garden. Highlights include a spacious master suite with walk-in wardrobe, three double bedrooms with en-suite bathrooms, and an additional room with spa-style bathroom and guest WC, ideal as a wellness area or private lounge.

The basement includes storage areas, a laundry room and technical facilities, incorporating efficient management systems and advanced water technologies for garden irrigation and pool use, as well as solar panels. The exterior is completed with private parking for several vehicles.

A luxury villa combining contemporary design, privacy and sea views, created to enjoy the authentic Mediterranean lifestyle in one of Ibiza's most exclusive locations.



## Location Description

Roca Llista is an exclusive private residential community located on the east coast of Ibiza, between Ibiza Town and Santa Eulària des Riu. It is one of the most sought-after areas among international buyers, thanks to its combination of security, privacy and a natural setting.

The development features controlled access and 24-hour security, ensuring a high level of tranquillity, and is situated next to Ibiza's golf course, adding significant value both for residential use and investment purposes.

Its location is particularly strategic: Ibiza Airport can be reached in approximately 15 minutes, while Ibiza Town, Dalt Vila and the marina of Marina Botafoch are just 10–12 minutes away by car. At a similar

distance lies Santa Eulària des Riu, known for its seafront promenade, restaurants and wide range of services.

Several beautiful coves and crystal-clear beaches are also just a short drive away, allowing residents to enjoy the sea while benefiting from the peace and privacy of a residential environment.

Surrounded by Mediterranean nature and offering open views of the sea and landscape, Roca Llista provides a perfect balance between exclusivity, comfort and connectivity, making it one of Ibiza's most desirable locations for a permanent residence, a second home or an investment.





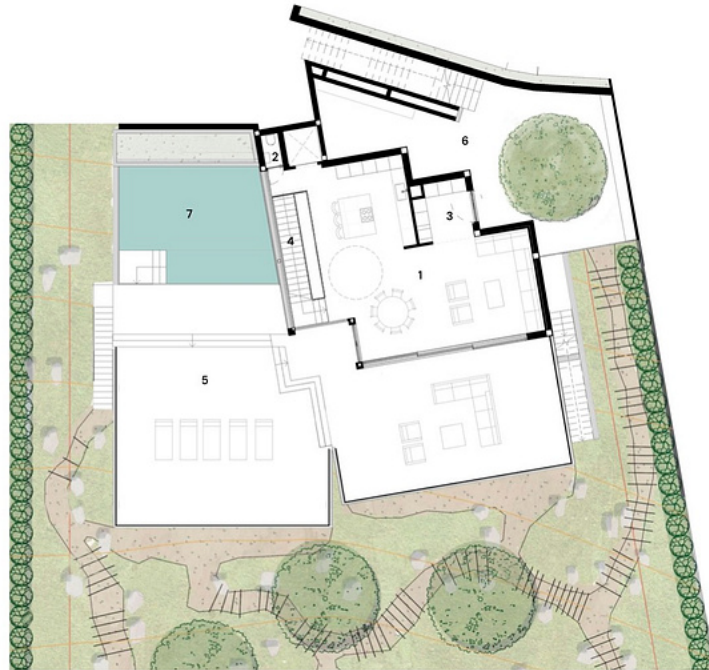












Not drawn  
to scale

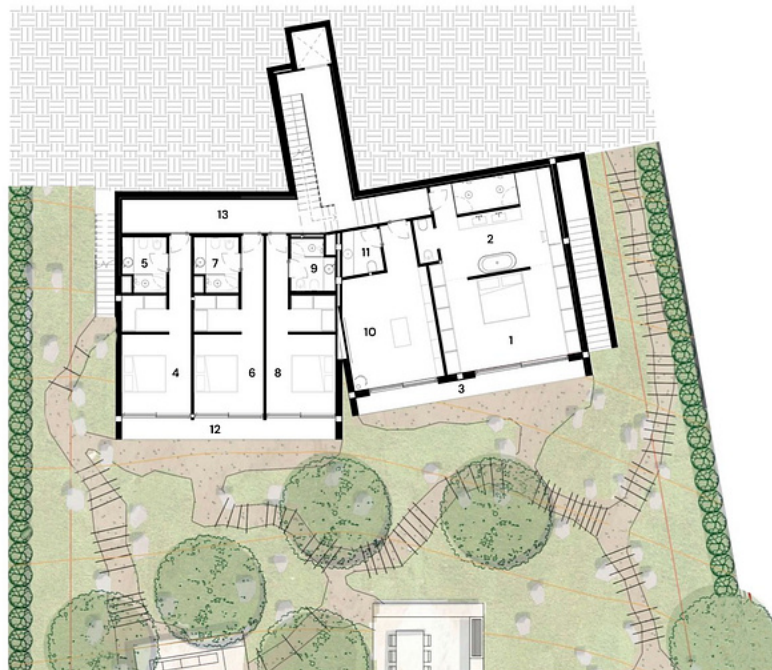
- 1 Living / Dining / Kitchen - 61.9 sq m
- 2 Guest Toilet - 1.2 sq m
- 3 Entrance Hall - 6.5 sq m
- 4 Stairs - 6.7 sq m
- 5 Pool Terrace - 166.8 sq m
- 6 Entry Terrace - 59.4 sq m
- 7 Pool - 35 sq m

Individual room areas shown as net area.

### First Floor

Total Area: 354.8 sq m  
Internal Area: 93.6 sq m  
External Area: 261.2 sq m

## Floor Plan



**Ground Floor**  
 Total Area: 225.1 sq m  
 Internal Area: 206.7 sq m  
 External Area: 18.4 sq m

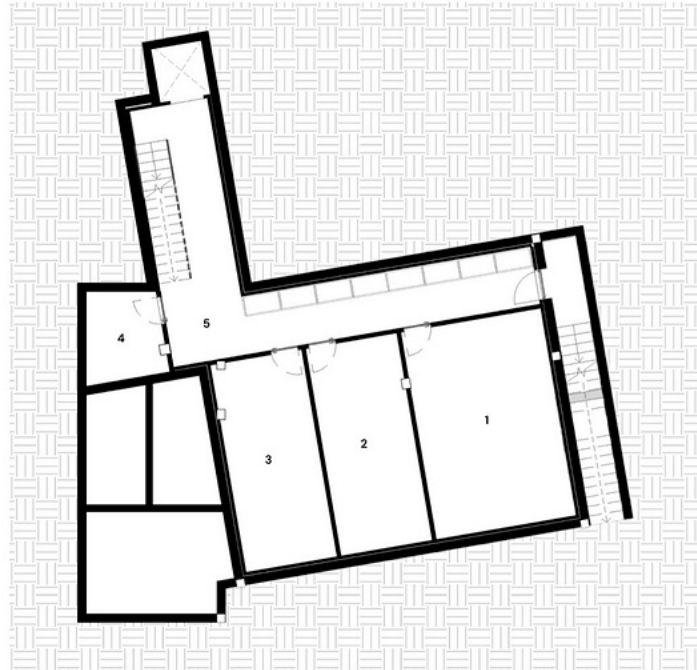
- 1 Master Bedroom - 23.4 sq m
- 2 Master Bathroom - 23.5 sq m
- 3 Master Terrace - 9 sq m
- 4 Bedroom 2 - 17.5 sq m
- 5 Bathroom 2 - 4.6 sq m
- 6 Bedroom 3 - 17.5 sq m
- 7 Bathroom 3 - 4.2 sq m
- 8 Bedroom 4 - 17.5 sq m
- 9 Bathroom 4 - 3.9 sq m
- 10 TV Room / Spa - 21.6 sq m
- 11 TV Room Toilet - 3.2 sq m
- 12 Bedrooms Terrace - 9.4 sq m
- 13 Corridor - 31.3 sq m

Individual room areas shown as net area.

# Floor Plan

### Basement

Total Area: 163.2 sq m



Not drawn  
to scale

- 1 Storage - 25.8 sq m
- 2 Office / Laundry Room - 16.7 sq m
- 3 Technical Room 1 - 16.7 sq m
- 4 Technical Room 2 - 5.8 sq m
- 5 Corridor - 34.9 sq m

Individual room areas shown as net area.

## Floor Plan

## Important Notice

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