



E&V ID: W-049EBD

SANTA EULALIA - ROCA LLISA

Exclusive villa in a prime location with golf surroundings

TOTAL SURFACE

~530 m²

NUMBER OF BEDROOMS

4

PLOT SURFACE

~1,500 m²

ASKING PRICE

€4,600,000



Property Details

Total Surface

~530 m²

Asking price

€4,600,000

Air-Condition

Fully Air-conditioned

Views

Green View, Building View

Year of construction

2026

Plot Surface

~1,500 m²

Total Number of Bathrooms

5

Heating

Central Heating, Heat Pump (Air-Condition, Underfloor Heating)

Total Number of Garages

1

Pool 63 m2

✓

Number of Bedrooms

4

Terrace Size

230 m²

Garden

✓

Total Number of Parking Bays

4

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 luxury villa is located in a prestigious private residential community, in a secure setting surrounded by nature. It stands out for its proximity to the city and marinas, combining convenience with a high level of privacy, tranquility, and exclusivity. The community offers controlled access, security, and services typical of a high-end gated development.

The home has been designed for year-round enjoyment, with contemporary architecture inspired by the Mediterranean and generous indoor and outdoor spaces. It features large terraces, a private

garden, and a pool integrated into the surroundings. This bright and versatile home offers an open-plan design connecting the living room and kitchen, large windows with views of the golf course, and bedrooms with en-suite bathrooms and access to terraces or balconies.

The villa stands out for its high-quality finishes, thoughtful design, and commitment to sustainability and energy efficiency, representing an excellent opportunity in the premium real estate market.



Location Description

Roca Llisa is a prestigious private residential development on Ibiza's east coast, between Ibiza Town and Santa Eulària des Riu. Surrounded by nature and next to Ibiza's golf course, it offers a quiet, secure setting with controlled access and 24-hour security.

Its strategic location allows you to reach Ibiza Airport in about 15 minutes, as well as Ibiza Town, marinas, beaches and services within a few minutes by car, combining privacy, exclusivity and excellent connectivity.







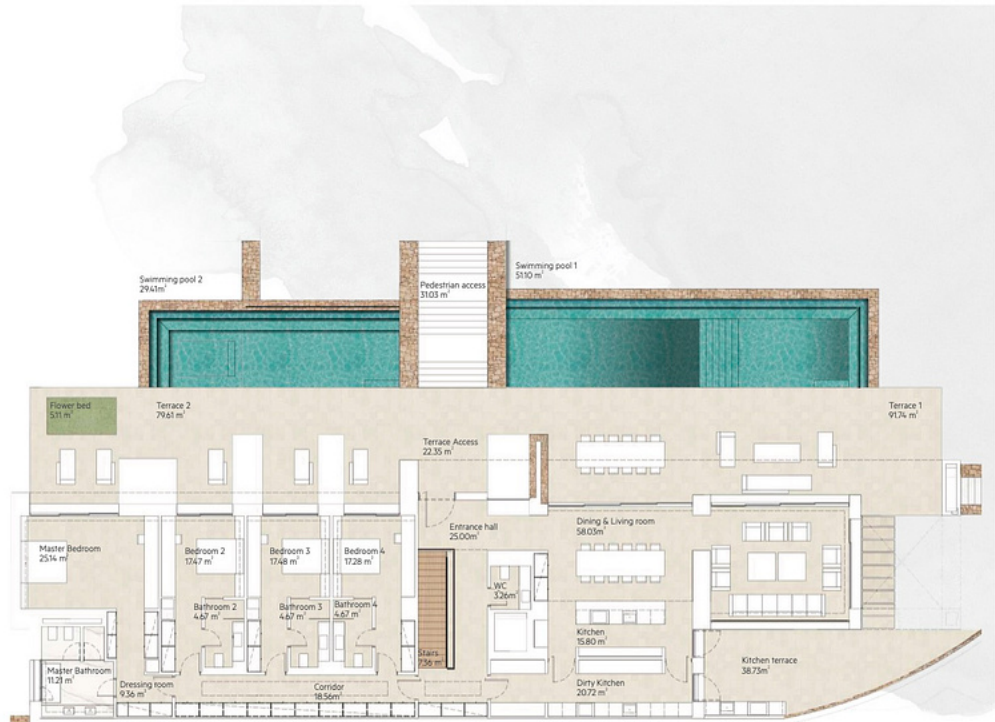
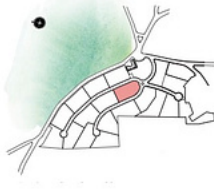






VILLA 7 GROUND FLOOR

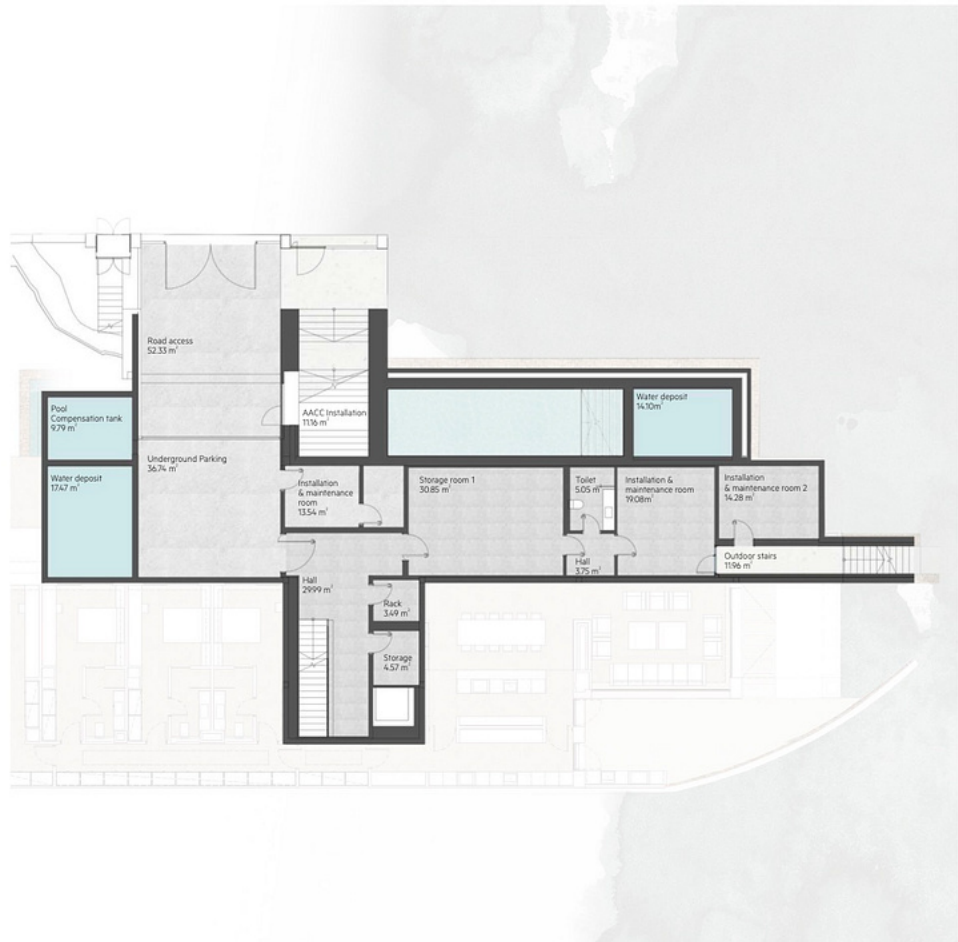
Plot surface	1.515,30 sqm
Basement	205,02 sqm
Ground Floor	321,88 sqm
Total Interior	526,90 sqm
Covered Terrace	52,78 sqm
Uncovered Terrace	179,65 sqm
Total Exterior	232,43 sqm
Total Interior & Exterior	759,33 sqm



Floor Plan

VILLA 7 BASEMENT

Plot surface	1515,30 sqm
Basement	205,02 sqm
Ground Floor	321,88 sqm
Total Interior	526,90 sqm
Covered Terrace	52,78 sqm
Uncovered Terrace	179,65 sqm
Total Exterior	232,43 sqm
Total Interior & Exterior	759,33 sqm



Floor Plan

Important Notice

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