



E&V ID: W-049EER

SANTA EULALIA - ROCA LLISA

Elegant villa in one of the most sought-after areas

TOTAL SURFACE

~526 m²

NUMBER OF BEDROOMS

5

PLOT SURFACE

~1,500 m²

ASKING PRICE

€4,300,000



Property Details

Total Surface

~526 m²

Asking price

€4,300,000

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 62 m2

✓

Number of Bedrooms

5

Terrace Size

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

The home has been designed for year-round living, 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, 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, meticulous 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 community 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 peaceful, secure setting with controlled access and 24-hour surveillance.

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' drive, combining privacy, exclusivity and excellent connectivity.









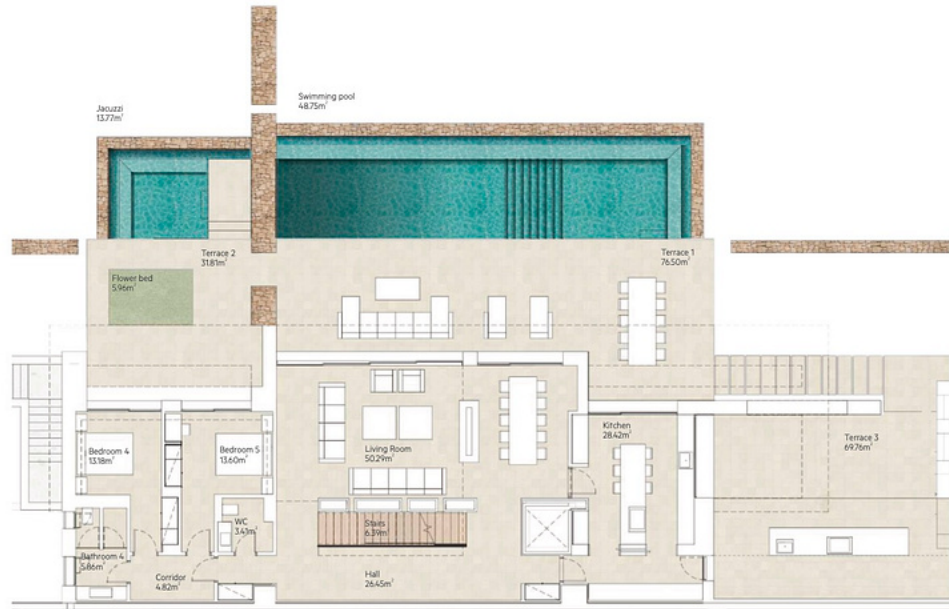




VILLA 2 GROUND FLOOR

Plot surface	1.500,26 sqm
Basement	170,94 sqm
Ground Floor	196,24 sqm
First Floor	158,87 sqm
Total Interior/Construido	526,05 sqm
Total Usable/Útil	415,07sqm
Covered Terrace	56,25 sqm
Uncovered Terrace	121,82 sqm
Total Exterior	178,07 sqm

Total Interior & Exterior 704,12 sqm

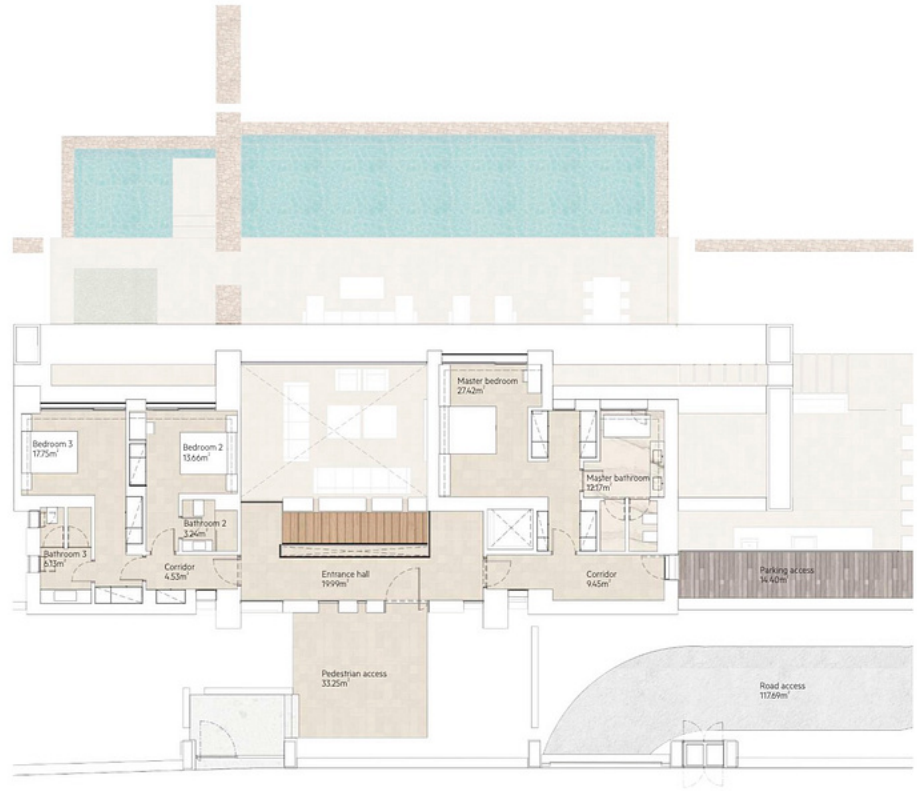


Floor Plan

VILLA 2 FIRST FLOOR

Plot surface	1.500,26 sqm
Basement	170,94 sqm
Ground Floor	196,24 sqm
First Floor	158,87 sqm
Total Interior/Construido	526,05 sqm
Total Usable/Útil	415,07sqm
Covered Terrace	56,25 sqm
Uncovered Terrace	121,82 sqm
Total Exterior	178,07 sqm

Total Interior & Exterior 704,12 sqm

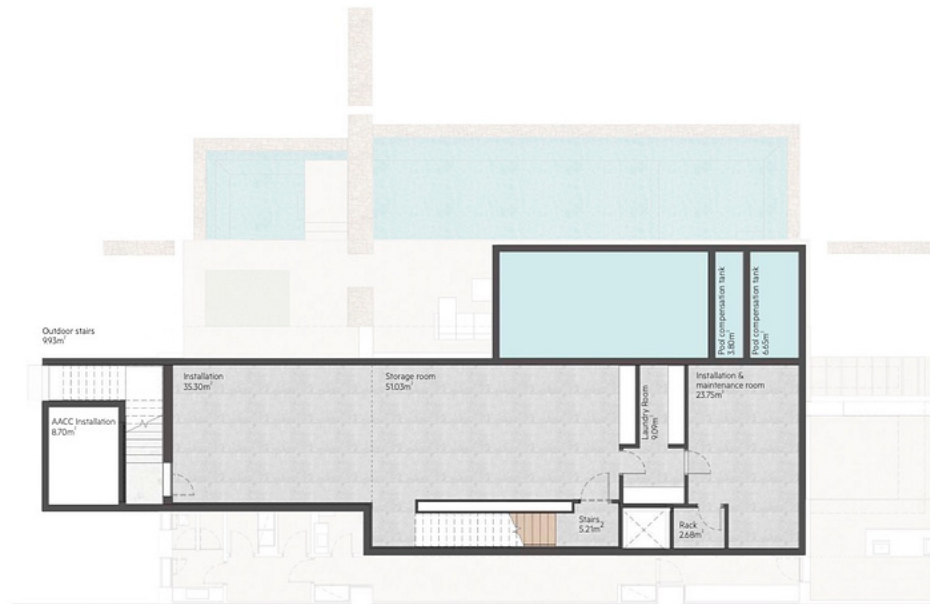


Floor Plan

VILLA 2 BASEMENT

Plot surface	1.500,26 sqm
Basement	170,94 sqm
Ground Floor	196,24 sqm
First Floor	158,87 sqm
Total Interior/Construido	526,05 sqm
Total Usable/Útil	415,07sqm
Covered Terrace	56,25 sqm
Uncovered Terrace	121,82 sqm
Total Exterior	178,07 sqm

Total Interior & Exterior 704,12 sqm



Floor Plan

Important Notice

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