



E&V ID: W-04A3PT

SANTA EULARIA - ROCA LLISA

Duplex penthouse with panoramic sea views in gated community

TOTAL SURFACE

~130.32 m²

TERRACE SIZE

~120 m²

NUMBER OF BEDROOMS

3

ASKING PRICE

€1,800,000



Property Details

Total Surface	Terrace Size	Number of Bedrooms
~130.32 m²	~120 m²	3
Asking price	Total Number of Bathrooms	Air-Condition
€1,800,000	3	Ducted Air-conditioned
Flooring	Views	24 hours security in gated community
Concrete Floor	Water View	✓

Commission Text

Availability upon agreement.

Engel & Völkers does not accept responsibility as the information provided in this brochure is for information only and it is subject to errors, omissions, change of price or withdrawal without notice.

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 elegant duplex corner penthouse is situated within the exclusive gated community of Roca Llisa, offering privacy, security and spectacular panoramic views over the Mediterranean Sea.

The entrance level welcomes you into a bright open-plan living and dining area with an open integrated kitchen. Large floor-to-ceiling windows seamlessly connect the interior with the generous terraces, creating an exceptional indoor-outdoor living experience. This level also features a guest bedroom with direct access to the terrace and a separate bathroom. A practical laundry room and an additional storage room complete this floor.

An internal staircase leads to the upper level, where the spacious master suite offers an en-suite bathroom and direct access to another impressive sea-view terrace. A further double bedroom with

its own bathroom is also located on this floor. The expansive upper terrace has been designed for outdoor living and features several inviting chill-out areas, making it the perfect place to relax, entertain or simply enjoy the stunning Mediterranean scenery.

The various terraces surrounding the property provide exceptional outdoor spaces throughout the day, all perfectly positioned to make the most of the spectacular sea views. Combining contemporary architecture, generous living areas and an outstanding location within one of Ibiza's most sought-after residential communities, this duplex penthouse represents an exceptional opportunity for both year-round living and unforgettable holiday escapes.

Ample parking is available directly at the building, providing added convenience for owners and guests.



Location Description

Roca Llisa is one of Ibiza's most exclusive and sought-after residential communities, renowned for its privacy, security and privileged location. This prestigious gated urbanisation offers 24-hour security and is home to Ibiza's only golf course, making it a highly desirable destination for both permanent residents and second-home owners.

Ideally situated between Ibiza Town and Santa Eulària des Riu, Roca Llisa enjoys excellent connections to some of the island's most popular destinations. The charming village of Jesús, with its super-

markets, boutiques, cafés and renowned restaurants, is only 8 km away. Ibiza Town, with its exclusive marina, vibrant nightlife and the UNESCO-listed old town of Dalt Vila, can be reached in approximately 15 minutes by car. The popular town of Santa Eulària, known for its beautiful promenade, marina and year-round amenities, is also just a 15-minute drive away. Ibiza Airport is approximately 15 km from the property, allowing for convenient year-round travel.









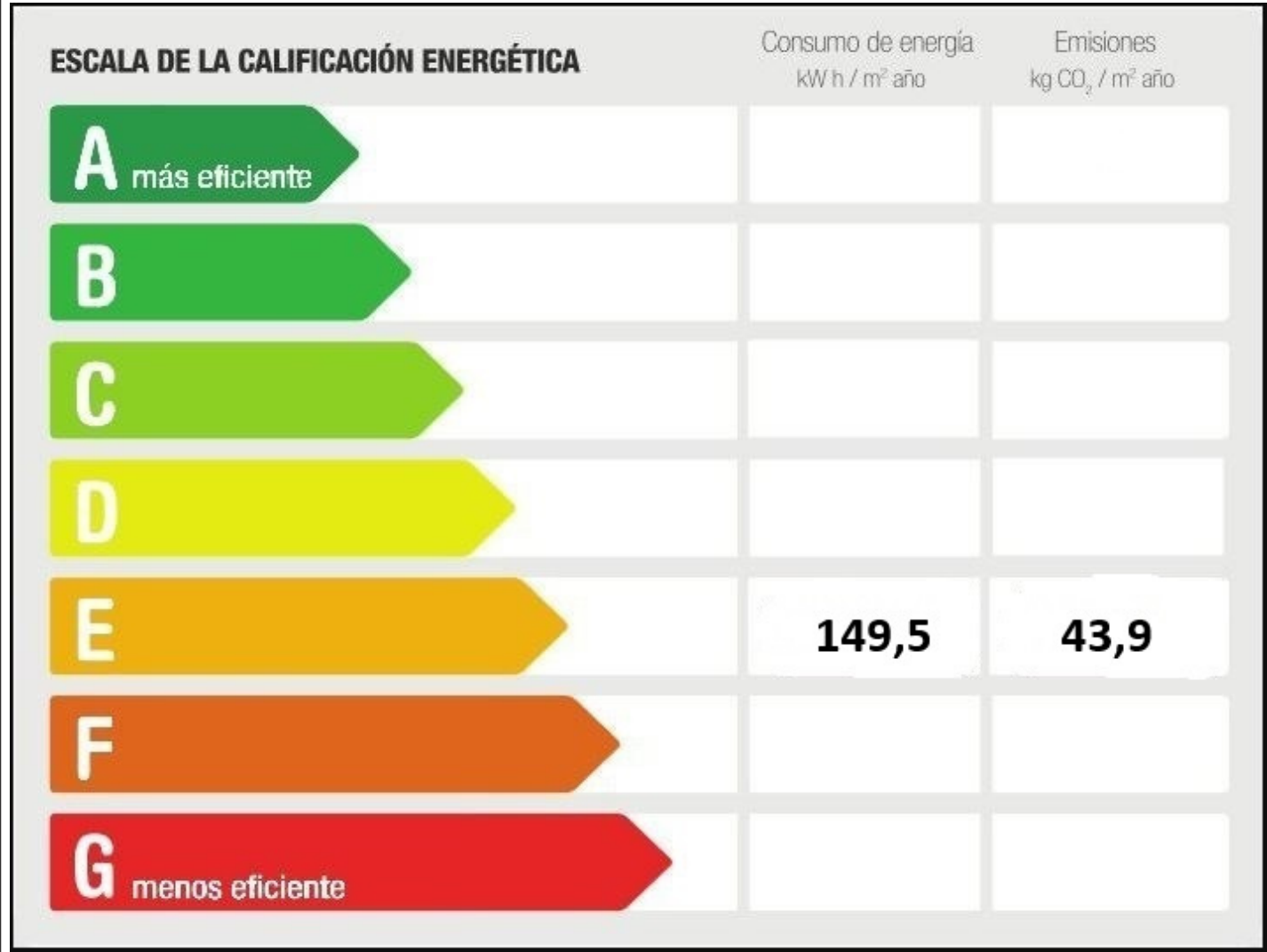












Energy information

Energy Efficiency Rating	Air-Condition
E	Ducted Air-conditioned

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