



E&V ID W-02EKNP

SANTA EULALIA — URB. ROCA LLISA

## Modern luxury villa with exceptional design and panoramic views

TOTAL SURFACE

approx. 760 m<sup>2</sup>

NUMBER OF BEDROOMS

10

PLOT SURFACE

approx. 1,800 m<sup>2</sup>

ASKING PRICE

€9,800,000



## Property Details

Total Surface

**approx. 760 m<sup>2</sup>**

Plot Surface

**approx. 1,800 m<sup>2</sup>**

Number of Bedrooms

**10**

Asking price

**€9,800,000**

Total Number of Bathrooms

**approx. 10**

Terrace Size

**approx. 855 m<sup>2</sup>**

Number of stories

**4**

Total Number of Bathrooms

**10**

Year of construction

**2021**

Heating

**Heat Pump (Underfloor Heating)**

Air-Condition

**Central Air-conditioned**

Private pool, Jacuzzi and gym



Independent guest apartment



## 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 newly built villa is situated in the prestigious gated community of Roca Llisa, directly adjacent to Ibiza's only golf course. Designed for those who appreciate the finest in architecture, craftsmanship, and comfort, this property embodies refined luxury and contemporary elegance at the highest level.

Distributed across four levels, the villa impresses with its generous layout and meticulous attention to detail. On the top floor, you will find three spacious bedrooms, each with en-suite bathrooms and private terraces, offering breathtaking views and maximum privacy.

An open staircase leads to the main living area, where a bright, open-plan living room seamlessly merges with the designer kitchen and another elegant bedroom with its own bathroom.

The lower level features three further bedrooms, an additional living area, a second kitchen, a spa zone, and all necessary technical facilities – combining comfort with sophisticated functionality.

On the ground level, a self-contained guest apartment provides two bedrooms, each with private bathrooms, as well as a living area and fully equipped kitchen – ideal for guests or staff accommodation.

Generous terraces and cascading water features, a fully equipped gym, and a spectacular rooftop terrace with Jacuzzi and bar complete this remarkable residence.

Built to the highest German construction standards, the villa showcases premium materials and finishes from renowned international suppliers. Every element, from the architectural design to the technical installations, reflects a commitment to quality, precision, and timeless sophistication.

This property represents discreet luxury at its finest – a serene haven of style, comfort, and exclusivity in one of Ibiza's most desirable locations.



## Location Description

Roca Llisa is one of the most sought-after urbanizations in Ibiza and offers a perfect blend of privacy, security and luxury. Picturesquely located between Ibiza Town and Santa Eulalia, the gated community is characterized by 24-hour security and its exclusive atmosphere.

With its proximity to the island's only golf course, picturesque nature trails and pristine coves, Roca Llisa offers a lifestyle that

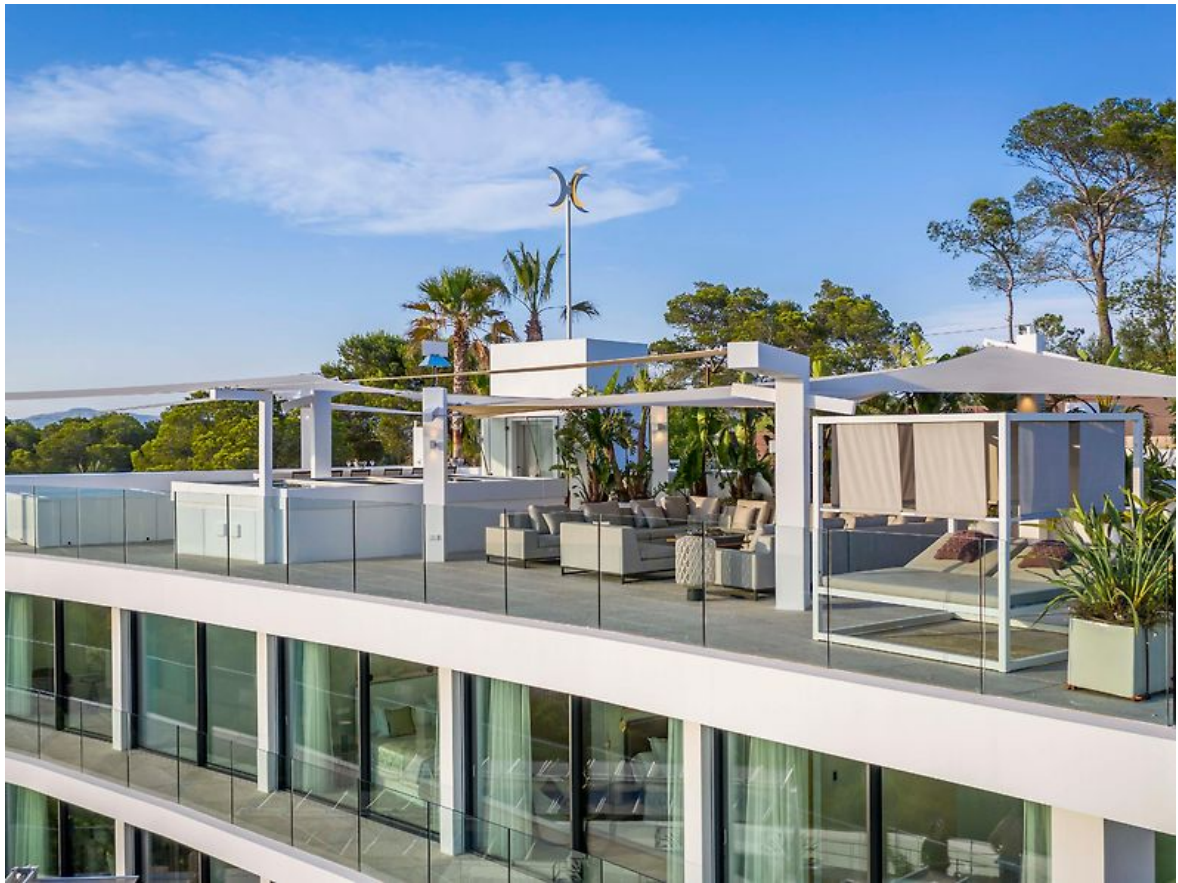
combines elegance and closeness to nature. The excellent connections to Ibiza Town at 20 minutes, the airport at 18 km and the charming village of Jesús at 8 km make the urbanization a prime choice for discerning residents.

This unique urbanization combines luxury, security and a prime location - perfect for those looking for something special.











**ESCALA DE LA CALIFICACIÓN ENERGÉTICA**

Consumo de energía  
kWh / m² año

Emisiones  
kg CO<sub>2</sub> / m² año

<b>A</b> más eficiente		
<b>B</b>	35.6	11.2
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

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