



E&VID W-0200BE

SANTA EULALIA — URB. ROCA LLISA

## Luxury villa with stunning sea views in a gated community

TOTAL SURFACE

approx. 600 m<sup>2</sup>

NUMBER OF BEDROOMS

3

PLOT SURFACE

approx. 1,600 m<sup>2</sup>

ASKING PRICE

€9,200,000



## Property Details

Total Surface

**approx. 600 m<sup>2</sup>**

Plot Surface

**approx. 1,600 m<sup>2</sup>**

Number of Bedrooms

**3**

Asking price

**€9,200,000**

Total Number of Bathrooms

**4**

Elevator



Year of construction

**1999**

Last Modernisation / Restoration

**2021**

Total Number of Garages

**3**

Heating

**Solar Heating**

Air-Condition

**Fully Air-conditioned**

## 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 impressive villa in the exclusive and secure urbanization of Roca Llisa combines modern comfort, elegant architecture and breathtaking panoramic views over the Mediterranean Sea to Formentera. On two levels and with a generous living space, it offers a well thought out layout with the highest standards of design and functionality.

The entrance area with panoramic glass front and spiral staircase leads to an outdoor chill out area and an in-house gym with sea views. The master suite is a private retreat with a walk-in closet, luxurious bathroom, sun terrace and private sauna. Two additional bedrooms, each with its own bathroom and terrace, and a spacious

living area with kitchen, bar and dining area provide space for comfort and hospitality.

The spacious terrace invites you to relax and entertain with dining areas, an extraordinary saltwater pool with fluorescent mosaic tiles, Jacuzzi and bodega. In addition to the modern equipment, including heat pump and solar system, an elevator leading from the garage directly to the kitchen ensures maximum comfort.

This villa combines luxurious living comfort with a spectacular location and is the perfect place for those looking for something special in Ibiza. A real gem for the discerning buyer!



## 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 15 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.

































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