



E&V ID W-02SXBU

SANTA EULALIA — URB. ROCA LLISA

## Idyllic country house next to the golf course

TOTAL SURFACE

approx. 402 m<sup>2</sup>

NUMBER OF BEDROOMS

4

PLOT SURFACE

approx. 8,000 m<sup>2</sup>

ASKING PRICE

€3,200,000



## Property Details

Total Surface

**approx. 402 m<sup>2</sup>**

Plot Surface

**approx. 8,000 m<sup>2</sup>**

Number of Bedrooms

**4**

Asking price

**€3,200,000**

Total Number of Bathrooms

**2**

Year of construction

**1982**

Heating

**Central Heating, Oil Heating**

Fireplace



Basement



Private pool



## 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 house is located in an exclusive and quiet area directly on the golf course, offering a peaceful atmosphere and unique views of the natural surroundings. With no neighbouring constructions possible and total privacy, the property is ideal for those seeking tranquility in a prestigious setting.

The living room is spacious and bright, with large windows and direct access to the terrace. There are two generous bedrooms with en-suite bathrooms; the master also includes a dressing area. A guest bathroom, open kitchen, and cosy lounge with fireplace complete the main floor.

All rooms on this level open to a large terrace with direct pool access. The basement includes a guest room with bathroom and separate entrance, ideal for visitors. A large garage with storage offers potential for conversion into additional living space.

The house benefits from a private gated entrance with security, maintained independently of the community, and is accessible via three different roads. A private water well adds further convenience.

Located between Santa Eulalia and Ibiza Town, this property is perfect as a holiday retreat or year-round residence – a rare opportunity in one of Ibiza's most in-demand areas.



## 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

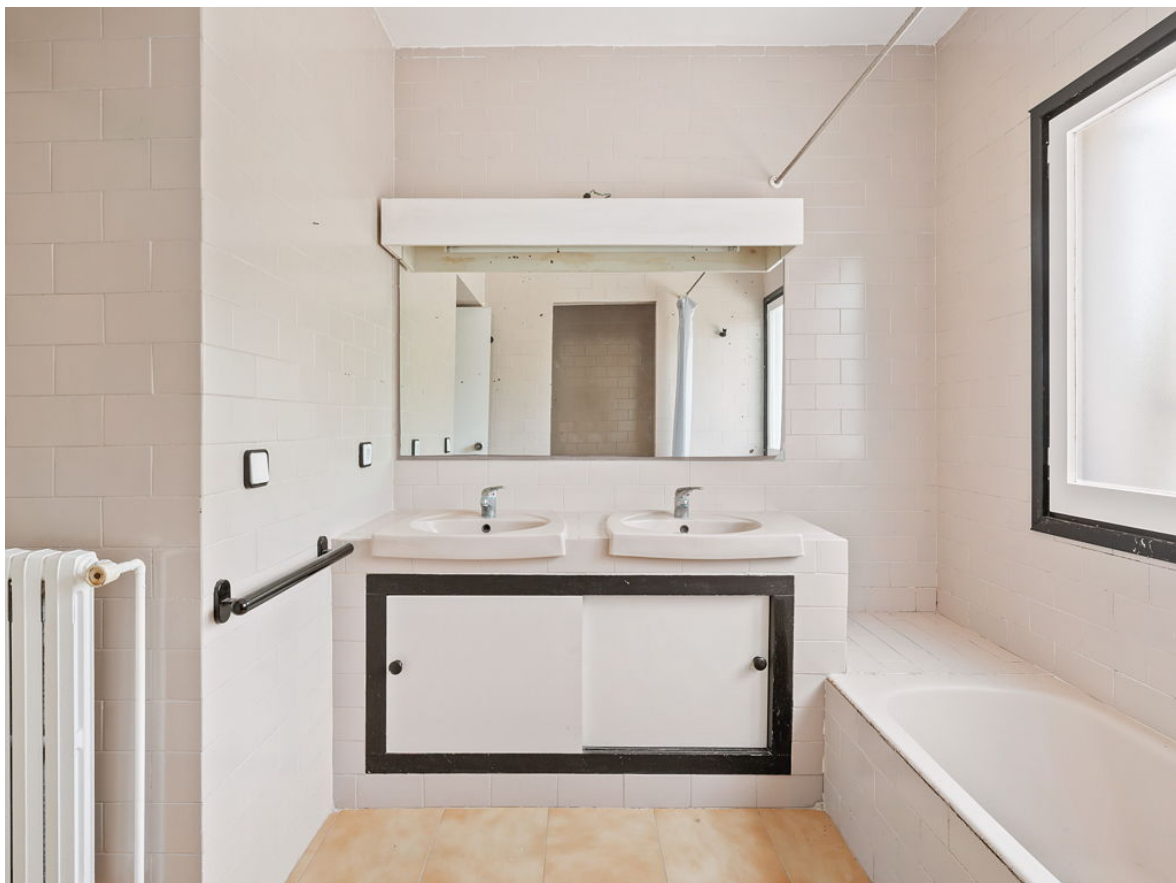
combines elegance and closeness to nature. The excellent connections to Ibiza Town at 15 minutes, the airport at 18 km and the charming village of Jesús at 8 km make the urbanization a prime choice for discerning residents. This unique urbanization combines luxury, security and a prime location - perfect for those looking for something special.



























**ESCALA DE LA CALIFICACIÓN ENERGÉTICA**

Consumo de energía  
kW h / m² año

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

<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>	230.60	59.20
<b>F</b>		
<b>G</b> menos eficiente		



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