



E&V ID W-02YYB2

SANTA EULALIA — URB. ROCA LLISA

## Bright apartment in secure gated community

TOTAL SURFACE

**approx. 89 m<sup>2</sup>**

ASKING PRICE

**€885,000**

NUMBER OF BEDROOMS

**1**

TOTAL NUMBER OF BATHROOMS

**1**



## Property Details

Total Surface  
approx. 89 m<sup>2</sup>

Number of Bedrooms  
1

Asking price  
€885,000

Total Number of Bathrooms  
1

## 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 charming apartment is located in the exclusive and secured community of Roca Llisa – one of Ibiza's most sought-after residential areas. From the terrace, you can enjoy beautiful views of the Mediterranean Sea, and on clear days, even see as far as Formentera.

Spread across two levels, the apartment offers a spacious open-plan living and kitchen area on the main floor, with direct access to a versatile terrace – perfect for relaxing, outdoor dining, or simply enjoying the surroundings. A practical storage room adds everyday convenience.

On the lower level, you'll find a quiet bedroom, a full bathroom, and another storage space, offering flexibility for personal use or additional functionality.

This property holds great potential for customization, whether as a stylish second home, a holiday retreat, or a permanent residence for a single person or a couple.

Roca Llisa is known for its privacy, tranquillity, and 24/7 security – making this apartment a perfect haven for those who wish to enjoy the Ibiza lifestyle.





## 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  
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>EN TRÁMITE</b>	
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

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