



E&V ID W-0304HU

SANTA EULALIA — URB. ROCA LLISA

## Exclusive apartment with villa character

TOTAL SURFACE

approx. 251 m<sup>2</sup>

ASKING PRICE

€2,300,000

NUMBER OF BEDROOMS

3

TOTAL NUMBER OF BATHROOMS

3



## Property Details

Total Surface  
approx. 251m<sup>2</sup>

Number of Bedrooms  
3

Asking price  
€2,300,000

Total Number of Bathrooms  
3

Year of construction  
2006

Terrace  
✓

Balcony  
✓

Air-Condition  
Fully Air-conditioned, Split Air-conditioned

Total Number of Parking Bays  
1

Number of stories  
2

Private pool  
✓

## 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 stunning duplex apartment is located in the exclusive and secure community of Roca Llisa, offering a unique blend of Mediterranean elegance and Caribbean flair. With an open, light-filled design and unobstructed views of the sea, this home promises a relaxed yet luxurious lifestyle.

On the entrance level, you'll find the impressive master bedroom with en-suite bathroom and walk-in wardrobe, as well as a second bedroom with a separate bathroom. Both rooms open onto a spacious terrace, perfect for enjoying the morning sun and lush surroundings.

The lower floor features a generous open-plan living and dining area with an integrated kitchen, a third room that can serve as a bedroom or home office, a guest toilet with shower, and a utility/laundry room. Floor-to-ceiling windows allow natural light to flood the space, creating a seamless indoor-outdoor living experience.

A large terrace with a private pool and panoramic sea views invites you to relax, entertain or simply enjoy the tranquility of the setting.

This apartment is a rare opportunity for those seeking a bright, modern home with privacy, comfort, and a touch of island charm in one of Ibiza's most desirable communities.



## 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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