



E&V ID W-030VMC

SANTA EULALIA — URB. ROCA LLISA

## Contemporary villa with separate guest house

TOTAL SURFACE

approx. 288 m<sup>2</sup>

NUMBER OF BEDROOMS

5

PLOT SURFACE

approx. 1,465 m<sup>2</sup>

ASKING PRICE

€3,900,000



## Property Details

Total Surface

**approx. 288 m<sup>2</sup>**

Plot Surface

**approx. 1,465 m<sup>2</sup>**

Number of Bedrooms

**5**

Asking price

**€3,900,000**

Total Number of Bathrooms

**5**

Views

**Open View, Water View**

Terrace



Year of construction

**2002**

Independent Studio Flat



Air-Condition

**Fully Air-conditioned**

Total Number of Garages

**1**

Fireplace



## 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 modern villa is located in the exclusive gated community of Roca Llisa – one of Ibiza’s most sought-after residential areas. Positioned on a hillside, it offers impressive views of the Mediterranean Sea from every level.

Spread across two floors, the property features an open-plan living and dining area on the main floor, with access to generous terraces and the private pool. This level also includes a master bedroom with en-suite bathroom, as well as a guest toilet.

The upper floor offers three additional bedrooms, two of which have en-suite bathrooms. All rooms enjoy sea views, creating a bright and

welcoming atmosphere throughout.

An independent guest apartment with its own entrance is located above the main house. It consists of a living area, kitchen, bedroom, and bathroom – ideal for guests or staff.

The villa offers the possibility to extend its built area, making it a flexible option for future needs.

Roca Llisa is known for its privacy, security, and natural surroundings – making this villa a perfect choice for those seeking both tranquillity and proximity to Ibiza’s main attractions.





## 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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