ENGEL&VÖLKERS



E&V ID W-030VMC SANTA EULALIA — URB. ROCA LLISA

Contemporary villa with separate guest house

TOTAL SURFACE

approx. 288 m²

NUMBER OF BEDROOMS

5

PLOT SURFACE

approx. 1,465 m²

ASKING PRICE

€3,900,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms	
approx. 288 m ²	approx. 1,465 m²	5	
Asking price	Total Number of Bathrooms	Views Open View, Water View	
€3,900,000	5		
Terrace	Year of construction Independent Studio Flat		
<u></u>			
Air-Condition	Total Number of Garages	Fireplace	
Fully Air-conditioned	1		

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 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

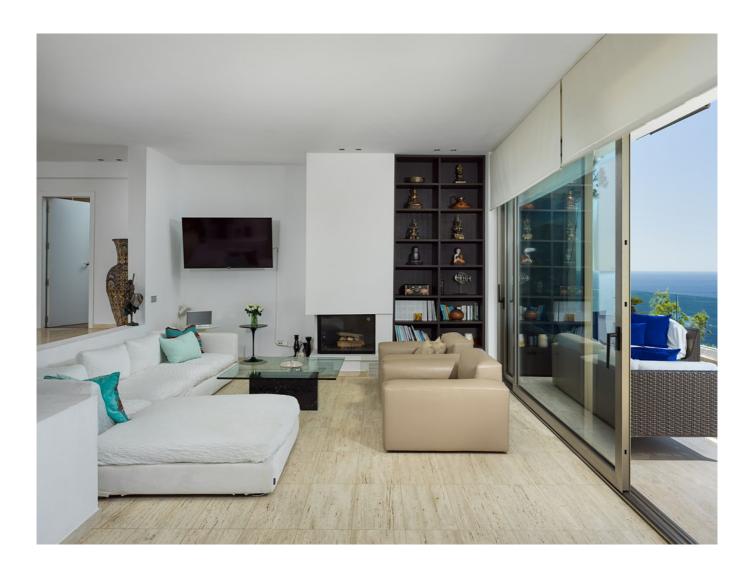
welcoming atmosphere throughout.

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

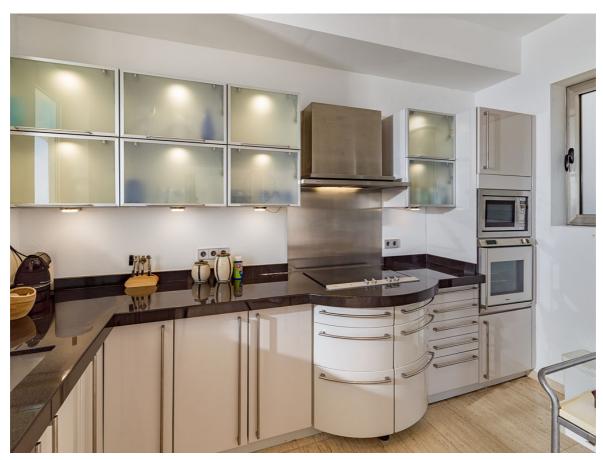
Roca Llisa is one of the most sought-after urbanizations in Ibiza and offers a perfect blend of privacy, security and luxury. Picturesquely located between Ibiza Town and Santa Eulalia, the gated community is characterized by 24-hour security and its exclusive atmosphere.

With its proximity to the island's only golf course, picturesque nature trails and pristine coves, Roca Llisa offers a lifestyle that

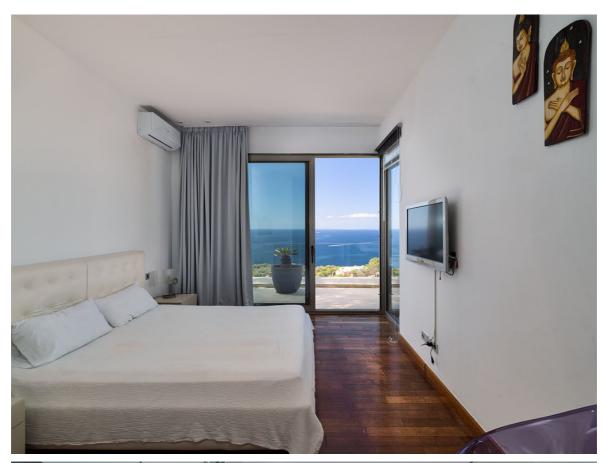
combines elegance and closeness to nature. The excellent connections to Ibiza Town at 20 minutes, the airport at 18 km and the charming village of Jesús at 8 km make the urbanization a prime choice for discerning residents.

This unique urbanization combines luxury, security and a prime location - perfect for those looking for something special.









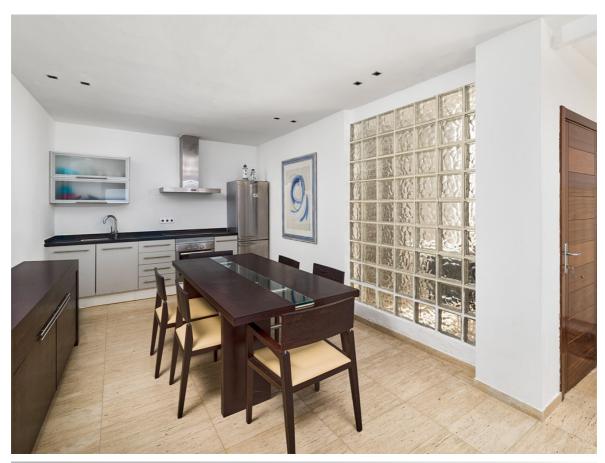














ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kW h / m² año	Emisiones kg CO ₂ / m² año
A más eficiente		
В		
C		
D	EN TRÁMITE	
E		
F		
G menos eficiente		



Important Notice

In compliance with the current Personal Data Protection Law, we inform you that your personal data were included in an automated file owned by Engel & Völkers Ibiza, S.L., with CIF B57138182 and fiscal address at Avda. Santa Eulalia, 17 bajos, 07800 Ibiza, Spain, to attend to the commitments derived from the relationship between the two parties. Engel & Völkers Ibiza, S.L. informs that all data will be handled lawfully, loyally transparently, appropriately, suitably, with restrictions, precisely and kept up to date. You may exercise your right to access, rectify, limit treatment, supress, withdraw and oppose to your personal data treatment, as well as the consent provided for its treatment by sending your request by email to SantaEulalia@engelvoelkers.com.

