



E&V ID: W-0469ZA

SANTA EULALIA — URB. ROCA LLISA

Peaceful apartment with views to the green in gated community

TOTAL SURFACE

~133.55 m²

TERRACE SIZE

~23.52 m²

NUMBER OF BEDROOMS

3

ASKING PRICE

€850,000



Property Details

Total Surface	Terrace Size	Number of Bedrooms
~133.55 m²	~23.52 m²	3
Asking price	Air-Condition	Year of construction
€850,000	Fully Air-conditioned	2006
Total Number of Bathrooms	Terrace	Views
2	✓	Green View

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 bright and welcoming apartment is situated in the exclusive gated community of Roca Llisa, directly adjacent to Ibiza's only golf course. Surrounded by lush greenery and offering full privacy, it is ideal as a year-round residence or a serene holiday retreat.

The property offers three comfortable bedrooms, two full bathrooms, and an open-plan living and kitchen area that flows onto a charming terrace with views into the surrounding nature. The terrace provides a private and peaceful space to relax and unwind.

A particular highlight is the generous parking area and a separate storage room – a rare convenience in Ibiza.

Residents of the complex benefit from a beautifully maintained communal pool, a small fitness room, and the security of living in one of the island's most sought-after communities.

With its practical layout, natural surroundings, and secure setting, this apartment presents an excellent opportunity for those seeking the Ibiza lifestyle in comfort and tranquility.



Location Description

Roca Llista is one of the most sought-after urbanizations in Ibiza, offering a perfect blend of privacy, security, and luxury. Nestled picturesquely between Ibiza Town and Santa Eulalia, the gated community is distinguished by its exclusive atmosphere and its comprehensive 24/7 security system, which includes surveillance by drones, patrol vehicles, and on-foot guards.

With its proximity to the island's only golf course, scenic nature

trails, and pristine coves, Roca Llista provides a lifestyle that seamlessly combines elegance with closeness to nature. Excellent connections add to its appeal: Ibiza Town can be reached in just 20 minutes, the airport lies 18 km away, and the charming village of Jesús is only 8 km distant.

This unique urbanization unites luxury, state-of-the-art security, and a prime location – ideal for those seeking something truly special.









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

Energy information

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