



E&V ID W-04794V

ROCA LLISA, SANTA EULALIA

## Townhouse with private pool and golf views

TOTAL SURFACE

approx. 162 m<sup>2</sup>

NUMBER OF BEDROOMS

3

PLOT SURFACE

approx. 200 m<sup>2</sup>

ASKING PRICE

€1,375,000



## Property Details

Total Surface  
approx. 162 m<sup>2</sup>

Asking price  
€1,375,000

Heating  
Central Heating, Gasheating, Heat Pump  
(Air-Condition, Radiator)

Terrace Size  
80 m<sup>2</sup>

Plot Surface  
approx. 200 m<sup>2</sup>

Total Number of Bathrooms  
2

Total Number of Parking Bays  
2

Views  
Green View, Open View

Number of Bedrooms  
3

Air-Condition  
Split Air-conditioned

Fireplace  
✓

Year of construction  
2001

## 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

We present this charming two-storey townhouse located in the prestigious gated community of Roca Llisa, an area highly appreciated for its tranquillity, security, natural surroundings, and direct access to the golf course. With a south-facing orientation, the property enjoys excellent natural light and beautiful open views of the golf course, creating an ideal setting for both year-round living and a second residence.

The main floor offers a spacious living room of approximately 50 m<sup>2</sup> with direct access to the terrace and the private 7 x 3 metre pool, perfect for enjoying the Mediterranean climate. The separate kitchen provides convenience and day-to-day functionality. On this same floor, you will also find a separate laundry room with a guest toilet and a storage area.

On the upper floor, there are three bedrooms: the master bedroom

with a terrace and ensuite bathroom, and two adjoining single bedrooms that share a bathroom. All bedrooms have built-in wardrobes and split-type air conditioning. The property also features natural gas central heating throughout, ensuring year-round comfort.

Two outdoor parking spaces are included in the price.

This property is ideal for various buyer profiles:

Young families with one or two children over 4 years old seeking security, tranquillity, and generous living spaces.

Couples looking for comfort, privacy, and a relaxed environment.

Golf enthusiasts, thanks to the immediate proximity to the course and the privileged views.

In short, this is a unique opportunity to enjoy an exclusive lifestyle in one of the most sought-after areas of Ibiza.



## Location Description

Roca Llisa, on the south-east coast of Ibiza, is a prestigious private community. Located between Ibiza Town and Santa Eulalia, access to all amenities is very convenient and the island's golf course is

located directly at the entrance to the community. It has 24-hour security. In addition, there are several beaches within easy reach, such as Cala Olivera, Sol den Serra and Cala Llonga.





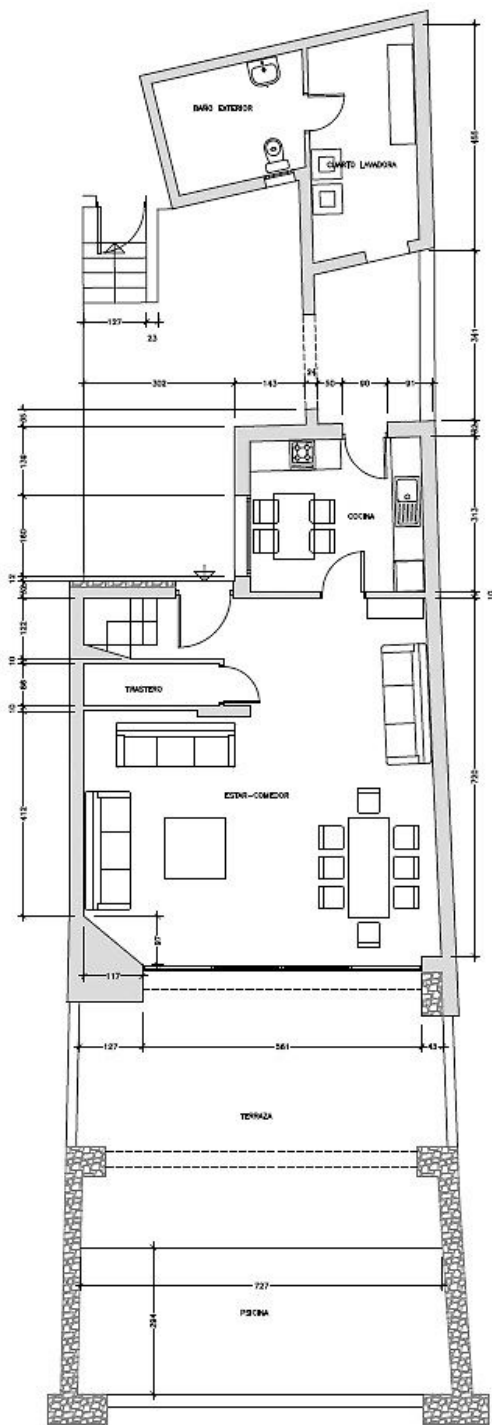




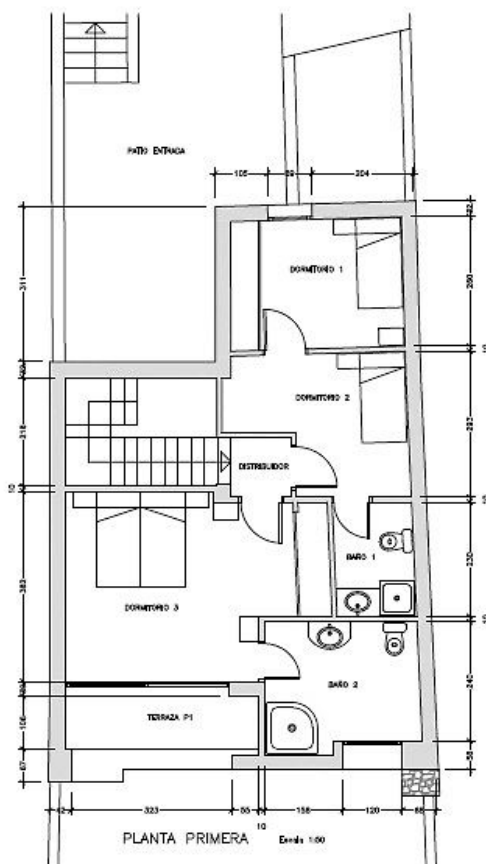








PLANTA BAJA Escala 1:50



PLANTA PRIMERA Escala 1:50

#### SUPERFICIE UTIL (m<sup>2</sup>)

DEPENDENCIA	SUPERFICIE UTIL	NÚMERO PLAZAS
PLANTA BAJA		
COCINA	10.33	
ESTAR-COMEDOR	47.55	
TRASTERO	2.32	
PLANTA PRIMERA		
DORMITORIO 1	8.01	1
DORMITORIO 2	8.78	1
DORMITORIO 3	17.88	2
ESTERIO P1	1.45	
BAÑO 1	3.55	
TERRAZA	7.93	
TOTAL	109.32	4

ZONA LAVADERO EXT.	
CUARTO LAVADO	8.24
BAÑO	8.91
TOTAL	15.85

#### SUPERFICIE CONSTRUIDA

PLANTA	CONSTRUIDA	FOROS	CONSTRUIDA
Baja	75.49		75.49
Primera	66.05		66.05
TOTAL VIVI	141.54		141.54
ZONA LAVADERO	20.67		20.67
TOTAL	162.21		162.21

TERRAZA: 39.27 m<sup>2</sup>  
PISCINA: 21.78 m<sup>2</sup>

## Floor Plan

**ESCALA DE LA CALIFICACIÓN ENERGÉTICA**

Consumo de energía:  
kWh / 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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