



E&V ID: W-047TNC

SANTA EULALIA - ROCA LLISA

Luxury new build villa with sea views in a prime location

TOTAL SURFACE

~620 m²

NUMBER OF BEDROOMS

5

PLOT SURFACE

~1,323 m²

ASKING PRICE

€6,400,000



Property Details

Total Surface

~620 m²

Asking price

€6,400,000

Number of stories

2

Heating

Heat Pump (Air-Condition, Underfloor Heating)

Views

Open View, Water View, Green View, Building View, Landmark view

Plot Surface

~1,323 m²

Total Number of Bathrooms

6

Garden

✓

Total Number of Parking Bays

2

South-facing, 35 m² private swimming pool, energy efficiency rating A, solar panels, advanced water management system.

✓

Number of Bedrooms

5

Terrace Size

280 m²

Air-Condition

Central Air-conditioned

Laundry Room

Private, inside Apartment

Estimated completion date: 2027

✓

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 exclusive new-build villa, currently under construction, is located in the prestigious private residential community of Roca Llisa, next to Ibiza's golf course.

The villa features clean, modern lines and is distributed over two floors plus a basement, offering contemporary architecture perfectly integrated into its surroundings.

Access is via the upper floor, where the main living area is located, featuring spacious open-plan interiors that include an entrance hall, a living and dining area, and a modern fully equipped kitchen with high-end appliances. This level opens onto a magnificent south-facing terrace with sea views, a large swimming pool, shaded chill-out areas and an outdoor dining space.

The lower floor houses the sleeping area, comprising four bedrooms,

all with direct access to terraces and the garden. Highlights include the master suite with walk-in wardrobe, three double bedrooms with en-suite bathrooms, and a spacious additional lounge, ideal as a private lounge or multi-purpose area.

The property offers storage areas, a laundry room and technical facilities, incorporating efficient management systems and advanced water technologies for garden irrigation and pool use, as well as solar panels. The exterior is completed with private parking for several vehicles.

A luxury villa combining contemporary design, privacy and sea views, created to enjoy the authentic Mediterranean lifestyle in one of Ibiza's most exclusive locations.



Location Description

Roca Llista is an exclusive private residential community located on the east coast of Ibiza, between Ibiza Town and Santa Eulària des Riu. It is one of the most sought-after areas among international buyers, thanks to its combination of security, privacy and a natural setting.

The development features controlled access and 24-hour security, ensuring a high level of tranquillity, and is situated next to Ibiza's golf course, adding significant value both for residential use and investment purposes.

Its location is particularly strategic: Ibiza Airport can be reached in approximately 15 minutes, while Ibiza Town, Dalt Vila and the marina of Marina Botafoch are just 10–12 minutes away by car. At a similar

distance lies Santa Eulària des Riu, known for its seafront promenade, restaurants and wide range of services.

Several beautiful coves and crystal-clear beaches are also just a short drive away, allowing residents to enjoy the sea while benefiting from the peace and privacy of a residential environment.

Surrounded by Mediterranean nature and offering open views of the sea and landscape, Roca Llista provides a perfect balance between exclusivity, comfort and connectivity, making it one of Ibiza's most desirable locations for a permanent residence, a second home or an investment.

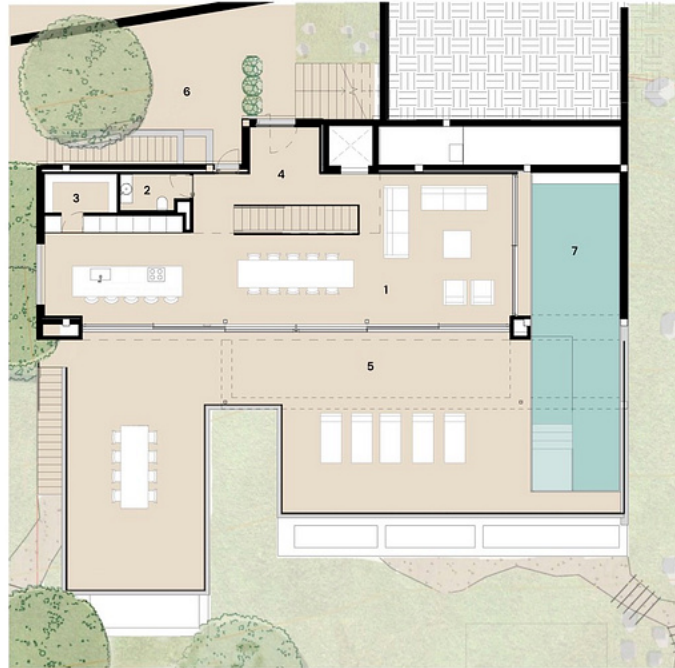












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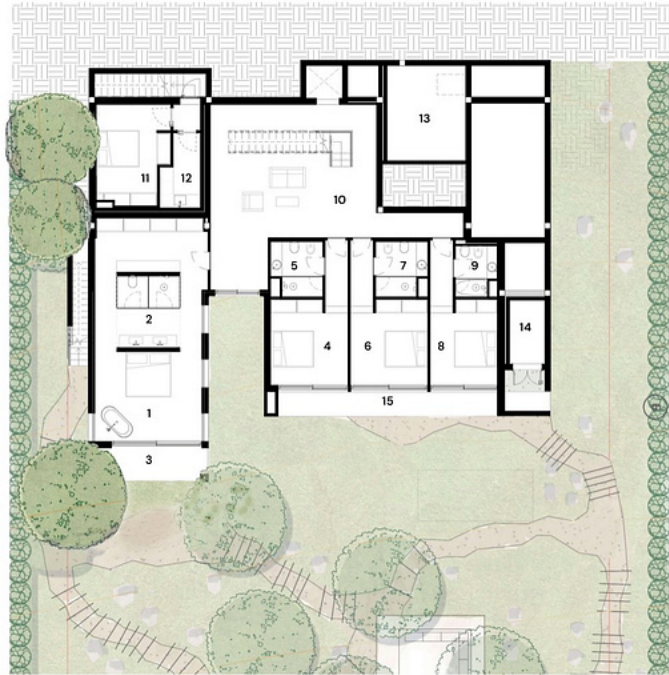
- 1 Living / Dining / Kitchen - 79.6 sq m
- 2 Guest Toilet - 3.1 sq m
- 3 Pantry - 3.6 sq m
- 4 Entrance Hall - 10.9 sq m
- 5 Pool Terrace - 116.1 sq m
- 6 Back Terrace - 50.6 sq m
- 7 Pool - 35 sq m

Individual room areas shown as net area.

First Floor

Total Area: 367.1 sq m
 Internal Area: 109 sq m
 External Area: 258.1 sq m

Floor Plan



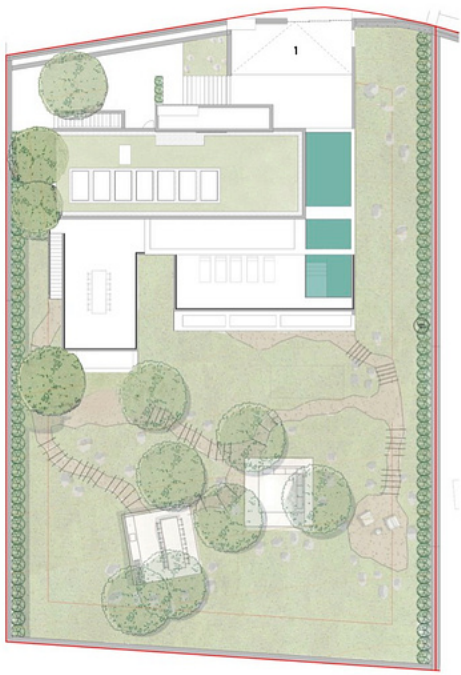
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Ground Floor
 Total Area: 253.1 sq m
 Internal Area: 234.7 sq m
 External Area: 18.4 sq m

- 1 Master Bedroom - 37.7 sq m
- 2 Master Bathroom - 8.9 sq m
- 3 Master Terrace - 7.8 sq m
- 4 Bedroom 2 - 15.5 sq m
- 5 Bathroom 2 - 5.2 sq m
- 6 Bedroom 3 - 15.5 sq m
- 7 Bathroom 3 - 5.2 sq m
- 8 Bedroom 4 - 13.8 sq m
- 9 Bathroom 4 - 3.8 sq m
- 10 TV Room - 53.5 sq m
- 11 Storage - 13.4 sq m
- 12 Office / Laundry Room - 5.1 sq m
- 13 Technical Room 1 - 14.7 sq m
- 14 Technical Room 2 - 4.4 sq m
- 15 Bedrooms Terrace - 10.5 sq m

Individual room areas shown as net area.

Floor Plan



Not drawn to scale

1 Car Park = 56.3 sq m

Individual room areas shown as net area.

Floor Plan

Important Notice

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