



E&V ID: W-048T1S

SANTA EULALIA - ROCA LLISA

Bright apartment with spacious terrace and golf views in gated community

TOTAL SURFACE

~112.58 m²

NUMBER OF BEDROOMS

3

TERRACE SIZE

~79.08 m²

ASKING PRICE

€998,000



Property Details

Total Surface

~112.58 m²

Asking price

€998,000

Flooring

Tiles

Total Number of Garages

1

Terrace Size

~79.08 m²

Total Number of Bathrooms

2

Last Modernisation / Restoration

2025

Number of Bedrooms

3

Air-Condition

Central Air-conditioned

Year of construction

2005

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

Located within the exclusive gated community of Roca Llista, this bright and modern presented apartment offers generous indoor and outdoor living spaces with open views over the surrounding residential area and the nearby golf course.

The property features approximately 112 m² of interior living space complemented by an impressive terrace of nearly 80 m², perfectly oriented to the south-east. Thanks to this orientation, the apartment enjoys abundant natural light and sunshine throughout the day, while the surrounding vegetation provides pleasant shade and privacy during the warmer months.

The layout is both functional and inviting. Upon entering, you are welcomed by a spacious open-plan living and dining area with an integrated kitchen, creating a comfortable and social atmosphere ideal for everyday living as well as entertaining.

The apartment offers three bedrooms in total. The master bedroom features its own en-suite bathroom, while the two additional bedrooms share a second generously sized bathroom. Ceiling fans in the master bedroom, along with air conditioning and heating throughout the property, ensure year-round comfort.

The property was renovated in 2025, giving it a fresh and modern feel while maintaining a warm and welcoming ambiance.

A particularly attractive feature is the private covered parking space. If desired, it would be technically possible to create a direct internal access from the parking space into the apartment, further enhancing convenience and privacy. Additional parking is also available along the nearby street, providing space for visitors or extra vehicles.

In addition to the main terrace connected to the living area, the entrance of the apartment also offers another spacious outdoor area, adding to the overall sense of openness. The terrace itself provides open views across the surrounding landscape and the golf course, offering a peaceful setting to enjoy outdoor dining or relaxing afternoons.

This property represents an excellent opportunity for those seeking a bright, spacious and well-located apartment within one of Ibiza's most desirable residential communities.



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 / m ² año | Emisiones kg CO ₂ / m ² año |
|--------------------------------------|---|--|
| A más eficiente | | |
| B | | |
| C | | |
| D | | |
| E | 124.7 | 36.7 |
| F | | |
| G menos eficiente | | |

Energy information

Energy Efficiency Rating

E

Air-Condition

Central Air-conditioned

Important Notice

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