



E&V ID: W-04AB3U

SANTA EULALIA - ROCA LLISA

Contemporary villa with panoramic sea views in a prime location

TOTAL SURFACE

~330 m²

NUMBER OF BEDROOMS

5

PLOT SURFACE

~1,090 m²

ASKING PRICE

€6,250,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
~330 m ²	~1,090 m ²	5
Asking price	Total Number of Bathrooms	Number of stories
€6,250,000	5	3
Elevator	Last Modernisation / Restoration	Year of construction
✓	2020	2014
Views	Heating	Air-Condition
Open View, Mountain View, Water View, Green View	Heat Pump, Electric Heating (Underfloor Heating, Air-Condition)	Fully Air-conditioned
Pool 37 m2	Cellar 31 m2	
✓	✓	

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

Situated in one of the most exclusive and elevated areas of the prestigious gated community of Roca Llisa, this elegant contemporary villa enjoys breathtaking panoramic views of the Mediterranean Sea and the natural landscape that defines Ibiza's east coast. Featuring timeless architecture with clean lines, generous open-plan living spaces and high-quality finishes throughout, the property was completely renovated in 2020 to offer a sophisticated, modern home ready to move into.

The villa has been designed to maximise natural light while creating a seamless connection between the interior and exterior living areas. The spacious open-plan living and dining room, framed by floor-to-ceiling windows, opens onto the terraces and enjoys sea views from almost every angle. The contemporary open-plan kitchen integrates effortlessly into the living area, creating an elegant space ideal for both everyday living and entertaining.

Arranged over several levels connected by both a staircase and a private lift, the property offers exceptional comfort and accessibility, linking the private parking area with all three floors of the villa. It features five generous bedrooms, four of them with en-suite bathrooms. One of the bedrooms is currently used as a private gym, offering excellent flexibility. The principal suite also benefits from an elegant open office overlooking the living area, enhancing the sense of space and light.

The generous partially covered terraces extend the living areas outdoors and lead to a spectacular infinity pool overlooking the sea, surrounded by complete privacy and tranquillity. Every detail has been designed to embrace Ibiza's Mediterranean lifestyle throughout the year.

An exceptional property combining contemporary design, premium finishes, privacy and a privileged location within one of Ibiza's most exclusive and sought-after residential communities.



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.















































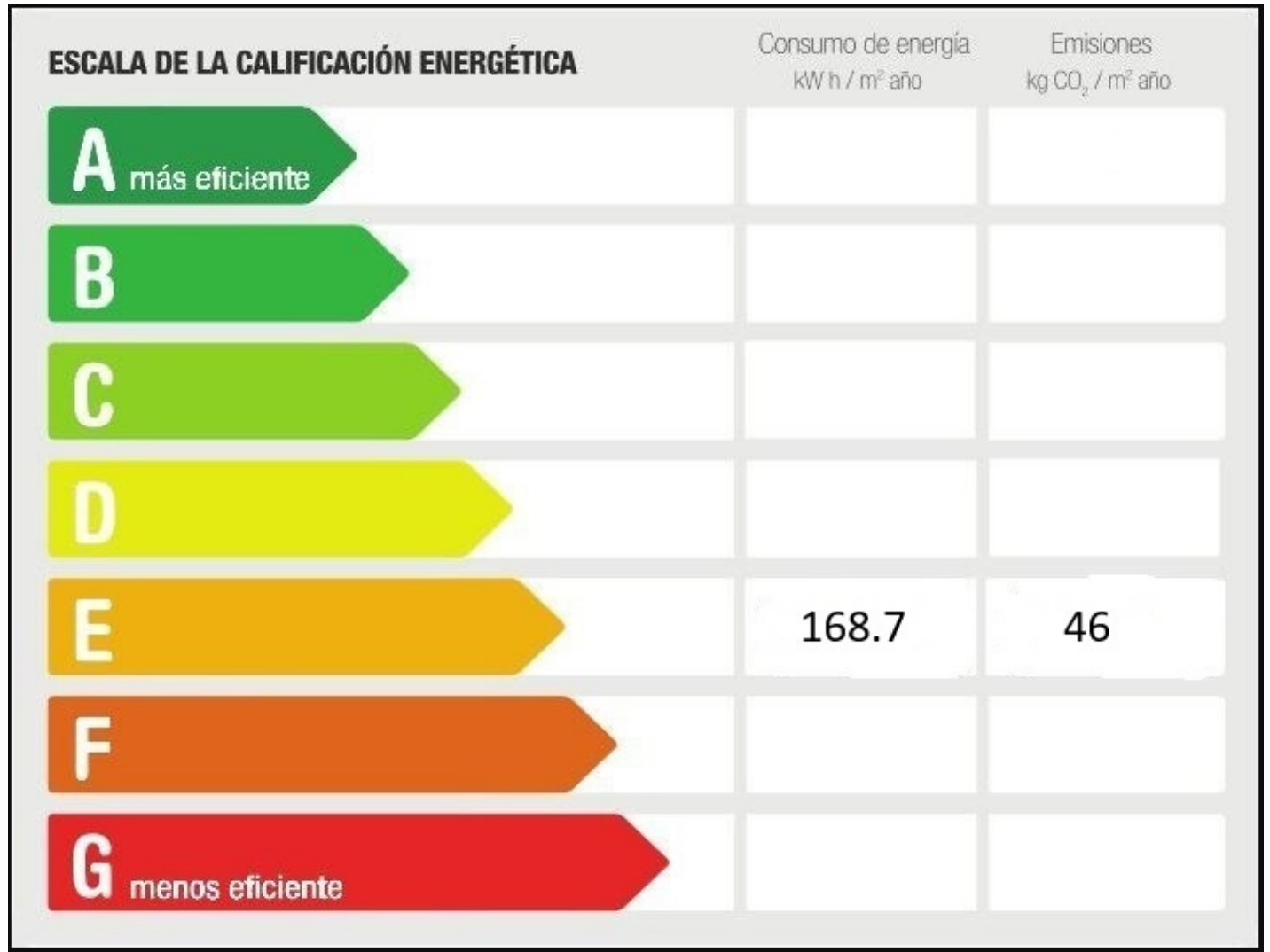












Energy information

Energy Efficiency Rating	Heating Type	Air-Condition
E	Heat Pump, Electric Heating	Fully Air-conditioned

Important Notice

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