



E&V ID: W-02GB30

SANTA EULALIA - ROCA LLISA

Modern minimalist villa with panoramic views

TOTAL SURFACE

~405 m²

NUMBER OF BEDROOMS

4

PLOT SURFACE

~1,300 m²

ASKING PRICE

€4,950,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
~405 m ²	~1,300 m ²	4
Asking price	Total Number of Bathrooms	Fireplace
€4,950,000	4	✓
Flooring	Independent Studio Flat	Laundry Room
Concrete Floor	✓	Private, inside Apartment
Total Number of Parking Bays	Views	Year of construction
4	Green View, Mountain View, Open View, Water View	2018

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 stunning villa, built in 2018, is located in the secure gated community of Roca Llisa, offering breathtaking panoramic views over the Mediterranean Sea, Formentera, and the surrounding green hills.

Designed with intelligent architecture, the property benefits from natural temperature regulation: during summer, the high sun keeps the interiors comfortably shaded, while in winter, the lower sun gently warms the home. The villa is built to the highest technical standards, featuring modern installations and full air conditioning.

The architectural style combines modern minimalism with a touch of brutalist design, creating a timeless and sophisticated atmosphere. The open-plan living and dining area with a fireplace, floor-to-ceiling windows, and double-height ceilings seamlessly connects to the outdoor terraces and infinity saltwater pool, ideal for swimming and sunbathing while enjoying the sea view.

The property offers three spacious bedrooms, each with an en-suite bathroom, as well as a guest WC and a mezzanine level that can serve as a lounge, home office, or creative space.

A separate guest house (casita) includes one bedroom and a private bathroom and could easily be equipped with a small kitchenette, making it ideal for guests or staff accommodation. Beneath the pool, there is a technical room, an additional multi-purpose room that could serve as a staff or guest room, and a dedicated space for the HVAC system.

The villa provides two parking spaces at the top level and two additional parking spaces below, offering separate access to the casita and technical areas.

Equipped with a modern alarm system, the property ensures security and peace of mind within the already gated community. The minimalist design allows future owners to personalize the interiors according to their taste and lifestyle.

With only a few steps leading from the parking area to the entrance, this home offers ease of access and an immediate panoramic sea view upon entry – an architectural masterpiece blending style, comfort, and efficiency.



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		EN TRÁMITE	
E			
F			
G menos eficiente			

Energy information

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