



E&V ID: W-0469ZA

SANTA EULALIA — URB. ROCA LLISA

Peaceful apartment with views to the green in gated community

TOTAL SURFACE

~133.55 m²

TERRACE SIZE

~23.52 m²

NUMBER OF BEDROOMS

3

ASKING PRICE

€849,000



Property Details

Total Surface	Terrace Size	Number of Bedrooms
~133.55 m²	~23.52 m²	3
Asking price	Air-Condition	Year of construction
€849,000	Fully Air-conditioned	2006
Total Number of Bathrooms	Terrace	Views
2	✓	Green View

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

This bright and spacious apartment is located in Pinar Golf, within the prestigious gated community of Roca Llisa and directly beside Ibiza's only golf course. Surrounded by greenery and enjoying a peaceful, private setting, the property is ideally suited as a comfortable year-round residence or an easy-to-maintain second home on the island.

Offering approximately 134 m² of total space, the apartment features a generous living and dining area with direct access to a terrace of approximately 24 m². Overlooking the surrounding greenery, the terrace provides a tranquil outdoor space for dining, relaxing and enjoying Ibiza's mild climate.

The well-designed layout comprises three comfortable bedrooms, two bathrooms and a walk-in kitchen. Large windows and direct access to the terrace bring natural light into the living area, while full air conditioning ensures comfort throughout the year.

Additional features include covered parking and a private storage room. Residents also benefit from a beautifully maintained communal swimming pool, a fitness area and the security of living within one of Ibiza's most established gated communities.

Combining generous interior space, green surroundings and practical amenities, this apartment offers an effortless Ibiza lifestyle just a short drive from Ibiza Town, Santa Eulària and the nearby beaches.



Location Description

Roca Llista is one of the most sought-after urbanizations in Ibiza, offering a perfect blend of privacy, security, and luxury. Nestled picturesquely between Ibiza Town and Santa Eulalia, the gated community is distinguished by its exclusive atmosphere and its comprehensive 24/7 security system, which includes surveillance by drones, patrol vehicles, and on-foot guards.

With its proximity to the island's only golf course, scenic nature

trails, and pristine coves, Roca Llista provides a lifestyle that seamlessly combines elegance with closeness to nature. Excellent connections add to its appeal: Ibiza Town can be reached in just 20 minutes, the airport lies 18 km away, and the charming village of Jesús is only 8 km distant.

This unique urbanization unites luxury, state-of-the-art security, and a prime location – ideal for those seeking something truly special.









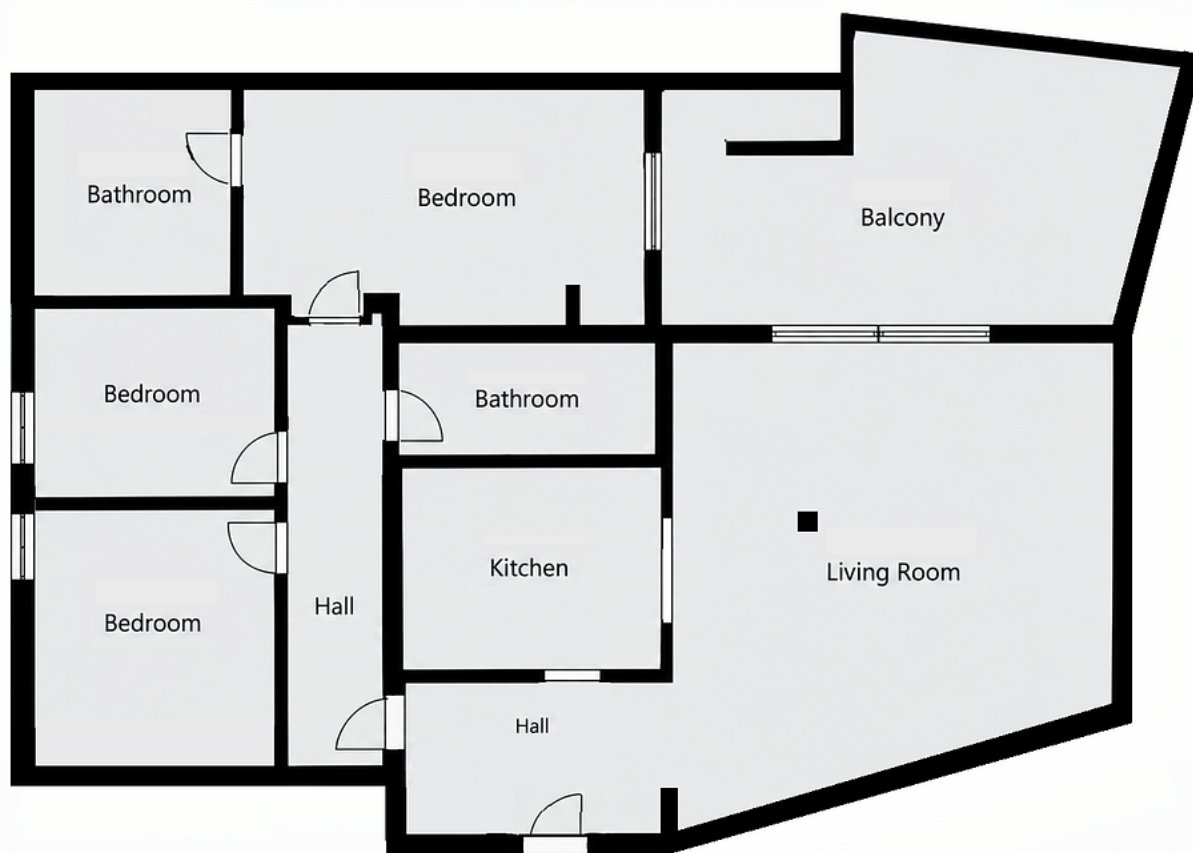






ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Consumo de energía kW h / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente			
B			
C			
D		EN TRÁMITE	
E			
F			
G menos eficiente			

Energy information



Floor Plan

Important Notice

In compliance with the current Personal Data Protection Law, we inform you that your personal data were included in an automated file owned by Engel & Völkers Ibiza, S.L., with CIF B57138182 and fiscal address at Avda. Santa Eulalia, 17 bajos, 07800 Ibiza, Spain, to attend to the commitments derived from the relationship between the two parties. Engel & Völkers Ibiza, S.L. informs that all data

will be handled lawfully, loyally transparently, appropriately, suitably, with restrictions, precisely and kept up to date. You may exercise your right to access, rectify, limit treatment, suppress, withdraw and oppose to your personal data treatment, as well as the consent provided for its treatment by sending your request by email to SantaEulalia@engelvoelkers.com.

