ENGEL&VÖLKERS



E&V ID: W-0476M1

SANTA EULALIA - ROCA LLISA

Spectacular mediterranean villa with panoramic sea views

TOTAL SURFACE	PLOT SURFACE
~360 m²	~1,564 m²
NUMBER OF BEDROOMS	ASKING PRICE
8	€7,950,000



Property Details

Total Surface	Plot Surface	Number of Bedrooms
~360 m²	**~1,564 m²**	**8**
Asking price	Total Number of Bathrooms	Air-Condition
€7,950,000	**6**	**Fully Air-conditioned**
Fireplace	Flooring	Garden
✓	**Parquet, Stone Floor, Tiles**	✓
Number of stories	Terrace	Views
3	✓	**Green View, Mountain View, Open View, Landmark view, Water View**
Year of construction		
1985		

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.

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Santa Eulalia
Tel. +34-971-80 71 80
SantaEulalia@engelvoelkers.com



Property Description

This remarkable villa, situated in the prestigious and secure community of Roca Llisa, blends refined architecture, generous spaces, and breathtaking vistas stretching across the shimmering Mediterranean all the way to Formentera. Spanning three levels and offering an impressive layout, the residence provides exceptional versatility – ideal for creating separate guest quarters, private family suites, or staff accommodation.

Upon entering, the spacious foyer welcomes you with natural stone elements, warm wood details, and a unique architectural flow that connects elegant indoor living with the surrounding seascape. The bright living area with a cozy fireplace, expansive windows, and access to sunny terraces invites relaxation and effortless entertaining. A large kitchen and dining space complete this central living level, offering comfort and functionality.

The property features 8 bedrooms and 6 bathrooms, including a private primary suite with sweeping sea views. Multiple lounge and seating areas allow for ultimate privacy and flexibility, while the lower levels host additional guest suites and leisure spaces, including an indoor pool, steam bath, and generous wellness corners.

Outdoors, the expansive terraces with integrated dining and lounge areas overlook a magnificent infinity-style pool surrounded by lush greenery and Mediterranean scenery. A summer kitchen, generous sunbathing platforms, and a private garden with various design possibilities enhance the Mediterranean living experience. The property also includes two covered parking spaces.

From sunrise over the sea to golden sunsets behind the Ibiza hills, the panoramic views are truly extraordinary. Whether gazing toward the turquoise coves of Roca Llisa, the island of Formentera, or the silhouette of Ibiza Town, the scenery is simply unmatched.

This villa combines rare potential with an iconic location in one of Ibiza's most desirable gated communities — a unique opportunity for visionary buyers seeking a residence with soul, space, and limitless possibilities.

A timeless Mediterranean gem overlooking the sea — ready to transform into an extraordinary modern masterpiece.

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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.

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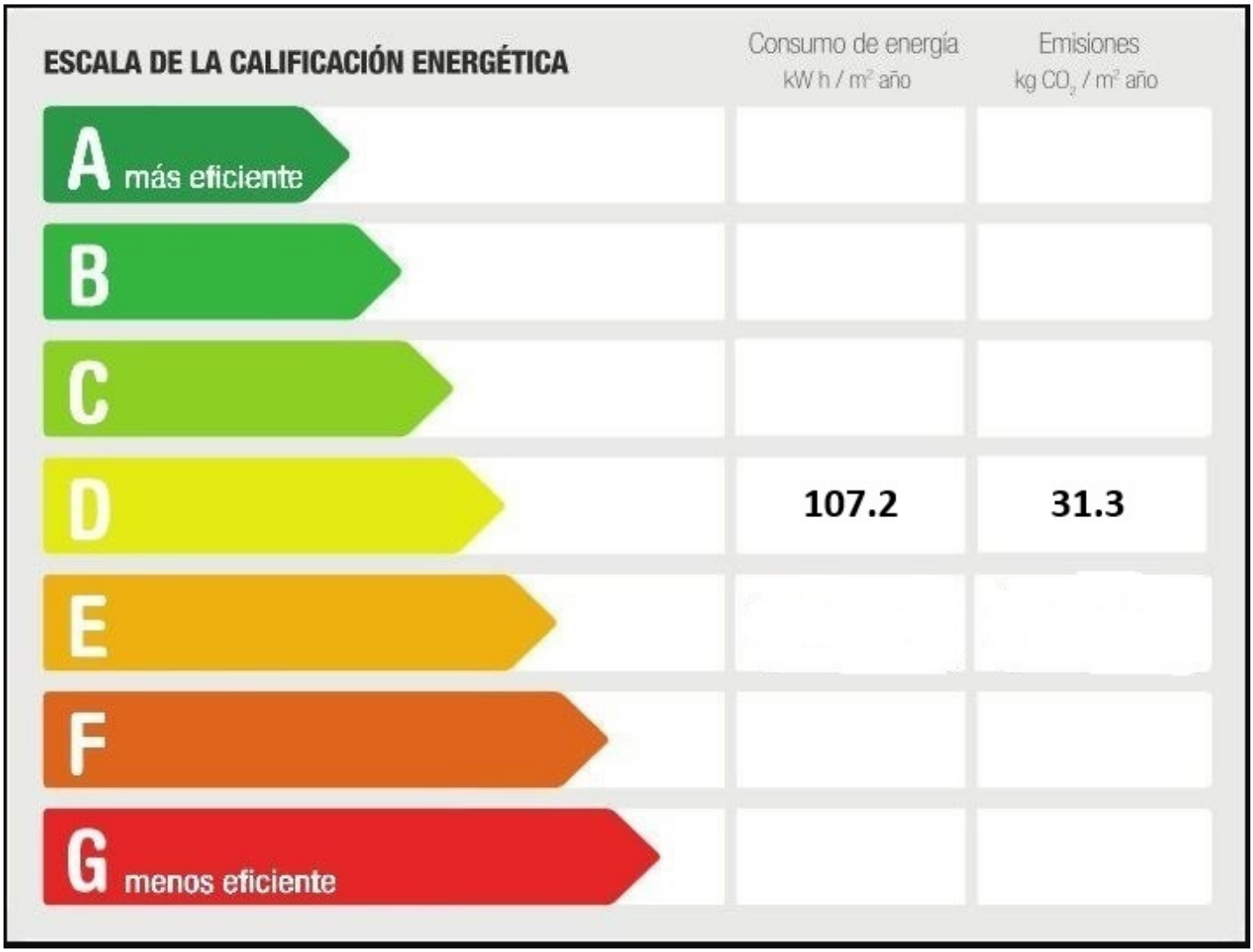
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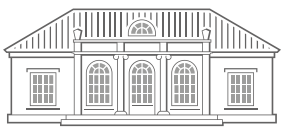
Energy information

Energy Efficiency Rating	Air-Condition
D	**Fully Air-conditioned**

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Important Notice

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Santa Eulalia | Calle San Jaime, 37 | 07840 Santa Eulalia | Tel. +34-971-80 71 80 | SantaEulalia@engelvoelkers.com