ENGEL&VÖLKERS



E&V ID: W-04B4XR

ROCA LLISA

# Contemporary townhouse with private terrace near Ibiza Golf

| | |
|---|---|
| TOTAL SURFACE | NUMBER OF BEDROOMS |
| ~155 m² | 2 |
| ASKING PRICE | TOTAL NUMBER OF BATHROOMS |
| €1,250,000 | 2 |



## Property Details

| Total Surface | Number of Bedrooms | Asking price |
|---|---|---|
| **~155 m²** | **2** | **€1,250,000** |
| Total Number of Bathrooms | Air-Condition | Covered parking |
| **2** | **Fully Air-conditioned** | ✓ |
| Fireplace | Flooring | Laundry Room |
| ✓ | **Tiles** | **Private, inside Apartment** |
| Terrace | Views | Year of construction |
| ✓ | **Green View, Landmark view, Mountain View, Open View** | **1976** |

## 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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## Property Description

This elegant contemporary townhouse is located in a privileged residential setting in Roca Llisa, just moments from Ibiza Golf and surrounded by nature.

The property offers approximately 140 m² of living space and features two spacious bedrooms, two full bathrooms, a bright living and dining area, and a modern fully equipped kitchen.

One of the highlights of the property is the impressive private terrace of approximately 100 m², creating a generous outdoor living area ideal for relaxing and entertaining. An approved permit is already in place for the construction of a private swimming pool, offering the opportunity to further enhance the exterior space.

The townhouse is presented in excellent condition and combines contemporary design with modern finishes and a comfortable layout.

Located within a gated community with 24-hour security, the property offers privacy, tranquillity and peace of mind. A private parking space is included.

Its position close to the golf course and only a short drive from Cala Olivera makes this an attractive option as either a permanent residence or a second home, combining nature, security and the relaxed Mediterranean lifestyle of Ibiza.



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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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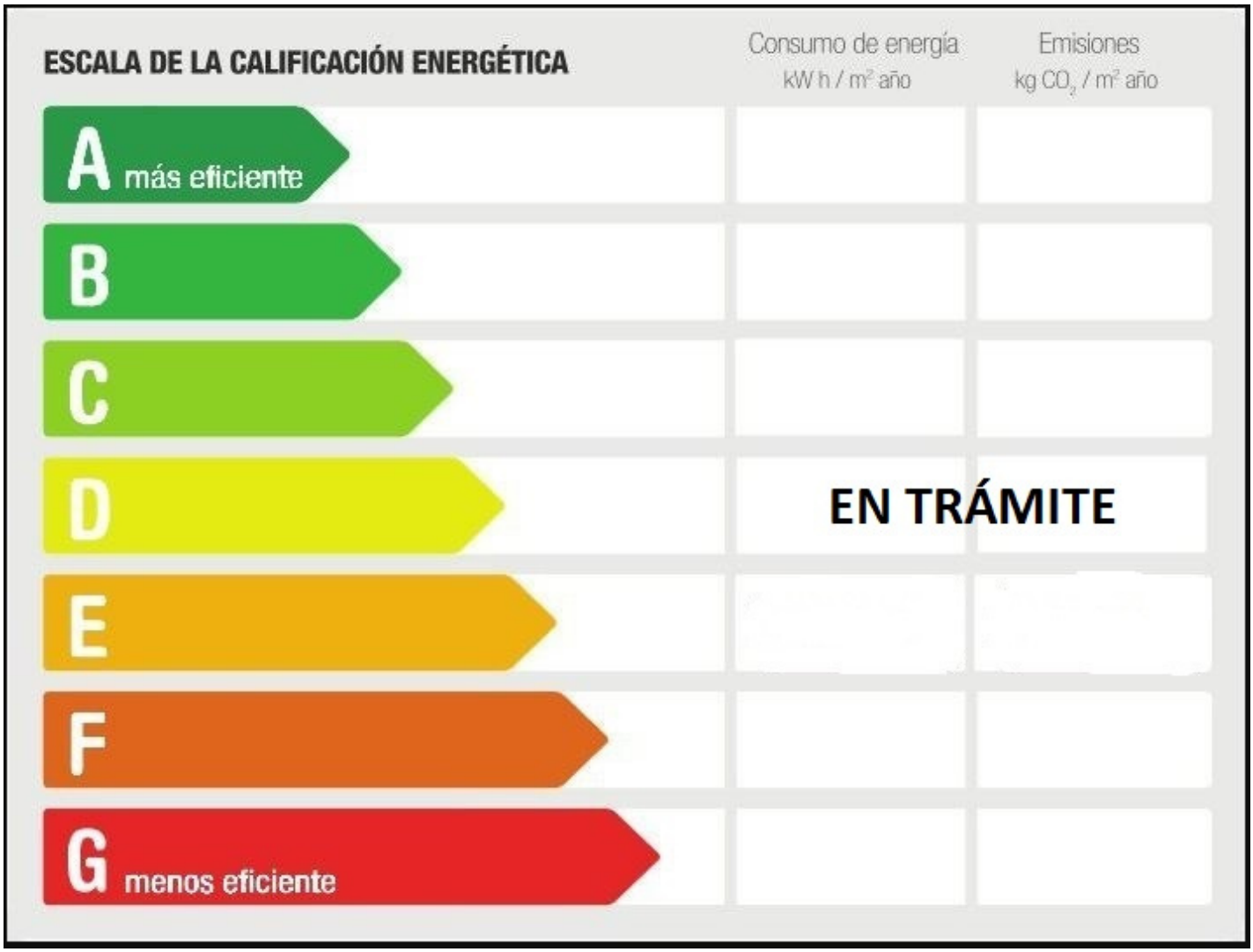

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## Energy information

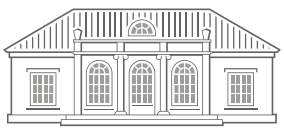
Air-Condition

**Fully Air-conditioned**

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# Important Notice

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