

Luxurious and stylish ground floor apartment with space, light and privacy for sale,  
Ibiza - Roca Llisa



## Overview

<b>Building surface:</b>	200 m <sup>2</sup>
<b>Plot of land:</b>	0 m <sup>2</sup>
<b>Distribution:</b>	4 Bed rooms, 4 Bathrooms
<b>Ref.-No.:</b>	2393
<b>Price:</b>	1,790,000.00 €
<b>Location:</b>	Roca Llisa
<b>View:</b>	Country view, Modern, Gated Community

## Location



## Description

### Exclusive Apartment for Sale in Roca Llisa Ibiza – Ground Floor with Sun Terrace, 4 Bedrooms & Views

Discover a true oasis of tranquility in Roca Llisa, one of Ibiza's most exclusive and secure gated communities. This luxurious ground floor apartment combines spacious interiors, stylish finishes, and a peaceful natural setting, offering a unique opportunity to live in one of the island's most prestigious residential areas. Perfectly located between Ibiza Town and Santa Eulalia, both just a 10-minute drive away, this property allows you to enjoy the best of both worlds: the calm and privacy of a nature retreat while remaining close to beaches, fine dining, boutique shopping, and the vibrant nightlife for which Ibiza is world-famous.

Roca Llisa is celebrated not only for its exclusive atmosphere but also for being home to Ibiza's only golf course, making it a dream destination for golf enthusiasts. Surrounded by pine-covered hills, walking and cycling trails, and breathtaking landscapes, this community offers the perfect combination of luxury living and Mediterranean lifestyle. The 24-hour gated security ensures peace of mind, while the natural beauty of the surroundings makes every day feel like a retreat.

#### Spacious and Functional Layout

With approximately 160 m<sup>2</sup> of interior living space, this apartment offers a smart and generous floor plan, ideal for families or those seeking a stylish holiday home. The property includes four bedrooms and four bathrooms, each designed with comfort and privacy in mind. The master suite (approx. 15.5 m<sup>2</sup>) includes a luxurious en-suite bathroom (approx. 8.5 m<sup>2</sup>), finished with high-quality materials. The additional bedrooms—measuring 14.5 m<sup>2</sup>, 11.2 m<sup>2</sup>, and a compact but functional 5 m<sup>2</sup>—each come with their own bathroom, making this home highly versatile and practical for guests, children, or even staff accommodation.

The heart of the apartment is the bright open-plan living space, with a 31.5 m<sup>2</sup> living room seamlessly connected to a generous 55 m<sup>2</sup> dining and kitchen area. Here, large windows and sliding doors flood the space with natural light, while the open layout creates a sense of flow between lounging, cooking, and entertaining. The modern kitchen design, complete with a central island or breakfast bar, is ideal for hosting long dinners or relaxed family gatherings.

#### Comfort, Convenience, and Smart Design

Every detail has been considered for modern island living. A dedicated laundry room (approx. 8 m<sup>2</sup>) provides ample space for a washer, dryer, and storage. The property also includes a private garage box (approx. 10 m<sup>2</sup>), an additional storage unit, and a private parking space (approx. 12 m<sup>2</sup>). High-quality finishes, contemporary design elements, and a move-in-ready condition make this apartment a standout in the Ibiza property market.

#### Outdoor Living at Its Best

The seamless connection between indoor and outdoor living is one of the apartment's true highlights. Large sliding doors open onto a covered terrace of 30 m<sup>2</sup>, designed as a winter garden—perfect for long evenings or shaded lunches. Beyond that lies a 40 m<sup>2</sup> sun terrace, where you can enjoy breathtaking views of the surrounding greenery and mountains. The community itself offers beautifully landscaped gardens and a large communal pool, complete with palm trees and lounging areas, creating the perfect environment to relax and unwind in the Mediterranean sun.

#### A Peaceful Retreat in a Prestigious Setting

This luxurious ground floor apartment in Roca Llisa offers an unbeatable combination of space, comfort,

and privacy, all within one of Ibiza's most secure and prestigious enclaves. Whether you are looking for a permanent residence, a holiday escape, or a sound investment in the island's booming luxury real estate market, this property is the perfect choice.