

Exclusive Sea View Villa in Roca Llisa – One of Ibiza’s Most Prestigious Gated Communities for Sale, Ibiza - Roca Llisa



Overview

Building surface:	406 m ²
Plot of land:	1,201 m ²
Distribution:	7 Bed rooms, 7 Bathrooms
Ref.-No.:	2471
Price:	4,500,000.00 €
Location:	Roca Llisa
View:	Sea view, Modern, Gated Community, Nice Sea View

Location



Description

Panoramic Mediterranean Villa with Pool and Incredible Sea Views for Sale – Roca Llisà, Ibiza

Beautiful Sea View Villa in Ibiza's Prestigious Gated Community

Located within the exclusive gated urbanisation of Roca Llisà, this charming south-facing villa enjoys one of the most breathtaking panoramic sea views on Ibiza. Positioned on an elevated hillside overlooking the Mediterranean, the property captures sunlight throughout the day while offering complete tranquility, privacy, and spectacular views stretching across the coastline.

Roca Llisà has become one of Ibiza's most sought-after residential communities and is widely recognised for its outstanding security, natural surroundings, and privileged location between Ibiza Town and Santa Eulària. According to recent reports, Roca Llisà is becoming one of the safest gated communities in Spain, making it particularly attractive for international homeowners seeking peace of mind and privacy.

Prime Location – Between Ibiza Town, Santa Eulària and the Golf Course

The villa enjoys an exceptional location only minutes from many of Ibiza's most desirable destinations.

Nearby attractions include:

- Ibiza Golf Course (only a few minutes away)
- Cala Olivera Beach
- Cala Llonga
- Talamanca Beach
- Marina Ibiza
- Marina Botafoch
- Ibiza Town
- Santa Eulària
- Jesús Village

Within a short drive you can reach Ibiza's finest restaurants and entertainment venues, including:

- Nobu Hotel Ibiza Bay
- Zuma Ibiza
- Cipriani Ibiza
- Lío Ibiza
- Pacha Ibiza
- Chinois Ibiza
- Roto Ibiza
- Sa Punta
- Cala Bonita
- Cala Olivera Beach Club

- Clap House
- Seven Wellness Club
- Nikki Beach
- Santa Eulària Marina

Ibiza Airport can be reached in approximately 20 minutes.

A Villa Full of Character and Potential

Originally built approximately 35 years ago, the villa has been partially renovated while maintaining its authentic Ibiza charm.

Several important improvements have already been completed, including:

- New high-quality windows
- Beautifully renovated bathroom
- Various modern upgrades

The interiors currently retain a classic Mediterranean style, providing an excellent opportunity for a new owner to modernise and personalise the property according to their own taste while preserving its exceptional character.

With its generous proportions and spectacular sea views, this property represents an outstanding renovation opportunity within one of Ibiza's most prestigious residential communities.

Comfortable Living with Flexible Accommodation

The villa offers a total of seven bedrooms, making it ideal for large families, holiday living, or entertaining guests.

Accommodation includes:

- 3 bedrooms in the main residence
- 4 additional bedrooms with separate private exterior entrances

This intelligent layout offers excellent flexibility for:

- Visiting family
- Guests
- Teenagers
- Staff accommodation
- Independent guest suites

The separation between the main residence and guest accommodation creates privacy while maintaining a harmonious overall layout.

Exceptional Outdoor Living

Outdoor living is one of the villa's greatest highlights.

A beautiful double terrace extends towards the sea, creating several areas for relaxing, outdoor dining, entertaining, and enjoying Ibiza's magnificent climate.

The south-facing orientation guarantees sunshine throughout the day while allowing residents to enjoy unforgettable panoramic sea views from sunrise until late afternoon.

The swimming pool enjoys the same spectacular outlook, creating an idyllic setting for relaxing with family and friends.

Comfort and Features

The villa is fully equipped for comfortable year-round living and includes:

- Fully equipped kitchen
- Air conditioning
- Central heating
- Swimming pool
- Alarm system
- Cable & satellite television
- Fireplace
- Built-in wardrobes
- Washing machine
- Tumble dryer
- Bathtub and shower
- Double sea-view terraces

A Rare Opportunity in Roca Llisa

Properties with this combination of panoramic sea views, south-facing orientation, generous accommodation, and outstanding potential rarely become available in Roca Llisa.

Whether modernised into a contemporary luxury residence or enjoyed in its current charming Mediterranean style, this villa offers an exceptional opportunity to acquire a beautiful home in one of Ibiza's most secure and prestigious residential communities.

Its remarkable views, privileged location, flexible layout, and excellent investment potential make this property an outstanding choice for discerning buyers seeking both lifestyle and long-term value on the White Isle.