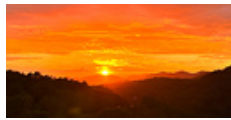


Newly Built Luxury Designer Villa with Panoramic Sea Views Toward Formentera & Ibiza's Castle For Sale in Roca Llisa, Ibiza - Roca Llisa



Overview

Building surface:	808 m ²
Plot of land:	1,800 m ²
Distribution:	9 Bed rooms, 10 Bathrooms
Ref.-No.:	1796
Price:	9,800,000.00 €
Location:	Roca Llisa
View:	Sea view, Country view, Modern, Gated Community

Location



Description

Iconic Luxury Designer Villa with Panoramic Views to Formentera & Dalt Vila – Roca Llisa

Prime Location – Secure, Prestigious & Exceptionally Well Connected

This extraordinary newly built luxury villa is located in the prestigious, guarded, and fully secure gated community of Roca Llisa, one of Ibiza's most exclusive and architecturally consistent residential areas. Positioned directly beside Ibiza's only golf course, the villa sits high on a mountain plot, offering an impressive panoramic 290° view across:

- The Mediterranean Sea
- Formentera
- Ibiza Town & Dalt Vila (the castle)
- Rolling mountains and green valleys

From this prime location, you can reach every corner of the island within 35 minutes, with:

- Ibiza Town – 10 minutes
- Santa Eulalia – 10 minutes
- Airport – 20 minutes
- Marina Botafoch & Marina Santa Eulalia – 10 minutes

A perfect balance of seclusion, security, luxury, and convenience.

The villa is brand new and ready for immediate occupancy.

Distribution – A Masterpiece of Space, Light & Architectural Engineering

The villa spans an impressive 1,408 m² of total living area, with 808 m² interior and 600 m² exterior living space, all designed with uncompromising quality and spectacular sea views.

You arrive directly on the 210 m² rooftop level, where the experience begins:

- Rooftop Level (Arrival Level):
 - Covered carport for 2 cars
 - Panoramic rooftop terrace
 - Bar area
 - Jacuzzi (285 x 235 cm) with breathtaking sea views
 - Chill-out lounges
 - Entrance to the villa
 - Elevator connecting all levels, from basement to rooftop (wheelchair accessible)
 - This rooftop oasis sets the tone for the entire property — modern luxury with spectacular, unobstructed views.

First floor (161 m²) – Master suite with two bedrooms and a bathtub, plus a guest suite with a bathtub.

The entire first floor is dedicated to private suites.

Master Apartment - VIP Suite I. (2 bedrooms + bathtub):

- Two beautiful bedrooms
- Two high-end bathrooms
- Large walk-in wardrobe
- Total privacy with extraordinary views
- Floor-to-ceiling frameless windows for maximum light

Main Guest Room VIP Suite II. :

- Spacious suite with private bathroom
- Positioned next to the master level for convenience
- All suites enjoy frameless glass windows and skylights, creating a bright and expansive atmosphere.

Ground Floor (192 m²) – Main Social Level

Designed for living, lounging, and entertaining, this spectacular level includes:

- Large open-plan living room
- Designer kitchen with walk-in refrigerator
- Fireplace
- Upscale TV lounge
- Direct access to the main terrace
- Main Terrace (234 m²):
- Framed by green mountains and the shimmering sea, the main terrace is breathtaking.

It features a 20 × 4.5 m swimming pool (1.4 m depth) — ideal for lengths, relaxation, and visual drama.

Other highlights include:

- Two stunning waterfalls & water features
- Expansive sunbathing areas
- Mediterranean & tropical landscaping
- Outdoor dining and lounge zones
- Elegant architectural LED lighting
- The interplay of the waterfalls and serene ocean views creates a magical, oceanic atmosphere.

Basement / Souterrain – Entertainment & Wellness Level

This level is designed for full lifestyle enjoyment and includes:

- Large party and cinema room
- Pre-installation for kitchen & bar
- 3 bedrooms, each with bathroom
- SPA area with large sauna
- Laundry room
- Storage rooms
- Full technical installations

Perfect for entertaining, wellness, or hosting guests in absolute comfort.

Independent Guest House – Complete Privacy

Below the main villa lie two additional terraces and a completely independent 86 m² guest house, offering:

- 2 bedrooms
- 2 bathrooms
- Kitchen
- Living room
- Separate private entrance
- Private parking for 2 cars
- An ideal setup for guests, extended family, staff, or long-stay visitors — total independence with full comfort.

Outdoor Areas & Garden – A True Mediterranean Oasis

The property's entire 2,400 m² plot is beautifully landscaped with:

- Tropical garden areas
- Native Ibizan trees
- Sculptural palms
- Multiple terraces
- Water features
- Architectural exterior lighting
- Five terraces offer endless opportunities for sun, shade, dining, entertaining, and relaxation.

A haven for nature lovers with complete privacy and a spectacular panoramic backdrop.

Orientation & Views – South-West Facing with 290° Panoramas

This villa enjoys south-west facing orientation and sun all day.

Unobstructed views over:

- Valley
- Mountains
- Sea
- Formentera
- Ibiza Town
- Dalt Vila
- A truly breathtaking visual experience — rare even for Ibiza.

Who Is This Villa Ideal For?

Buying this home means investing in truly exceptional quality. The property offers unmatched comfort, featuring an elevator, wide doorways and full wheelchair accessibility, as well as an advanced ventilation system suitable for individuals with allergies. The interior is luxurious and finished to the highest standards. In addition to the house's own security features, the gated community provides an extra layer of safety. Situated on an elevated position, the residence enjoys an unobstructed 290° panoramic view. Most importantly, the buyer can move in immediately without any need for renovations or modifications—simply bring personal belongings, stock the refrigerator and feel at home from the very first moment. Everything is already in place, allowing you to step directly into a life of comfort and luxury.

- A newly built, architectural luxury home
- Maximum privacy & security in a gated community
- Mountain-top views across land, sea, and cities
- 10–12 bedrooms for large families or high-end rental use
- A top-tier property built to German quality standards
- A luxurious entertaining lifestyle with cinema, spa, waterfalls, pool, jacuzzi
- Best-in-class technical installations

This is one of the most impressive, high-spec villas available today in the Roca Llisa area.

Key Data & Values

Basic Information

- 1.800 m² plot
- 1,408 m² total living area
- 808 m² interior
- 600 m² exterior
- 10–12 double bedrooms
- 11 bathrooms
- 12 WCs
- Price: €9.8M + VAT
- Purchased directly from a Spanish company
- Premium Values
- 20 m x 4.5 m swimming pool
- 290° unobstructed views
- Gated & secure community
- Advanced security/alarm system
- Highest luxury and construction standards
- Separate guest house & independent studio
- Wheelchair accessible
- Air pollen protection
- Excellent privacy (not visible from neighbors)
- Facilities
- AC + underfloor heating
- Ventilation system
- Fibre optic internet + satellite TV
- Elevator (all levels)
- Jacuzzi on the rooftop
- Rooftop bar
- Smart home system (domotics)
- SONOS speakers
- Waterfalls and water features
- Party & cinema room
- Tropical + natural garden
- SPA with large sauna

Expanded Hotspots & Lifestyle Around Roca Llisa – Premium Add-On

The location of this newly built luxury villa in Roca Llisa is exceptional not only for its sweeping sea views and security, but also for its proximity to some of Ibiza's most iconic lifestyle destinations. Within minutes, you can access an impressive selection of fine restaurants, beach clubs, wellness hotspots, marinas, and

luxury amenities.

Nearby Beaches & Beach Clubs & Restaurants & Venues :

- Cala Olivera – a hidden, intimate cove just outside the community
- Cala Llonga – soft sand, turquoise waters, family-friendly atmosphere
- Cala Bonita – chic beach restaurant with fresh seafood & DJs
- Niu Blau – serene beach with bohemian flair
- Cala Nova – home to Aiyanna Ibiza & Atzaró Beach Restaurant
- S'Estanyol Beach – crystal-clear waters & the “hidden” Cala Bonita
- Talamanca – lively bay close to Ibiza Town
- Santa Eulalia Beachfront – long promenade, perfect for walks and E-bikes
- Fine Dining & Iconic Restaurants
- Nobu Hotel Ibiza Bay – world-class dining, including Nobu & Chambao
- Sa Punta – chic dining with unbeatable sea views
- Patchwork & Ginger – Lebanese and Asian fusion rooftop restaurants
- La Paloma – iconic organic restaurant in Santa Gertrudis
- Finca La Plaza – romantic, upscale Mediterranean dining
- Macao Café – legendary Italian restaurant
- Casa Naya – local secret in the countryside
- La Bodega – authentic tapas in Ibiza Town
- Nagomi Sushi & Ses Dos Países – Santa Eulalia favorites
- Nudo – Santa Eulalia’s rising-star beachfront restaurant
- Ayllu – fine Peruvian-Japanese dining right by the marina
- Wellness, Gyms & Country Clubs
- Atzaró Agroturismo – spa, yoga, wellness, organic gardens
- Six Senses Spa – top-tier holistic treatments & sea-view therapies
- The House of OM – yoga and holistic workshops
- Agora International School Gym – fitness & sport facilities
- OpenLab Gym in Jesús – modern fitness studio
- Nightlife, Lounges & Marina Hotspots
- Marina Botafoch – luxury yachts, designer boutiques, and the island’s most glamorous dining
- Lío Ibiza – cabaret dinner show
- Pacha Ibiza – legendary nightlife institution
- Heart Ibiza (returning soon)
- Club Chinois
- Scorpios Ibiza (2026) – the new world-famous beach club opening near Jesús
- Golf & Sports
- Golf Ibiza – the island’s only 18-hole and 9-hole course
- Hiking trails starting directly from Roca Llisa
- Ibiza Horse Valley – a short drive for horse riding
- Practical Lifestyle
- Supermarkets in Jesús & Santa Eulalia (Eroski, Mercadona, Suma)

International Schools, shopping, nightlife, beach life....:

- Morna International School
- Lycée Français
- Montessori School Ibiza
- Private medical centres in Jesús & Santa Eulalia
- Boutique shopping in Marina Botafoch, Jesús, and Santa Eulalia

- These hotspots create a luxury ecosystem around Roca Llisa — blending gastronomy, wellness, nightlife, boating, beach life, and convenience, all within a secure community surrounded by nature.

A true best-of-the-best Ibiza mega villa.