

Modern and luxurious sea view villa project for sale - License available - you can start building tomorrow - Roca Llisa



## Overview

|                          |   |
|--------------------------|---|
| <b>Building surface:</b> | 589 m <sup>2</sup>                      |
| <b>Plot of land:</b>     | 1,803 m <sup>2</sup>                    |
| <b>Distribution:</b>     | 4 Bed rooms, 5 Bathrooms                |
| <b>Ref.-No.:</b>         | 1784                                    |
| <b>Price:</b>            | on request                              |
| <b>Location:</b>         | Roca Llisa                              |
| <b>View:</b>             | Sea view, Country view, Gated Community |

## Location



## Description

This ultra modern villa is being built in the 24 hour guarded urbanization Roca Llisa. The light flooded property offers breathtaking views of the sea and is equipped with 4 bedrooms + bathroom en suite.

The luxury villa is a new build single family home located in one of the most exclusive private housing developments of the island of Ibiza.

Settled in a paradisiac surrounding, it offers the privacy and security necessary to enjoy your home without worries and next to nature, only 25 minutes away from Ibiza international airport and 15 minutes from the main city.

The house stands out for its contemporary design with great picture windows that provide natural light and impressive views.

Very close to the residential development you can find a wide variety of services and leisure activities such as golf courses, beautiful beaches and inlets, sport marinas, musical events, craft markets and an internationally famous gastronomical offer.

- Single family home in private housing development with 24-hour surveillance
  - 1.803m<sup>2</sup> plot with wide views to the sea and the mountain
  - 826m<sup>2</sup> of built interior and exterior surface, distributed in 3 levels (373m<sup>2</sup> of living space + 237m<sup>2</sup> of terraces + 216m<sup>2</sup> of basements)
  - Reception entry hall
  - 3 Suites with private bathroom and built-in closets
  - 1 Annex with master Suite and private terrace
  - Double height ceiling in living room with chimney
  - Fully equipped kitchen
  - Dining room
  - Courtesy water closet
  - Exterior uncovered and covered terraces
  - Pool
  - Services basement
  - Lift
  - Private parking with automatic door
  - Green roofs and garden areas
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- Built-up area: 373m<sup>2</sup>
  - 237sqm terraces
  - 216sqm basement
  - Bedroom: 4
  - Bathroom: 4
  - Guest WC: 1
  - pool

At the luxury villa the developer has opted for a contemporary, minimalist architecture and top quality finishings. The attention to detail, strict quality controls and the use of high-end products during the complete building process allow us to offer excellent features and a sought after elegant aesthetics in the

final product, always complying with the requirements of current regulations and the local norms with guarantees of CE marking.

- Foundations Of reinforced concrete, using pillars, slabs, footings and retaining walls.
- Structure Mixed, reinforced concrete and metallic.
- Roofs
- Flat, passable and landscaped, waterproofed and thermally insulated.
- Exterior enclosures
- SATE system of high category isolated thermally and acoustically, with the best performances.

•  
partitions

•  
Designed according to the needs of each space, paying special attention to thermal and acoustic comfort with high performance materials.

•  
Carpentry Minimalist, with hidden profiles and hardware, integrated in the pavement, made with carefully selected noble materials, capable of providing superior wellness conditions. Glazing with sun protection.

• Interior and exterior finishes Chosen with special attention to detail, thinking about their integration with the surroundings and spaces, adding functionality and comfort.

- Electricity and plumbing installations
  - Renewable energies are implemented, using components, materials and low maintenance facilities, separating the technical zones from the living areas.
  - Indoor air quality
    - A clean and renewed air flow is maintained through the constant exchange between the outside and the inside using a combination of mechanical ventilation + natural ventilation.
  - Water supply
    - The supply of good quality water is guaranteed for all uses in the home, reinforcing the local network through the installation of state-of-the-art treatment (osmosis), accumulation and distribution equipment.
    - Hot Sanitary Water
      - The production system provides sanitary hot water throughout the year, hot water for heating in winter and cold water for cooling in summer.
      - Air conditioning Hidden energy efficient heating and air conditioning equipment is used, which at the same time take care of aesthetics using high- end diffusers.
    - Electricity :Electric mechanisms of minimalist series with operation by pulsation.
    - Lighting : Lighting based on LED technology.
    - Telecommunication : TV installation: equipped with satellite and terrestrial antennas. With TV / SAT sockets in the main rooms and bedrooms.
    - Data installation: with WiFi system in the whole house.
    - Audio: provision of audio through the SONOS system in bedrooms, living room and pool terrace.
    - Video intercom entry system: Automatic remote opening system equipped with an external camera, interior display monitor and intercom.
  - Domotics
    - State-of-the-art domotic control unit, with management and control of alarms, air conditioning and lighting. With the possibility of expansion.
  - Alarm System
    - Video surveillance system throughout the house and Full HD display monitor, compatible with Smartphone.

- Lift : Electric lift that allows easy access to all levels of the house. Cabin and doors of excellent quality, with contemporary aesthetics.



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Coci Patrizia Tappert and Uwe Richtberg  
Founder and managing directors

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