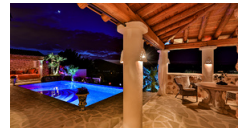
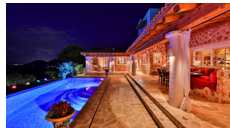
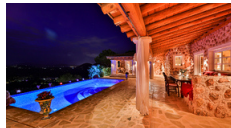


## Exceptional French-Italian Luxury Villa with 180° Sunset and Sea Views for Rent, Ibiza - Roca Llisa



### Overview

|                               |                                                 |
|-------------------------------|-------------------------------------------------|
| <b>Building surface:</b>      | 300 m <sup>2</sup>                              |
| <b>Plot of land:</b>          | 0 m <sup>2</sup>                                |
| <b>Distribution:</b>          | 5 Bed rooms, 5 Bathrooms                        |
| <b>Ref.-No.:</b>              | 2473                                            |
| <b>Rental price per week:</b> | on request                                      |
| <b>Location:</b>              | Roca Llisa                                      |
| <b>View:</b>                  | Country view, Finca & Blakstad, Gated Community |

### Location



## Description

### Unique Six-Bedroom Villa Estate with Guest House, Heated Saltwater Pool, Private Beach Terrace and 180° Panoramic Views

Set in an exceptional elevated position within the prestigious gated residential community of Roca Llista, this remarkable luxury villa combines French-Italian architectural influences, Mediterranean elegance and extraordinary panoramic sunset views across Ibiza's landscape towards the sea.

Designed as a truly individual residence rather than a conventional contemporary Ibiza villa, the property brings together Italian-inspired elegance, French architectural details, Moroccan columns and warm natural materials to create a distinctive atmosphere full of character.

The estate comprises a substantial main residence of more than 300 m<sup>2</sup> with five en-suite bedrooms together with an independent one-bedroom guest house, providing a total of six bedrooms and exceptional privacy for families and guests.

Outside, extensive terraces, a beautiful heated saltwater swimming pool and an extraordinary approximately 250 m<sup>2</sup> private "beach terrace" finished with white sand create the feeling of a private Mediterranean resort high above the island.

Its privileged west-facing position is particularly special. From almost every room, terrace and outdoor living area, the property enjoys magnificent 180-degree views across the surrounding landscape, Ibiza Golf and towards the Mediterranean — culminating each evening in spectacular sunsets.

### Roca Llista – One of Ibiza's Most Prestigious Gated Communities

Roca Llista is one of the island's best-established luxury residential communities, renowned for its privacy, controlled access and privileged location between Ibiza Town and Santa Eulalia.

The villa enjoys an exceptional position within the community, elevated above the surrounding landscape and positioned to capture its extraordinary western views.

Despite the feeling of complete tranquillity, the property remains exceptionally well connected.

Ibiza Town and the airport can be reached in approximately 15 minutes, while Santa Eulalia is approximately 10 minutes away.

Ibiza Golf, the island's golf course, is located only around two minutes from the property.

This strategic position allows guests to enjoy complete privacy while remaining close to Ibiza's principal marinas, beaches, restaurants and lifestyle destinations.

### 180° Panoramic Views and Extraordinary Ibiza Sunsets

The view is one of the defining characteristics of this exceptional property.

From its elevated position, the villa looks across Ibiza Golf and the surrounding green hills, extending across the island towards the Mediterranean Sea.

The approximately 180-degree panorama can be enjoyed from almost every principal room and outdoor area of the estate.

As the property faces towards the west, the landscape changes dramatically throughout the afternoon before culminating in Ibiza's spectacular evening skies.

The sunset becomes part of the architecture itself — visible from the living areas, bedrooms, terraces, swimming pool and private beach-style relaxation area.

## French-Italian Architecture with a Distinctive Mediterranean Soul

The architecture sets this villa apart from many of Ibiza's contemporary rental properties.

Rather than following the minimalist white-box aesthetic often associated with modern island villas, this residence combines different Mediterranean and European influences to create a warm and highly individual home.

Italian architectural character meets French-inspired transom windows, while elegant columns sourced from Marrakech introduce subtle North African influences.

Richly coloured accents, soft architectural forms, high-quality timber flooring and generous proportions give the interiors a sophisticated yet comfortable atmosphere.

The result is elegant without feeling formal and luxurious without losing warmth.

### The Main Residence – More Than 300 m<sup>2</sup> of Elegant Living

The main house extends over more than 300 m<sup>2</sup> and has been designed around generous living spaces, abundant natural light and the exceptional views.

At the heart of the residence are extremely spacious living and dining areas where large windows frame the surrounding landscape.

Comfortable furnishings and carefully selected decorative elements create a relaxed environment equally suited to quiet family time or entertaining friends.

The villa's expansive proportions allow the different areas to flow naturally into one another without sacrificing intimacy.

## Five En-Suite Bedrooms in the Main House

The principal residence provides five spacious bedrooms, each with its own private en-suite bathroom.

The bedrooms have been designed as peaceful retreats, with soft furnishings, generous beds and high-quality box-spring mattresses contributing to an exceptional level of comfort.

The remarkable tranquillity surrounding the property further enhances the experience.

Many of the bedrooms enjoy beautiful views across the island towards the west, allowing guests to wake surrounded by the natural landscape and finish the day with the colours of the Ibiza sunset.

## Independent Private Guest House

A major advantage of the estate is its completely separate guest house.

Designed to provide visitors with genuine independence rather than simply an additional bedroom, the guest residence includes:

- Large double bedroom
- Private bathroom with bathtub
- Separate kitchenette
- Private living room
- Television
- Private terrace
- Beautiful panoramic views

This configuration is ideal for friends, extended family, couples seeking additional privacy or guests staying for longer periods.

The private terrace has a particularly intimate atmosphere and provides a peaceful setting away from the principal residence.

## Heated Saltwater Swimming Pool

At the centre of the outdoor lifestyle is the villa's beautiful heated saltwater swimming pool.

The heating system makes the pool considerably more enjoyable outside the height of summer and complements the villa's year-round living concept.

Generous terraces surround the swimming pool, providing ample space for sunbathing, relaxing and entertaining.

A separate poolside lounge creates another private area from which to enjoy the panoramic scenery and sunset.

## An Extraordinary 250 m<sup>2</sup> Private Beach Terrace

One of the property's most unusual features is its spectacular private beach-style terrace.

Approximately 250 m<sup>2</sup> in size and finished with white beach sand, this exceptional outdoor environment recreates the relaxed atmosphere of an Ibiza beach within the privacy of the estate.

From here, guests enjoy views across the surrounding landscape towards the Mediterranean Sea.

The expansive area can be used for sunbathing, yoga, meditation, relaxation or simply enjoying the extraordinary setting.

It creates an outdoor experience rarely found in a private villa and gives the property a distinctive resort-like character.

## Multiple Terraces for Every Moment of the Day

Outdoor living has been carefully distributed throughout the estate.

Rather than relying on one principal terrace, the property offers numerous outdoor environments, each with its own atmosphere.

The pool terrace provides generous space for entertaining and relaxation, while the guest house terrace offers something quieter and more intimate.

The large white-sand beach terrace provides an entirely different experience again.

This variety allows larger groups to stay together while still providing plenty of private spaces for individual relaxation.

## 40 m<sup>2</sup> Kitchen for Those Who Love to Cook

The approximately 40 m<sup>2</sup> kitchen in the main residence is exceptionally generous and has been designed for guests who genuinely enjoy cooking and entertaining.

Its substantial dimensions provide ample preparation and working space, making it equally suitable for relaxed family meals or more elaborate dinners.

Combined with the spacious dining and outdoor entertaining areas, the kitchen reinforces the villa's suitability for extended stays and larger groups.

## Private Cinema Experience

Entertainment is another particular strength of the property.

The main residence features an impressive cinema experience with a projection screen measuring approximately 3.4 metres in diameter, transforming movie evenings into a genuine home-cinema event.

In addition, individual rooms are equipped with large flat-screen televisions.

Whether enjoying a film together in the principal entertainment area or relaxing privately in a bedroom or guest house, the property provides excellent entertainment options throughout.

## SONOS Sound Throughout the Villa and Outdoor Areas

A comprehensive SONOS sound system allows music to accompany guests throughout both the interior and exterior spaces.

Music can be enjoyed in the principal living areas, bedrooms and terraces, making the system particularly effective when entertaining around the swimming pool or enjoying evening drinks as the sun sets.

High-speed wireless internet is available throughout the rooms and terraces.

## Designed for Year-Round Ibiza Living

Although the property is extraordinary during Ibiza's summer months, it has also been specifically equipped for comfortable year-round use.

The heated saltwater swimming pool allows guests to enjoy the outdoor lifestyle beyond the main season, while underfloor heating throughout the interior creates exceptional comfort during cooler winter evenings.

High-quality wooden parquet flooring adds additional warmth and character.

Together, these features make the villa particularly attractive for longer stays in spring, autumn and winter — periods when Ibiza reveals an entirely different and wonderfully peaceful side.

## Privacy, Security and Tranquillity

Being located within the gated community of Roca Llisca provides an additional sense of privacy and security.

The property itself occupies a peaceful position surrounded by the island's natural landscape, allowing guests to enjoy an exceptional level of tranquillity.

It offers the rare combination of feeling completely removed from Ibiza's busy summer lifestyle while remaining only minutes from the island's principal destinations.

## Ibiza Golf on Your Doorstep

For golfers, the location is particularly attractive.

Ibiza Golf is approximately two minutes away, making the villa an excellent base for guests wishing to combine a luxury Ibiza holiday with regular golf.

The green landscape surrounding the course also contributes significantly to the villa's extraordinary panoramic outlook, creating a very different visual experience from purely coastal properties.

## Between Ibiza Town and Santa Eulalia

The villa's position between Ibiza Town and Santa Eulalia provides easy access to many of the island's most desirable destinations.

Within comfortable driving distance are:

- Ibiza Golf
- Cala Olivera
- Cala Llonga
- Cala Bonita
- Jesús
- Talamanca Beach
- Santa Eulalia and its marina
- Marina Ibiza
- Marina Botafoch
- Ibiza Town and Dalt Vila
- Nobu Hotel Ibiza Bay
- Lío Ibiza
- Pacha Ibiza
- Cipriani
- Zuma

This central east-coast position is particularly convenient for guests who want to explore different parts of Ibiza without sacrificing privacy at home.

## Key Features

- Prestigious Roca Llista location
- Gated luxury residential community
- Exceptional elevated position
- Approximately 180° panoramic views
- Spectacular west-facing sunset views
- Views across Ibiza Golf and the island towards the Mediterranean
- French-Italian inspired architecture
- Moroccan architectural influences
- More than 300 m<sup>2</sup> main residence
- Six bedrooms in total
- Five en-suite bedrooms in the main house
- Independent one-bedroom guest house
- Guest house with private living room and kitchenette
- Private guest house terrace
- Heated saltwater swimming pool
- Approximately 250 m<sup>2</sup> white-sand beach terrace
- Large pool terrace
- Multiple private terraces and chill-out areas
- Approximately 40 m<sup>2</sup> kitchen
- Underfloor heating throughout
- High-quality wooden parquet flooring
- Air conditioning
- SONOS sound system indoors and outdoors
- Wi-Fi throughout the villa and terraces
- Large flat-screen televisions

- Private cinema experience with approximately 3.4 m projection screen
- High-quality box-spring beds
- Excellent privacy
- Ibiza Golf approximately two minutes away
- Santa Eulalia approximately 10 minutes away
- Ibiza Town and airport approximately 15 minutes away
- Excellent property for year-round luxury rentals

What makes this villa particularly special is its individuality.

It is not simply another contemporary luxury house overlooking the Mediterranean. Its French-Italian architectural influences, Moroccan details, warm wooden interiors and distinctive design give the property a personality of its own.

Add to this the extraordinary 180-degree panorama, spectacular western sunsets, heated saltwater swimming pool, independent guest house and remarkable 250 m<sup>2</sup> white-sand beach terrace, and the result is a rental property unlike almost anything else in Roca Llisa.

For guests searching for a luxury villa for rent in Roca Llisa with panoramic sea views, sunset views, six bedrooms, heated pool, guest house and immediate proximity to Ibiza Golf, this exceptional estate offers an extraordinary combination of privacy, character and sophisticated Mediterranean living.

A private Ibiza paradise created for individualists who appreciate architecture, atmosphere and the simple luxury of watching another unforgettable sunset disappear across the island.