



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Fantastic Bauhaus-style villa with spectacular 180° sea views in Roca Llisa



## general:

---

<b>object number external:</b>	KPI1396	<b>as from:</b>	20.02.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>place:</b>	07819 Roca Llisà
<b>living space:</b>	228,00 m <sup>2</sup>	<b>Floor space:</b>	228,00 m <sup>2</sup>
<b>Total size of site:</b>	2.177,00 m <sup>2</sup>	<b>Number of Rooms:</b>	6,0
<b>Number of bedrooms:</b>	5,0	<b>Number of bathrooms:</b>	4,0
<b>Number of sep. bathrooms:</b>	1,0	<b>Condition:</b>	as new

## prices:

---

**purchase price:** 5.900.000,00 €

## energy certificate:

---

## contact person:

---

<b>name:</b>	Noelle Politiek	<b>street:</b>	c/Joan Tur Tur 9b, local circular
<b>place:</b>	07840 Santa Eulària Des Riu	<b>phone:</b>	660301454
<b>Email:</b>	noelle.politiek@kensington-international.com		

## Infrastructure:

---

## Description:

---

This beautiful Bauhaus-style villa with spectacular panoramic views of the sea and Formentera is located on one of the most beautiful plots in the privileged urbanisation of Roca Llisà with 24-hour security. The villa offers unrivalled panoramic sea views with sunrise over the sea and sunset over the hills.

Upon entering, we see the open-plan living/dining room. From every room you can enjoy the magnificent views. The living room is equipped with an open fireplace and large sliding doors to the terrace. The dining room offers breathtaking sea views, as well, as another highlight - a patio with palm trees. From here you have direct access to the

separate, fully equipped, new kitchen. The main house has a total of five bedrooms, all with fantastic sea views.

The master bedroom with en suite bathroom and dressing room is located on the first floor and offers access to a large roof terrace with panoramic 180° sea views. A separate office is accessed from the terrace. Two further double bedrooms with bathrooms are located on the ground floor with direct access to the pool. A guest studio is located separately and offers additional privacy. A further annex with a bedroom with en suite bathroom has its own entrance and may also be suitable for staff.

The villa was renovated in 2022/23 and equipped with a new illuminated infinity pool with sweeping views of the sea. The main terrace with lounge, guest toilet and large dining table for ten people also offers all-round sea views. There is a great spot for a large outdoor kitchen with BBQ.

The property is bounded by high walls and fencing, not accessible from the outside, to ensure privacy and maximum security. The villa has a complex alarm system, inside and outside, and is connected to a private 24/7 security service. An electric gate leads via an imposing driveway to a covered carport with space for three to four cars.

With a plot of over 2,200 m<sup>2</sup>, it is one of the few large properties in Roca Llisa. A further extension has therefore already been submitted to the municipality. This envisages an attached guest house with its own entrance, living/dining room, kitchen and three further bedrooms - all with en suite bathrooms - as well as a separate second pool. An underground car park for three cars will also be built as part of the approved project. With eight bedrooms, it will certainly be one of the most beautiful and largest properties in Roca Llisa.

Roca Llisa is a very well-kept, exclusive and private urbanisation with its own 24h security service and high-tech equipment (video, drones, 24/7 patrols, etc.) and offers the highest possible level of privacy. The Ibiza golf course is only two minutes away. The urbanisation also has its own restaurant and a small mini-market for daily needs. The town of Jesús is only a few minutes and the airport is 15 minutes away.

## images

KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek





KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek





KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek





KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



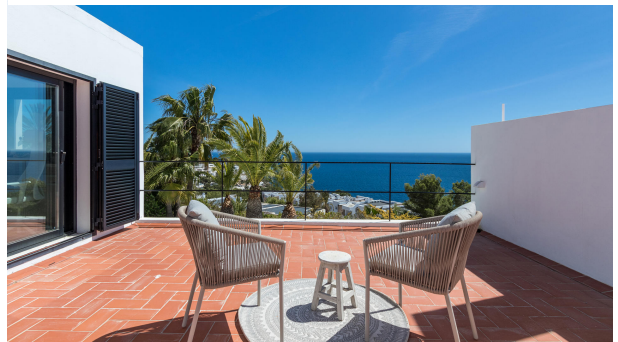
KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek





KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek



KPI1396 - Villa en venta - Villa zu verkaufen - Villa for sale - Villa te koop - [www.kensington-ibiza.com](http://www.kensington-ibiza.com) - Noelle Politiek

