

Private Waterfront Residence in Roca Llisa, Ibiza

Ibiza, Roca Llisa, luxury property

Villas - Ibiza - Roca Llisa, Ibiza - New construction

2020 | 575 m² | 12.500 m² | 7 | 7 | Infinity Pool

Property Description

Roca Llisa · Ibiza · Off-Market · €18,000,000 · Direct Waterfront Location · Approx. 575 m² · 12,500 m² Across Two Private Plots · 7 Bedrooms · 7 Bathrooms · Infinity Pool · Spa & Sauna · Separate Guest/Staff Accommodation · Built 2020 · Sea Views

Directly on the sea in Roca Llisa, this exceptional estate stands out as one of the more private residences within Ibiza's prime property market. Set across two plots totalling approximately 12,500 m², the property combines expansive Mediterranean views with exceptional privacy, generous outdoor areas and architecture designed around life by the sea.

The residence offers approximately 575 m² of living space with seven bedrooms and seven bathrooms, together with separate accommodation for guests or staff. Large expanses of glass, open-plan living areas and extensive terraces create a seamless transition between indoors and outdoors, making the Mediterranean a defining element throughout the property.

What distinguishes this estate is the combination of a direct waterfront location, access to the sea and approximately 12,500 m² of private land – qualities that are extremely limited in this combination, even within Ibiza's prime residential market.

Private Waterfront Estate on 12,500 m²

Extending across two plots, the estate provides a degree of space and privacy that stands apart even within Ibiza's high-end villa market. The surrounding Mediterranean landscape creates a protected private setting immediately beside the sea.

Inside, generous proportions, high-quality materials and a clean, timeless design define the atmosphere. Seven bedrooms with seven bathrooms provide private retreats for owners, family and guests.

Separate guest or staff accommodation adds flexibility and allows for the discreet and comfortable operation of a substantial private household – an important consideration for international owners using their Ibiza residence for extended periods or throughout the year.

Underfloor heating and air conditioning ensure year-round comfort, while a private fitness area, spa and sauna create a dedicated wellness environment within the residence.

Infinity Pool, Sea Access and Exceptional Privacy

The outdoor spaces form an integral part of the estate. Expansive terraces, landscaped areas and private relaxation zones open towards the Mediterranean, providing different settings for outdoor dining, entertaining and quiet retreat.

The infinity pool integrates naturally into the architecture and surrounding landscape, reinforcing the visual connection between the residence and the sea.

Of particular importance is the direct access to the Mediterranean. Combined with the scale of the two private plots and the protected setting, it creates a quality that goes considerably beyond the conventional concept of a sea-view villa.

For international buyers at this level of the market, these difficult-to-replicate characteristics – waterfront position, privacy, substantial land and direct sea access – are among the defining criteria when selecting an exceptional property in Ibiza.

Roca Llisa – An Established Prime Address in Ibiza

Roca Llisa is one of Ibiza's established private residential locations on the island's east coast, within the municipality of Santa Eulària des Riu. It combines a protected residential environment with convenient access to Ibiza Town, Marina Botafoch and Santa Eulària.

The location particularly appeals to international owners seeking a high degree of privacy while remaining within comfortable reach of the island's restaurants, marinas, beaches and social life.

Golf and the beaches and coves of Ibiza's east coast are nearby, while Ibiza Town, with its restaurants, boutiques, marinas and historic Dalt Vila, remains easily accessible.

Roca Llisa has long been established as an address for substantial private residences and second homes. The limited availability of large waterfront plots, combined with sustained international demand for exceptional Ibiza real estate, supports the long-term desirability and value of particularly well-positioned estates in this location.

An Exceptional Ibiza Estate for International Buyers

At this level of the market, the significance of a property lies less in individual features than in the combination of qualities that cannot easily be replicated: a direct waterfront position in Ibiza, approximately 12,500 m² of private land, sea access, seven bedrooms, extensive outdoor living areas and a high degree of privacy.

For international buyers searching for a private waterfront residence in Ibiza, an exceptional estate in Roca Llisa, an off-market property in Ibiza with direct sea access, or a substantial second residence in the €18 million range, this estate offers a compelling combination of location, scale and privacy.

The property is equally suited as a private retreat for family and guests or as a long-term second residence for owners specifically seeking an Ibiza property whose defining qualities are its waterfront position, substantial grounds and discretion.

Further information regarding this off-market Ibiza residence is available to qualified prospective buyers upon request.

Note: Images, property details and descriptions are provided for general information only and may be subject to change. Images may have been

digitally or AI enhanced. Information regarding the direct waterfront position and sea access should be independently verified as part of the legal and technical review of the property. Before making a final purchase decision, we recommend appropriate legal and technical due diligence, an independent technical survey and professional tax advice.

Details

Ref No	IBZ-1111
Plot size	12.500 m²
Living space	575 m²
Bedrooms	7
Bathrooms	7
Year of construction	2020
Parking spaces	3
Pool	Infinity Pool
View	Sea view
Aircondition	Cold and Warm
Heating	Floor heating
EPC	Pending
Amenities	open fire place / sauna / Spa
Price	**18.000.000 €**

Ibiza

At around 572 square kilometres and 135,000 inhabitants, the island of Ibiza is far smaller than her big sisters Majorca and Menorca, but is often seen as the "coolest" of the four Balearic Islands. The very name Ibiza stands for lifestyle, music and luxury. The island is the birthplace of legendary discotheques such as the Ushuaïa, Hi and Pacha, while DJ greats like David Guetta and Guru Josh began their international careers here. For many people, Ibiza is simply "the best party in the world". Numerous A-listers have made the island one of their favourite holiday destinations. There's no doubt about it: If you are looking for something special, novel styles, new musical genres or avant garde art, then Ibiza is the place for you.

The landscape is not as mountainous as Majorca, but instead offers extensive views of rolling farmland dotted with the island's characteristic, white-plastered farmhouses, which catch the bright sunlight like white dice scattered over the soft hills. The cubist form and flat roofs of the typical Ibizan farmhouse are said to have inspired architects from the Bauhaus school. They are reproduced across the island in the form of modern, highly luxurious constructions. This is another side to Ibiza: Beautiful and contemporary luxury properties with fantastic views and exciting design features. Another hallmark of the landscape are the numerous fortified churches, which are some of the most popular attractions on the island.

Ibiza Town itself is the pulsating heart of the island, complete with its UNESCO-protected old town of Dalt Vila. It's well worth strolling through the narrow cobbled streets of the old town, as the battlements of the fort offer a fantastic view of the harbour. The streets are also full of restaurants tempting diners with their regional specialities. The whole cuisine of the island is a definite draw, with the star-rated s'Ametller in Ibiza Town one of the island's highlights.

Ibiza is a unique place that offers nightlife, tranquillity and plenty of secluded fincas and villas. No wonder that the island is extremely popular with top celebrities from all over the world.

Just one hour away by boat is the neighbouring island of Formentera, which together with Ibiza and some smaller rocky islets, form the Pityuses or Pine Islands. With its wonderful Caribbean-style beaches, natural paradise and minimal traffic and infrastructure, Formentera is the perfect place to switch off and enjoy life.

Broker

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I am looking forward to hearing from you

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