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Villa 34

A brand-new villa by architect Jordi Carreño of Estudio Vila13. Generous volumes, refined finishes and expansive sea views. Within the gated community of Roca Llisa.

€7,500,000





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This newly built villa looks across the sea from the gated community of Roca Llisa. Ibiza Town, Marina Botafoch and Santa Eulària are a short drive away, while the island's only golf course is moments away.

The main living area is the house's defining space: vast, filled with daylight and distinguished by generous volumes and high-quality finishes. Broad glazing opens towards the terraces, sixteen-metre swimming pool and sea beyond, giving the room a connection to its coastal setting. A separate kitchen incorporates a dining area, while an office sits away from the principal reception space. Outside, terraces provide room for long lunches, afternoons beside the pool and evenings with friends.

An internal lift connects the floors, leading upstairs to the principal suite, where a dressing room accompanies a bathroom with a bathtub and separate shower. Three further en-suite bedrooms open onto a balcony, with views of the sea or surrounding hills.





The rooftop terrace brings the coastline into wider view. A jacuzzi and generous seating area create an elevated gathering place, with countryside stretching inland and the Mediterranean ahead.

A staircase continues to the separate casita above. Its two en-suite bedrooms and private terrace give visiting friends and family independence while remaining connected to the main home. Together, the villa and casita provide six bedrooms, each with a private bathroom.

Underfloor heating and air conditioning ensure comfort throughout the year. An underground garage accommodates three cars, with direct lift access into the house for convenient arrivals and departures.











































Roca Llisa, a gated community around a golf course, sits in pine-covered hills between Ibiza Town and Santa Eulària.

The nearest swimming is at Cala Olivera, a small rocky cove below the community. Cala Llonga, a deep bay with a sand beach and a handful of restaurants, is a short drive away. Jesús, a village on the road to Ibiza Town, is known for its whitewashed church and for several of the island's better-regarded restaurants. Marina Botafoch and Dalt Vila, the walled old town, are close by, as is the airport.

Roca Llisa Golf: 2 to 5 minutes

Cala Olivera: 5 to 10 minutes

Cala Llonga: 5 to 10 minutes

Jesús: 10 to 15 minutes

Santa Eulària des Riu: 15 to 20 minutes

Marina Botafoch: 15 to 20 minutes

Ibiza Town: 20 to 25 minutes

Ibiza Airport: 20 to 25 minutes



The Details

Price
€7,500,000

Build Size
690 m²

Location
Roca Llisa

Bedrooms
6 Bedrooms

Plot Size
1,900 m²

Municipality
Santa Eulària des Riu

Bathrooms
6 Bathrooms
+ guest WC

Architect / Designer
Jordi Carreño
Estudio Vila13

The Highlights

- Newly built in 2023 in the gated community of Roca Llisa
- Designed by Jordi Carreño, Estudio Vila13
- Sea views over the pines from every main level
- Around 690 m² built on a plot of about 1,900 m²
- Six bedrooms, all en suite
- Living and dining room of about 105 m², with sliding glass walls to the terrace
- Separate kitchen with oak cabinetry, stone island and dining area
- Study on the entrance level
- Principal suite with dressing room and freestanding bath
- Three further first-floor suites with dressing areas and terrace access
- Cantilevered timber staircase and lift to every level
- Separate guest annex with two en suite bedrooms, sitting room and terrace
- 16-metre infinity pool with timber decking
- Rooftop terrace with jacuzzi
- Planted terraces and dry-stone walls
- Underground garage for three cars, with lift access
- Underfloor heating and air conditioning
- Security system within a gated community







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