

## Extraordinary and unrivaled luxury villa immersed in the peaceful haven of Roca Llista for sale - Roca Llista



### Overview

<b>Building surface:</b>	276 m <sup>2</sup>
<b>Plot of land:</b>	1,046 m <sup>2</sup>
<b>Distribution:</b>	4 Bed rooms, 5 Bathrooms
<b>Ref.-No.:</b>	2257
<b>Price:</b>	4,100,000.00 €
<b>Location:</b>	Roca Llista
<b>View:</b>	Sea view, Modern, Nice Sea View

### Location



## Description

Immersed in the peaceful haven of Roca Llisa, Ibiza, this extraordinary estate emerges as a symbol of unrivaled luxury and refined elegance, setting a new standard for the ultimate living experience. Just moments away lies the renowned golf course, alongside the vibrant village of Jesus. This nearby village is a treasure trove of conveniences, offering everything from supermarkets and banks to medical centers and pharmacies, ensuring every need is within easy reach. Moreover, the pulsating core of Ibiza, celebrated for its spellbinding beaches (with the nearest beach just a 5-minute journey away, boasting a delightful chiringuito), prestigious marinas, and an array of exclusive dining options like LIO, Cipriani, Novikov, Zuma, not to mention the luxury fashion boutiques such as Dior, Bulgari, Fendi, presents itself as an accessible escape.

The villa itself is a testament to modern architectural brilliance, offering awe-inspiring views of the sea, encapsulated in privacy and tranquility. Spread across three carefully curated levels, it melds modern artistry with avant-garde design. At the pinnacle, a carport accommodates two vehicles, enhancing the convenience factor. The journey downward to the second level unveils a thoughtfully designed bedroom with a separate bathroom, an ensuite bedroom, and a master suite, each crafted to be a haven of relaxation and renewal. The main level serves as the heart of the home, featuring a spacious living room, dining room, kitchen, guest toilet, and laundry room, all conceived for the epitome of comfort and luxurious living. The luxury continues on the ground level with another ensuite bedroom and a Jacuzzi, offering perfect settings for relaxation and pampering.

Each of the villa's four ensuite bedrooms provides access to one of the four terraces, showcasing spectacular sea views and promoting an extraordinary indoor-outdoor living experience. The pool, adaptable to be heated or cooled, is imbued with saltwater, further elevating the outdoor ambience. The property boasts a cutting-edge kitchen outfitted with a lava stone grill, steam oven, fryer, conventional oven, microwave, dishwasher, and a refrigerator equipped with an ice machine.

Featuring sophisticated technology, the estate is equipped with an Osmo system, Viessmann gas underfloor heating, and adjustable air conditioning, assuring year-round comfort. Exceptionally fast internet is delivered through fibreglass W-LAN, and the bathrooms feature elegant Dornbracht fixtures, adding a layer of luxury.

This impeccably maintained 260m<sup>2</sup> sanctuary, furnished with exquisite taste, is available for €4.1 million, presenting an unparalleled opportunity to acquire a piece of paradise in the prestigious Roca Llisa, Ibiza.

- very secure urbanisation
- all rooms have access to terraces with sea views
- very good sea views
- osmosis system
- underfloor heating ( gas - Viessmann )
- salt water pool (coolable in summer and heatable in the winter/spring time)
- Kitchen ; lava stone grill - steamer - deep fryer - oven - microwave - dishwasher - fridge with ice maker
- Alarm system with camera
- Dornbracht fittings
- very well maintained property will be sold with furniture





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Coci Patrizia Tappert and Uwe Richtberg  
Founder and managing directors

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