

Plot for a 6 bedroom house in Roca Llisa



Price: 1.420.000 €

GENERAL INFORMATION

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|--------------------------|--------------|------------------------|------------|
| Property Ref: | CW-N-AM-1420 | Category: | Land |
| Location: | | Area: | Roca Llisa |
| N. Bedroom: | 6 | N. Bathroom: | 6 |
| M ² Property: | 1660 | M ² Inside: | 520 |



This property is not for sale until the energy certificate has not been submitted.

DESCRIPTION

Prime plot with building license in the sought-after area of Roca Llisa. The approved project envisions a high-end private residence designed to meet the expectations of the international luxury market in Ibiza, combining strong architectural identity, functional efficiency, and long-term investment value.

The plot measures **1,660 sqm**, with a project for a villa of up to **606 sqm built area**, including over **530 sqm of usable interior space**. The layout comprises **6 bedrooms**, complemented by more than **150 sqm of outdoor living areas** and a **32 sqm swimming pool**.

The property is located in **Roca Llisa**, an exclusive low-density residential enclave on Ibiza's east coast, within the municipality of Santa Eulària des Riu. The area is highly regarded for its **privacy, natural surroundings, and high-quality lifestyle environment**.

The design maximizes planning regulations to achieve an efficient ratio between built footprint and livable space. Outdoor areas—including terraces, patios, sun decks, and landscaped gardens—are conceived for year-round use, seamlessly integrating indoor and outdoor living with direct connections between the pool, garden, and main living areas. The project prioritizes **privacy, comfort, optimal sun exposure, and enhanced views**.

The interior concept is defined by **understated luxury**, focusing on spatial quality over excess, the use of **natural materials and neutral tones**, and **flexibility for long-term adaptability**. This approach ensures broad market appeal while minimizing the risk of stylistic obsolescence.

Key features include:

- Open, fluid living spaces with seamless indoor-outdoor flow
- Private, comfortable areas with direct outdoor access
- Premium outdoor living spaces that enhance both lifestyle and rental value

The architectural language is contemporary yet rooted in local tradition, ensuring timeless appeal and lasting market relevance.













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