

Stunning villa with amazing sea views in Roca Llisa for sale



Price: 10.500.000 €

GENERAL INFORMATION

Category:	Villas, Luxury Houses	Area:	Roca Llisa
Location:	Roca Llisa	N. Bathroom:	9+3
N. Bedroom:	9	M ² Inside:	1250m ²
M ² Property:	2500		

DESCRIPTION

The stunning villa comprises in the main house 7 bedrooms and 7 bathrooms plus 3 small guest bathrooms and an independent guest house with 2 bedrooms en suite, living room (optional 3rd bedroom) and fully equipped kitchen.

The rooftop has a jacuzzi and a large sitting area with breathtaking sea views.

The 1st floor have 3 en suite bedrooms.

Ground floor with high ceilings and large living room and dining area. The kitchen is divided into several sections at the back. A bedroom or cinema room with bathroom is on this floor. The infinity pool on the terrace invites you to relax.

The basement have 3 en suite bedroom with their own living area. A fully equipped sauna SPA area invites to relax.

In the lower part of the villa is a separate guest house with its own driveway and parking space. The guest house has a kitchen and two bedrooms, two bathrooms and a living room. Optionally, the living room can also be used as a third bedroom.

This villa also has air conditioning system with a variable refrigerant volume, equipped kitchen in the main house with adjoining preparation kitchen and large storage room, and heat recovery-

Irrigation system in the garden and outdoor area.

Basic information:

- 2.500 m² property area
- 1.250 m² living space
- 855 m² of terraces and balconies on five levels
- 9 bedrooms
- 9 bathrooms
- 12 WCs
- 15 m long infinity pool
- 5 m long outdoor bar on the roof terrace General
- Jacuzzi on the rooftop area
- Direct view to the sea, to the valley surrounded by pine and Ibiza Town
- Living room with panoramic view
- Separate TV room
- Elevator to all levels and terraces of the main house
- Free-hanging staircase integrated into the wall
- Partition walls in the sleeping area have a special soundproof design
- showers flush with the floor
- All doors are room-high and flush with the wall
- Waterfall
- Several utility rooms
- Spacious wellness area with large showers and sauna for up to eight people
- Large „Play & Entertainment“ area in the basement (E1)- Waterfall
- Patio in the basement
- Separate guest house with two bedrooms with bathrooms „en suite“
- Optional janitor apartment with 70 m² living space
- Six parking spaces

SecurityCE-certified security glass of burglary class RC3 with connection to the alarm system of the house, position monitoring as well as de-tecton systems in all windows, such as glass breakage

sensor. Also functional glass against burglary, bullet and for sound insulation.

Kitchen equipment

Generously equipped kitchen in the main house with adjoining preparation kitchen and large storage room (appliances)

- cold storage
- Garbage disposal system
- Two large refrigerators
- Large freezer
- Plate warmer
- Microwave oven
- Oven
- Steam cookerTechnology
- Heated pool with electrolysis alt disinfection system
- Underfloor heating
- Smart home system
- Integrated ceiling lights
- Mechanical ventilation system with heat recovery
- Air conditioning system with a variable refrigerant volume and heat recovery
- Irrigation system in the garden and outdoor area
- Reverse osmosis system for the production of low-salt water for the pool
- Exterior „zip-screens“ in front of all windows as privacy and sun protection with integrate































































































