



CASA LLISA

IBIZA



# CASA LLISA

Live in one of the most  
enchanting locations on  
beautiful Ibiza.

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# SERENITY, LUXURY, AND COMFORT

On this island, surrounded by the deep blue sea, every day begins with sunshine. The rhythm of life here is as elusive as the breeze through the pine trees. It's a place where the busy world pauses, offering the vibrant energy of Mediterranean days alongside the stillness of an early, quiet morning.

Nestled in a prime location on Ibiza, Casa Llista rises—a villa that perfectly balances the island's sparkling energy with the tranquility of a private retreat. Here, you'll experience the true Ibiza lifestyle in your own luxurious sanctuary, offering absolute privacy.











Casa Llisa in figures

Properties Casa Llisa	
Location	Roca Llisa, Ibiza
Bedrooms	Four bedrooms with ensuite bathrooms, two of which are master bedrooms. There is possibility of creating a fifth bedroom.
Plot area	1.660 m <sup>2</sup>
Total area	498 m <sup>2</sup>
Living space	372 m <sup>2</sup>
Garage	126 m <sup>2</sup>
Outdoor terrace	313 m <sup>2</sup>
Pool	45 m <sup>2</sup>
Technical room	16 m <sup>2</sup>











### A lifestyle of luxury and comfort

Casa Llisa is delivered turnkey, with custom interior design and meticulous attention to detail. The villa's thoughtful layout ensures an exceptional living experience. The cleverly designed living room maximizes natural light, flowing seamlessly into the adjoining kitchen. Comfort takes center stage, with features like an elevator, advanced home automation, air conditioning, and a heat pump. The climate system is individually adjustable per room, ensuring the perfect indoor environment.





Casa Llis features spacious, comfortable living areas and four elegantly finished bedrooms, each with its own ensuite bathroom. Two of these are master bedrooms, and some rooms even include a private terrace. There is also the option to add a fifth bedroom. The top-floor bedroom offers stunning views of the golf course, with Cala Llonga visible in the distance. The villa is finished with high-quality materials that exude luxury and comfort. The bathrooms are fitted with travertine natural stone sinks, natural wood accents, and large concrete-look tiles, which are used throughout the house and extend to the outdoor terraces.











IN THIS VILLA, YOU  
EXPERIENCE THE BEST  
OF BOTH WORLDS:  
THE ENERGY OF THE  
ISLAND AND A HAVEN  
OF TRANQUILITY.  
DISCOVER IBIZA LIKE  
NEVER BEFORE: A  
SERENE RETREAT ON  
AN ISLAND THAT NEVER  
CEASES TO AMAZE.



## Outdoor Living

The outdoor space of Casa Llisa is an oasis of peace and luxury. Enjoy the stunning outdoor pool and the inviting terrace with a shaded dining area. The combination of the Mediterranean climate, surrounding nature, and premium garden elements creates the perfect setting for shared breakfasts, dinners, or quiet moments of relaxation.











RACO IBIZA  
25 min.

HOUSE OF WOW  
20 min.

ST. EULARIA  
10 min.

SHANTI  
5 min.

CALA LLONGA  
5 min.

AMNESIA  
15 min.

AMANTE  
8 min.

ROCA HOUSE  
Walking distand

TALAMANCA  
10 min.

CALA OLIVERA  
Walking distand

ROCA LLISA

ZUMA  
10 min.

PACHA  
10 min.

LIO  
10 min.

ROTO  
10 min.

USHUAIA  
15 min.

BLUE MARLIN  
20 min.

HĪ  
15 min.

NASSAU  
15 min.

BEACHHOUSE  
15 min.

OTHER:

CASINO  
10 min.

HIPPYMARKT  
10 min.

IBIZA AIRPORT  
20 min.

SA TRINXA  
20 min.



CASA LLISA

## A PARADISE ON IBIZA

Roca Llista, centrally located on the stunning east coast of Ibiza, offers a peaceful and serene living environment surrounded by breathtaking nature. This unique location within a secure community strikes the perfect balance between privacy and proximity to vibrant Ibiza Town. Roca Llista borders Ibiza's beautiful golf course, a haven for golf enthusiasts. With scenic walking trails and pristine beaches like Cala Olivera, Roca Llista is the ideal destination for those seeking a relaxed and refined island lifestyle.

The villa is within walking distance of the golf course and the stunning Cala Olivera beach. Ibiza Town and Santa Eulària's boulevard are just a 10-minute drive away. Enjoy dining at restaurants like Roca House and Amante, while the charming and family-friendly Cala Llonga beach is only 5 minutes away.



Technical details	
Air conditioners	Every living space is equipped with a Mitsubishi air conditioner
Heat pump	Daikin AIR-WATER heat pump EWYT025
Year built	2024
Home automation	Alarm, camera and preparation domotics systems
Green energy	Preparation for solar panels and electric car charging station
Kitchen	Cabinet work: Copatlife Worktop: Dekton Appliances: Miele
Utility room	Miele washer and dryer
Internet	Fiber optic, Wifi internet (Movistar)
Elevator	Technolift ECOLIFT 3P
Solar shading	Handmade wooden shutters, mounted on the outside
Sound system	Sonos & Yamaha

**Delivery of Casa Llisa**

Upon completion, the villa is fully furnished.

**REALIZATION**

The villa is currently under construction

**COMPLETION DATE**

Expected: March/April 2025









/ SOUTERAIN

Surface area 126 m<sup>2</sup>



**Garage**

The spacious garage offers space for five cars as it stands, but can still be arranged as you see fit. A sauna, gym or home cinema: it is among the possibilities.



/ GROUND FLOOR

Surface area	
Bedroom 1 incl. bathroom	45 m <sup>2</sup>
Bedroom 2 incl. bathroom	25 m <sup>2</sup>
Bedroom 3 incl. bathroom	25 m <sup>2</sup>
Entrance hall	13 m <sup>2</sup>



Elevator

For added convenience, there is a lift connecting all floors.



/ FIRST FLOOR

Surface area	
Living room & kitchen	80 m <sup>2</sup>
Utility room	6 m <sup>2</sup>
Hall & workspace	18 m <sup>2</sup>





/ SECOND FLOOR

Surface area	
Bedroom 4 incl. bathroom	30 m <sup>2</sup>





# CASA LLISA



## INFORMATION

Asking price Casa Llisa:

€ 4.975.000 excl. taxes..

For more information or to schedule a viewing appointment, please contact Daniel Bos or Linda Egberts:

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**Developer**

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