

DOMUS NOVA



Villa Roka, Roca Llisca
€16.000.000



Located in the exclusive urbanisation of Roca Llisà, this sea-view, nine-bedroom villa for sale offers boundless potential for transformation. Framed by panoramic sea views and bathed in light, Villa Roca presents a canvas for reimagining coastal living. Set in a sought-after urbanisation – known for its discretion, exclusive setting and 24-hour security – this commanding villa is one of the largest within the community.

Originally reconfigured by architects Estudio Vila 13, its bold contemporary form makes a statement against the Mediterranean horizon. Behind its sculptural façade, expansive open-plan interiors unfold across two generous floors. At its heart, a sweeping spiral staircase doubles as an architectural centrepiece, around which lies a series of refined reception rooms, lounges and quiet corners to gather or retreat. The material palette is polished yet tactile: cool stone tiles underfoot, smoked mirrored walls that reflect light, and floor-to-ceiling glazing that dissolves boundaries between inside and out. The kitchen is sleek and modern: stainless steel surfaces and state-of-the-art appliances, including wine coolers, a Miele oven and dual fridge freezers, make for a space that's practical and stylish.



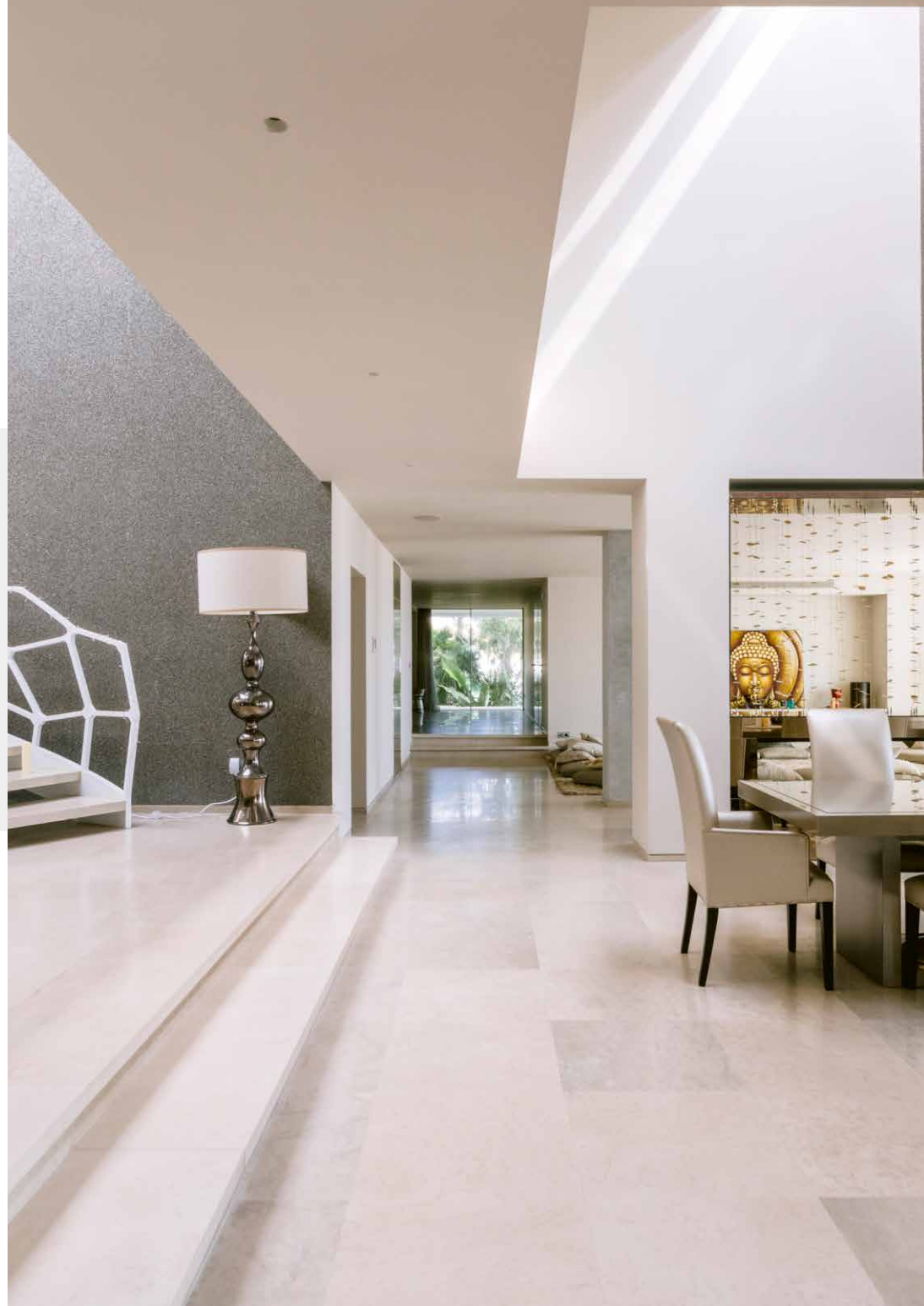
















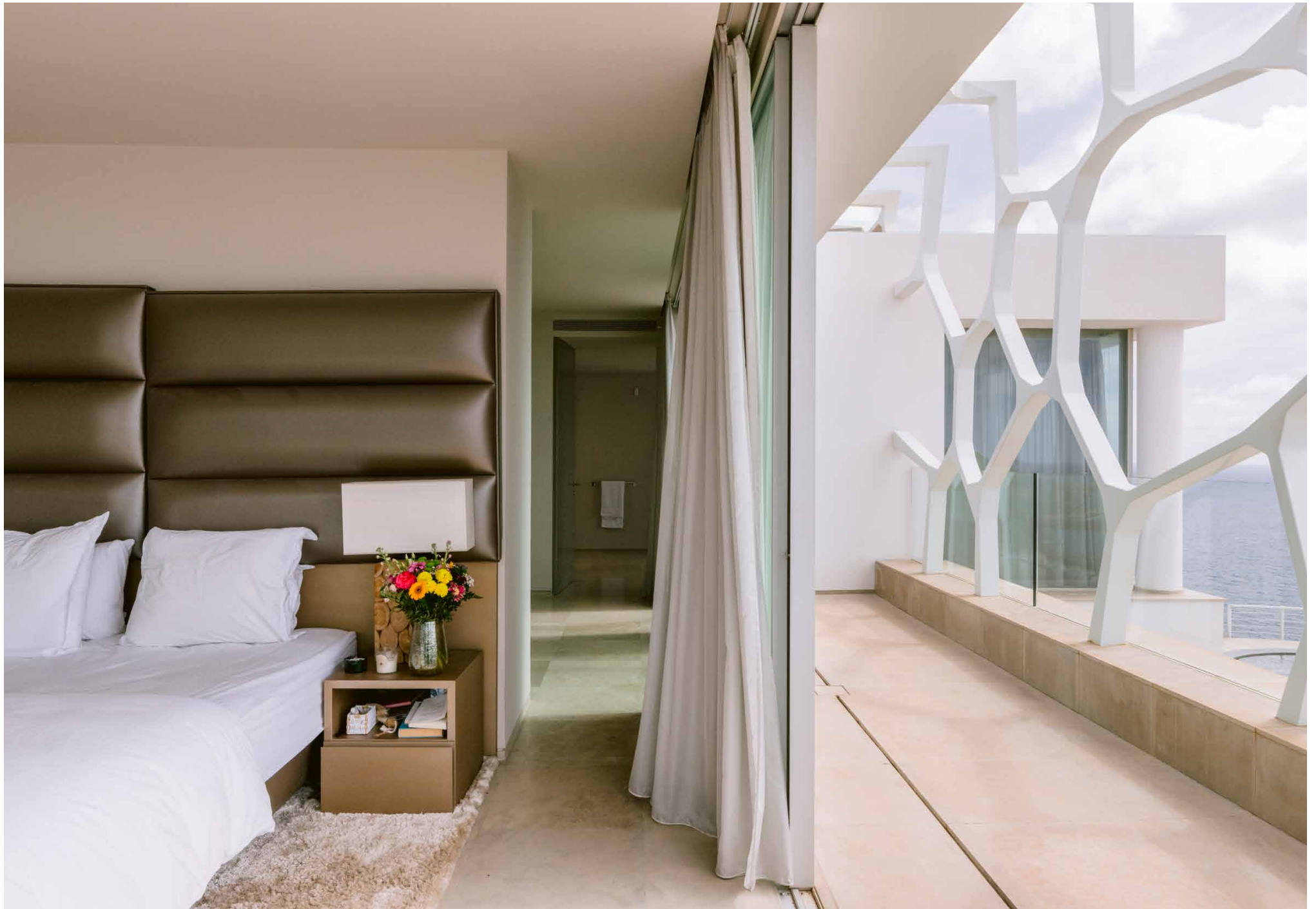






Adjacent lounges draw the eye outwards to the showstopping views. A wide, sun-drenched terrace provides uninterrupted sea views and an exceptional front seat to vivid sunrises. A generous oval swimming pool promises cooling dips, while a second pool offers space for serious swimmers. Around every corner, secluded chill-out spots provide perfect pockets for sunbathing or sunset cocktails.

Elsewhere, nine serene bedrooms are flooded with natural light. The front bedrooms upstairs open onto a wraparound terrace, framing sweeping views across the Mediterranean, while each bedroom benefits from sophisticated en suite bathrooms.













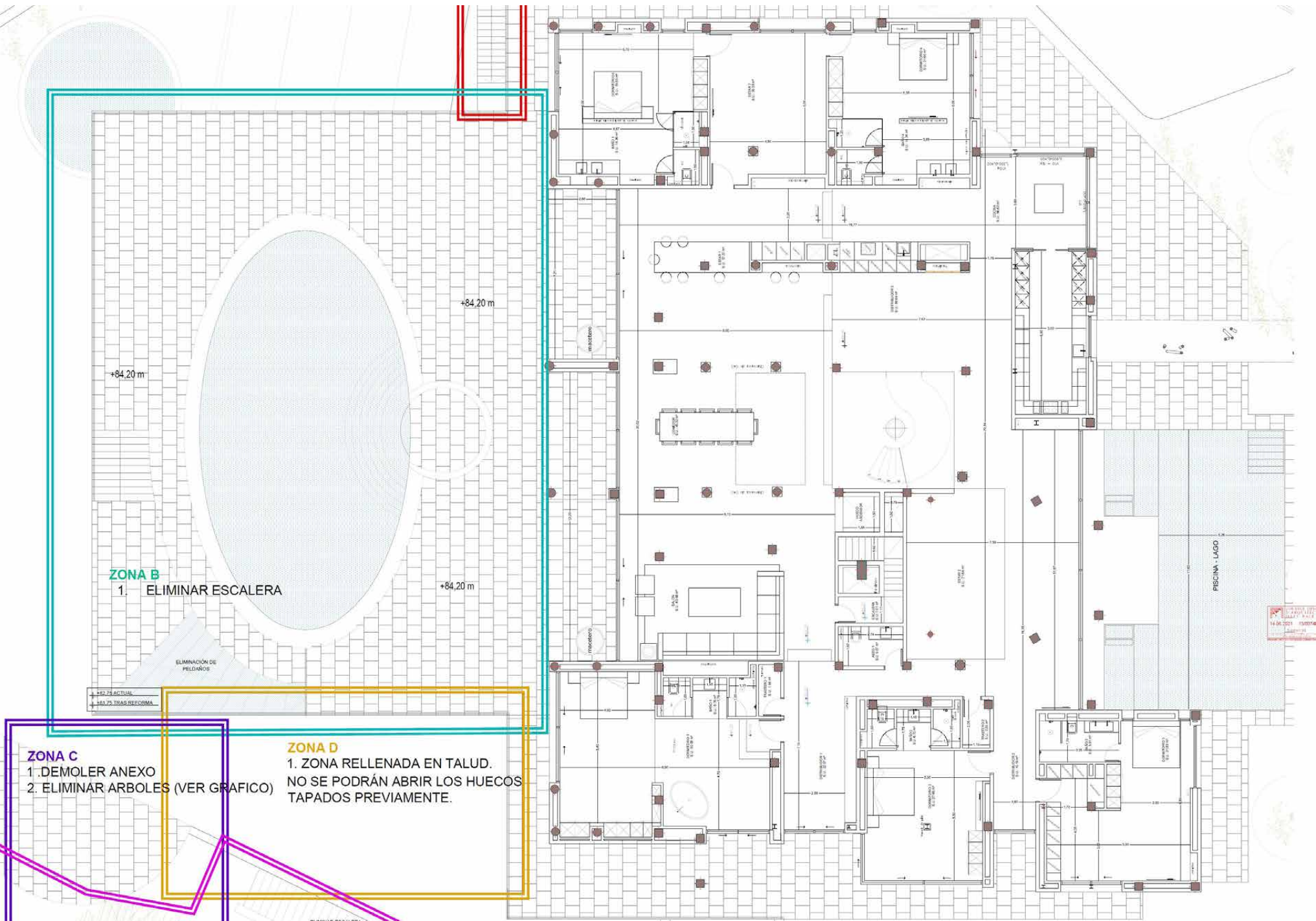




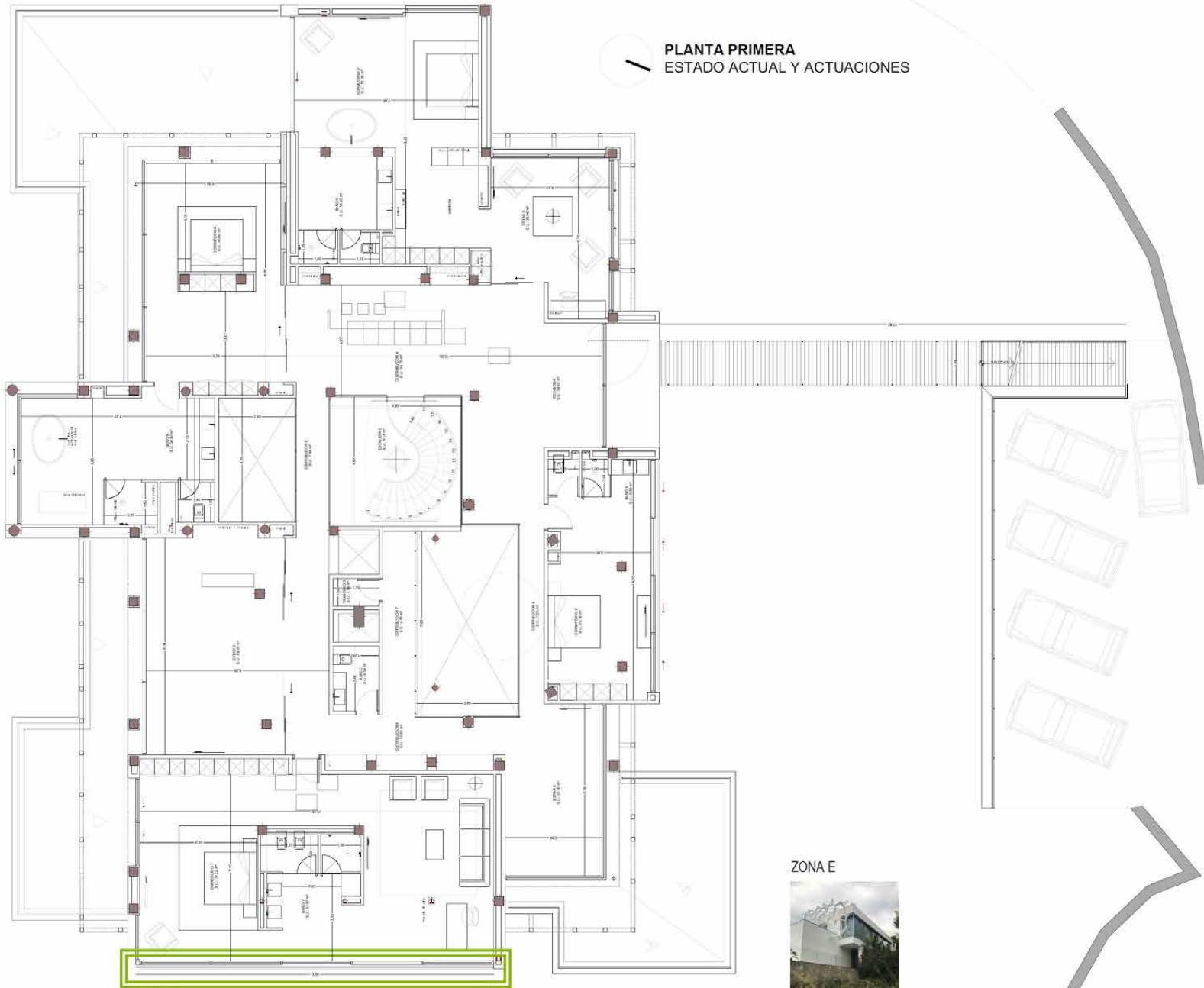




Ground Floor



PLANTA PRIMERA ESTADO ACTUAL Y ACTUACIONES



ZONA E

1. REDUCCIÓN DE VENTANA LATERAL
2. CUBRICIÓN CON VORONOI

ZONA E



Ventana a reducir. El Voronoi (estructura de aluminio blanco exterior) pasará por delante de la misma



Property Details

Opportunity to reimagine one of Roca Llisà's largest villas

Architecture by Estudio Vila 13

180° sea and sunrise views

Nine bedroom suites

Large contemporary kitchen

Open-plan living spaces

Home cinema

Multiple lounges

Two swimming pools

Tiered terraces

Air conditioning

Underfloor heating

Lift

Gated community

9 bedrooms & 10 bathrooms

Plot size: 1,590m²

Build size: area 1,400m²



Location

Found in the exclusive Roca Llisa urbanisation, an enclave brought together by an appreciation of good design and laid-back living, a golf course and a wellness centre are at hand here. Mood dependent, Villa Roca is a sanctuary from and a springboard to Ibiza Town and Santa Eulalia. Closer to home: the lesser-trodden neighbourhoods of Jesús and Cala Llonga await or follow the hill down to the unspoiled cove of Cala Olivera. Plus, it's just a 20-minute drive to the acclaimed Morna International College, which offers an international version of the British education system – teaching in both English and Spanish.

Ibiza Town - 15 mins

Ibiza Airport - 18 mins

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