

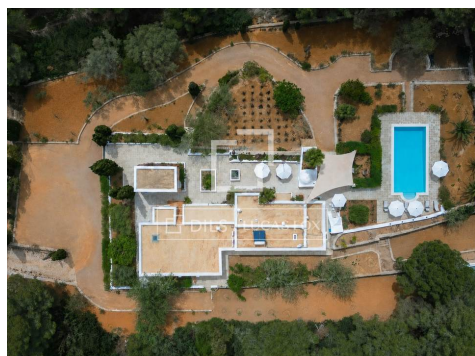
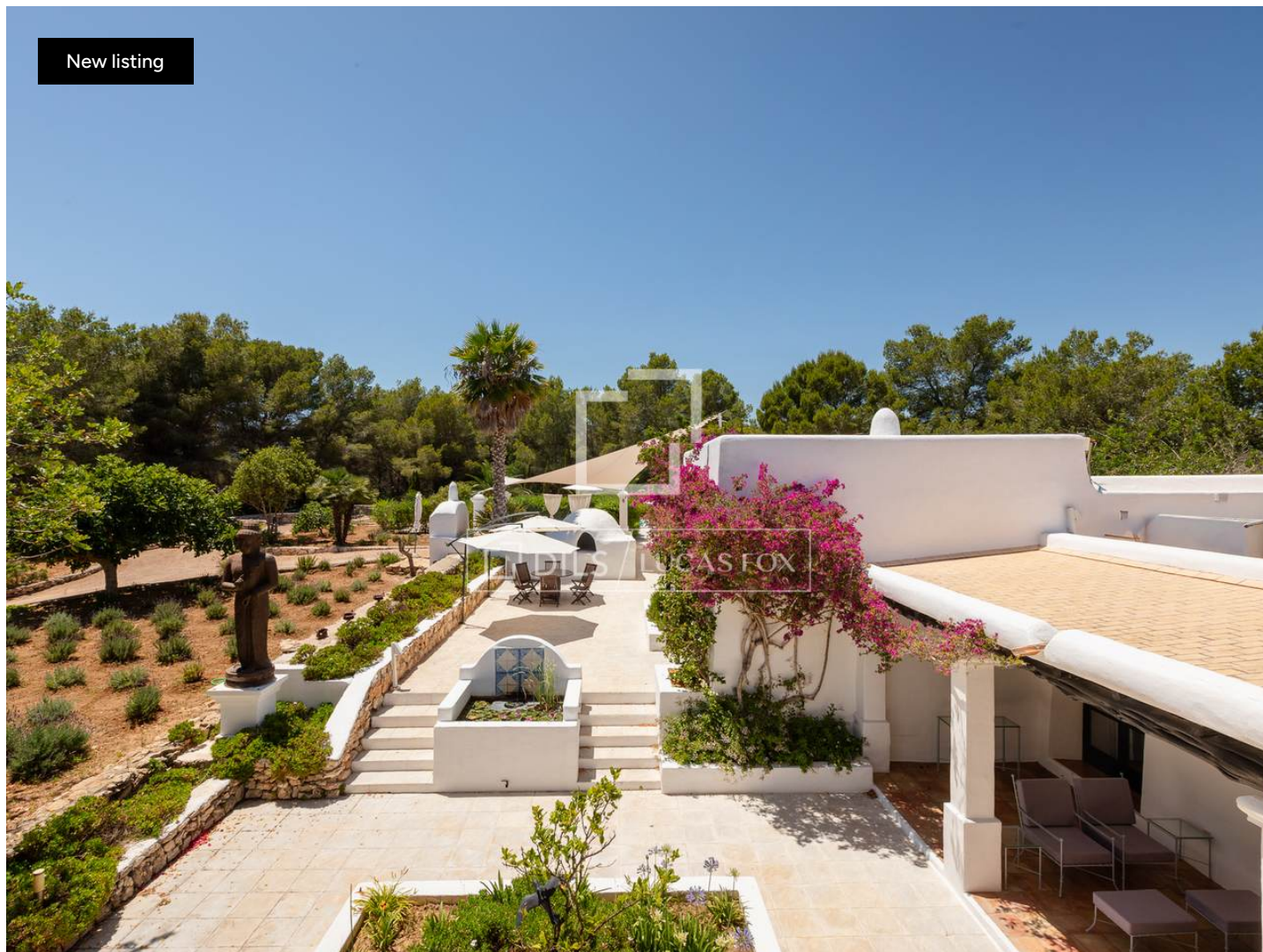
€4,995,000 Country house - For sale - New listing

Authentic restored 5-bedroom estate with tourist licence for sale next to Ibiza Golf, Roca Llisa

Spain » Balearic Islands » Ibiza » Santa Eulalia » 07849

5	4	390m ²	6,106m ²
Bedrooms	Bathrooms	Floorplan	Plot size

New listing



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Exceptional Ibizan estate with guest accommodation, tourist licence, swimming pool and underfloor heating, set within a private 6,106 m² plot beside Ibiza Golf and just minutes from Cala Llonga, Santa Eulària, Santa Gertrudis and Ibiza town.

Combining the timeless charm of a traditional Ibizan finca with the comfort, privacy and amenities expected of a modern luxury residence, this exceptional 150-year-old estate occupies a privileged position beside Ibiza Golf, the island's only golf course, in one of the most exclusive and peaceful locations on Ibiza's east coast.

Set within more than 6,100 m² of private Mediterranean grounds, the property represents a rare opportunity to acquire an authentic piece of Ibiza heritage.

Beautifully restored with great respect for its original architecture and character, the estate offers approximately 390 m² of built area distributed across a main residence, two independent guest suites and a charming self-contained tower apartment.

The property benefits from a permanent tourist rental licence for 8 guests and, thanks to its flexible layout, can comfortably accommodate up to 10 residents, making it equally attractive as a private family residence, luxury second home or income-generating investment property.

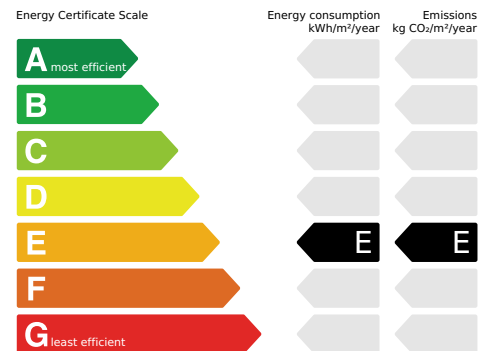
The main house centres around a spacious living room arranged into three distinct yet interconnected areas, including a fireplace lounge, a comfortable sitting room and a dedicated library and office space. A separate formal dining room provides an elegant setting for entertaining, while the fully equipped kitchen features a gas cooker, 90 cm oven and practical pantry storage.

The principal suite enjoys direct access to the gardens and features an en-suite bathroom with bathtub. A second en-suite room, currently configured as a home office, can easily serve as an additional guest bedroom. A large laundry and utility room adds further practicality for year-round living.

Guest accommodation has been thoughtfully designed to maximise privacy. Two independent double guest suites, each with its own en-suite bathroom and private external entrance, are completely separate from the main residence.



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The distinctive tower apartment offers additional independent accommodation, comprising a living and dining area with kitchenette on the ground floor and a double bedroom with en-suite bathroom on the upper level.

Outdoor living is equally impressive. A 12 x 5 metre swimming pool forms the centrepiece of the landscaped gardens, complemented by multiple covered and open terraces, a traditional wood-fired barbecue and several outdoor dining areas designed for entertaining and enjoying Ibiza's exceptional climate. Mature Mediterranean gardens, fruit trees and surrounding pine woodland create a serene natural environment with complete privacy.

The estate enjoys excellent sun exposure throughout the year, with a south-facing main façade and a west-facing pool area ideal for enjoying afternoon and evening light. Views extend across the property's gardens, surrounding pine forests and nearby golf fairways, while the rooftop terrace offers wider panoramic views across the green hills and countryside beyond.

Unlike many traditional fincas on the island, the property benefits from underfloor heating throughout the main living areas, air conditioning, mains electricity, high-speed internet and its own private potable water well. Original fireplaces remain in place and may be restored if desired.

One of the property's most distinctive features is its exceptional proximity to Ibiza Golf, with the fairways and clubhouse reachable within approximately three minutes on foot. Despite its peaceful and highly private setting between Roca Llisa and Cala Llonga, the estate remains within easy reach of Santa Eulària, Santa Gertrudis, Ibiza Town, Marina Botafoch and Ibiza International Airport.

Offering authenticity, privacy, flexibility and long-term investment appeal, this remarkable finca is ideally suited as a luxury family residence, exclusive Mediterranean retreat or premium rental property. Its tourist licence, independent guest accommodation and unrivalled position beside Ibiza Golf also create exceptional opportunities for luxury golf retreats, executive gatherings, wellness programmes and private corporate events.

Properties of this calibre, combining authentic Ibizan character, modern comfort and such a privileged location beside Ibiza Golf, rarely come to market.

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The sale price is €4,995,000 (taxes are not included).

Applicable taxes (ITP/VAT/AJD), as well as notary fees, land registry fees and other costs associated with the purchase, are not included in the price.

The total acquisition cost may vary depending on the buyer's profile and the terms of the transaction, and may be detailed upon request by interested parties.

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