

# DOMUS NOVA



Can Brute, Cala Mastella  
€ 22.000.000





A six-bedroom hillside villa backdropped by pine forests and distant sea views.

Nestled amid pines in the hills above Cala Mastella's coastline, Can Brute offers a modern interpretation of traditional Ibcencan architecture, designed by Framework Studio. Its remote location lends a feeling of secluded luxury and disconnection from the outside world, enhanced by an off-grid energy system.

The villa's impressive traditional stone façade blends seamlessly with its natural surroundings, extending into the garden via winding sandstone walkways. Behind the 1970s-style panel front door, crafted by NP2 Nerone and Patuzzi, smooth travertine floors, warm wood and whitewashed walls pay homage to Balearic design, combined with clean lines and pristine finishes.





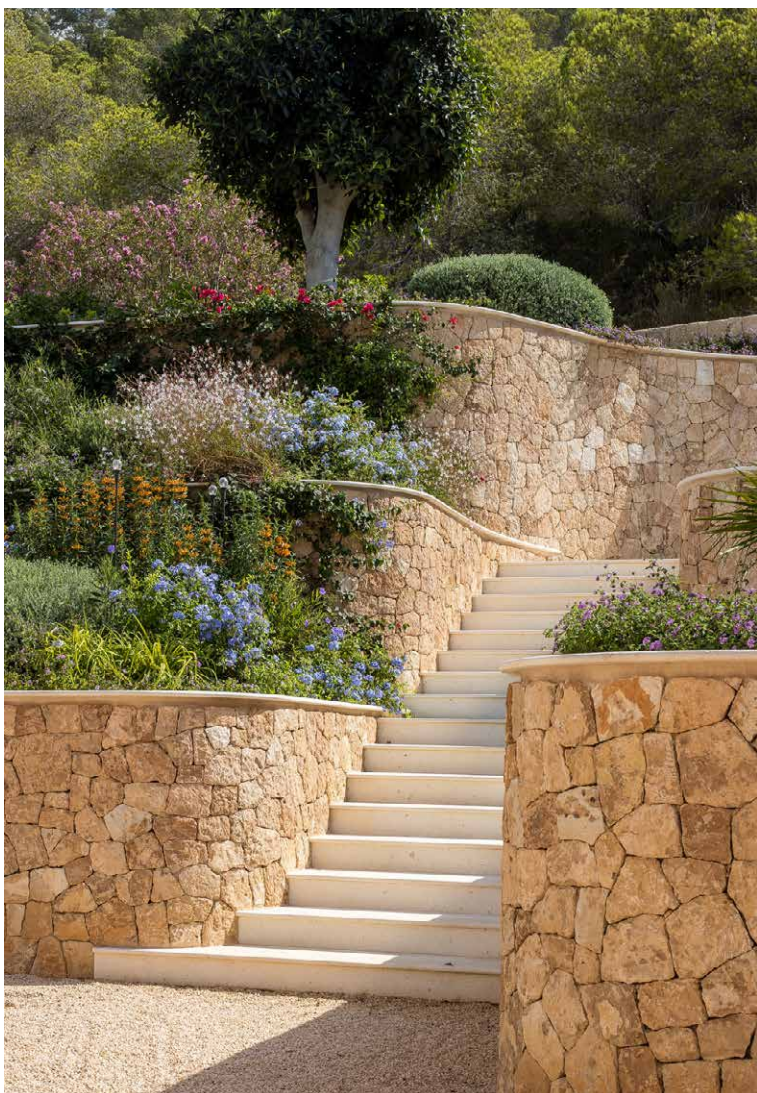




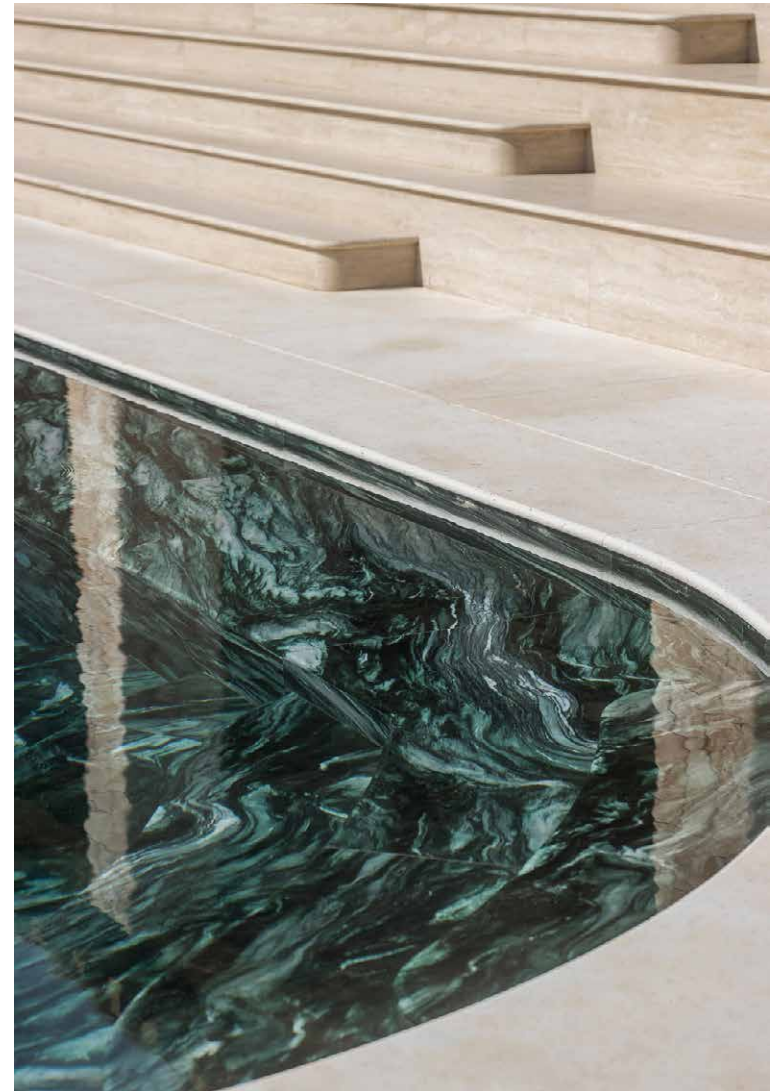






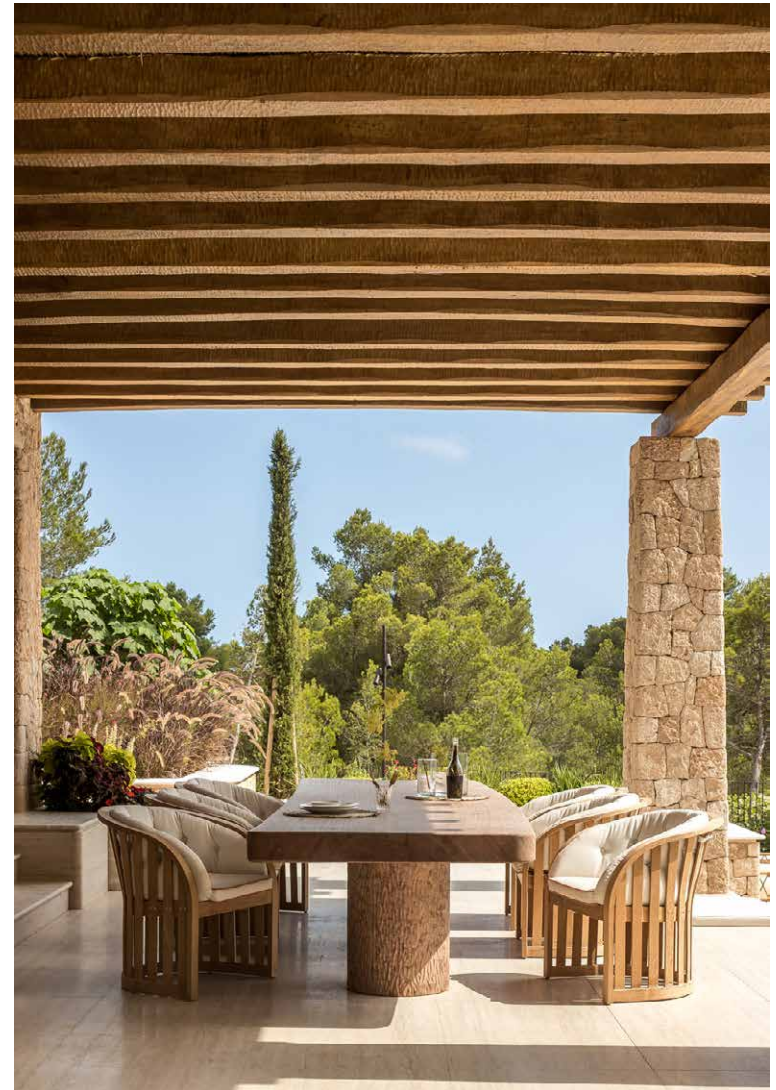














Plastered stairs lead to an elegant reception area and kitchen, sitting beneath a ceiling of white covered beams and skylights. Hydraulic pivoting windows line the front of the house, inviting the outside in and framing a perfect view of the Ibicencan sunrise. The kitchen's bespoke wood cabinetry is steeped in tradition but updated with marble worktops and integrated Gaggenau appliances. Underfloor heating and air conditioning make this a property for all seasons. The rest of the living space flows between a seating area and a TV room that enjoys built-in wine fridges plus a Crestron smart home system that brings the soundtrack. Wall cutouts and terrace doors allow reams of light to flood in, creating depth and contrast.

Exterior living spaces are just as considered, with numerous terraces that could be used as yoga decks or simply for relaxing, and wooden pergolas that shelter al fresco entertaining areas. The heated swimming pool's Verde Lapponia marble glistens turquoise under the Ibicencan sun. Its accompanying deck is the ultimate sun trap, and somewhere early risers can revel in one of the island's best dawn views.



























Back inside, the bedrooms exude comfort and simplicity.

The principal suite has a dressing room and bathroom with a dual vanity and a walk-in shower with two rainfall showerheads. Bespoke storage, underfloor heating and big windows add to the serene feel. The suite also comes with access to a private terrace – an idyllic extension of the space, complemented by views out over century-old Sabina trees and the distant Mediterranean.

Timeless style continues into the remaining bedrooms.

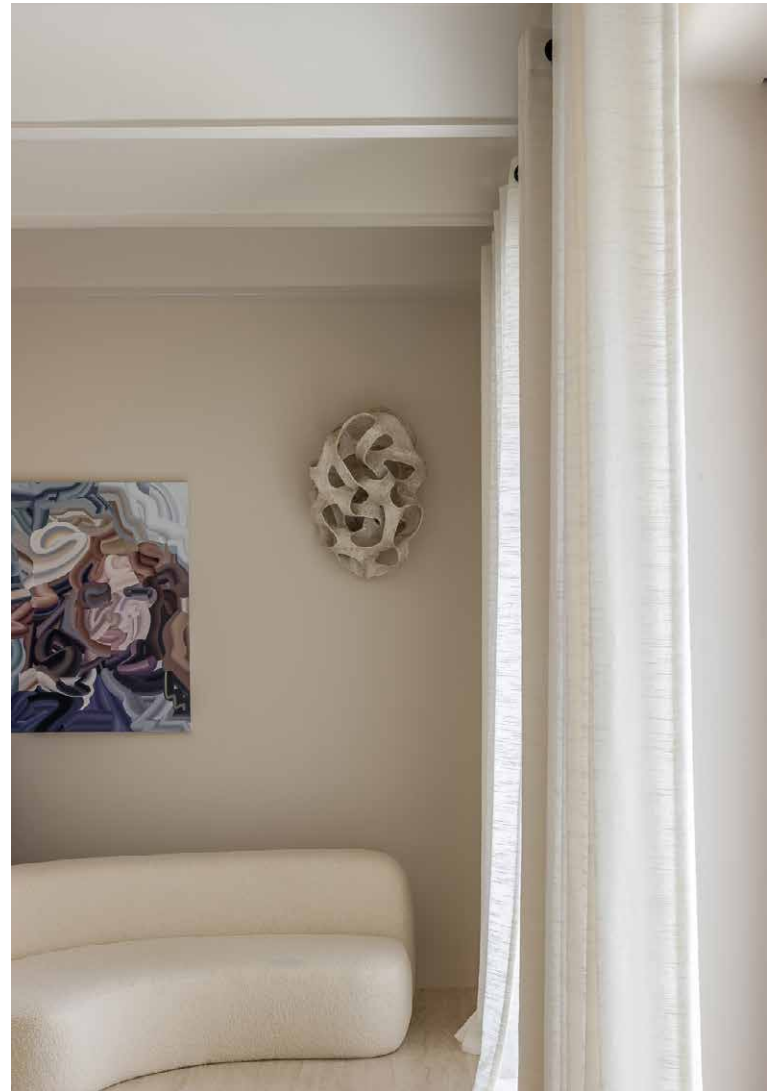
Three further suites occupy the ground floor, each with walk-in showers, underfloor heating and patio access, plus whitewashed walls, coved beam ceilings and travertine floors. Two further WCs are tucked behind doors inspired by American architect George Nakashima.

Down a sweeping staircase, two further bedroom suites take residence in the bright and airy lower ground floor. En suites with walk-in showers serve both rooms, one of which features an in-room bathtub. A spacious underground garage and laundry room with ample storage complete the floor.

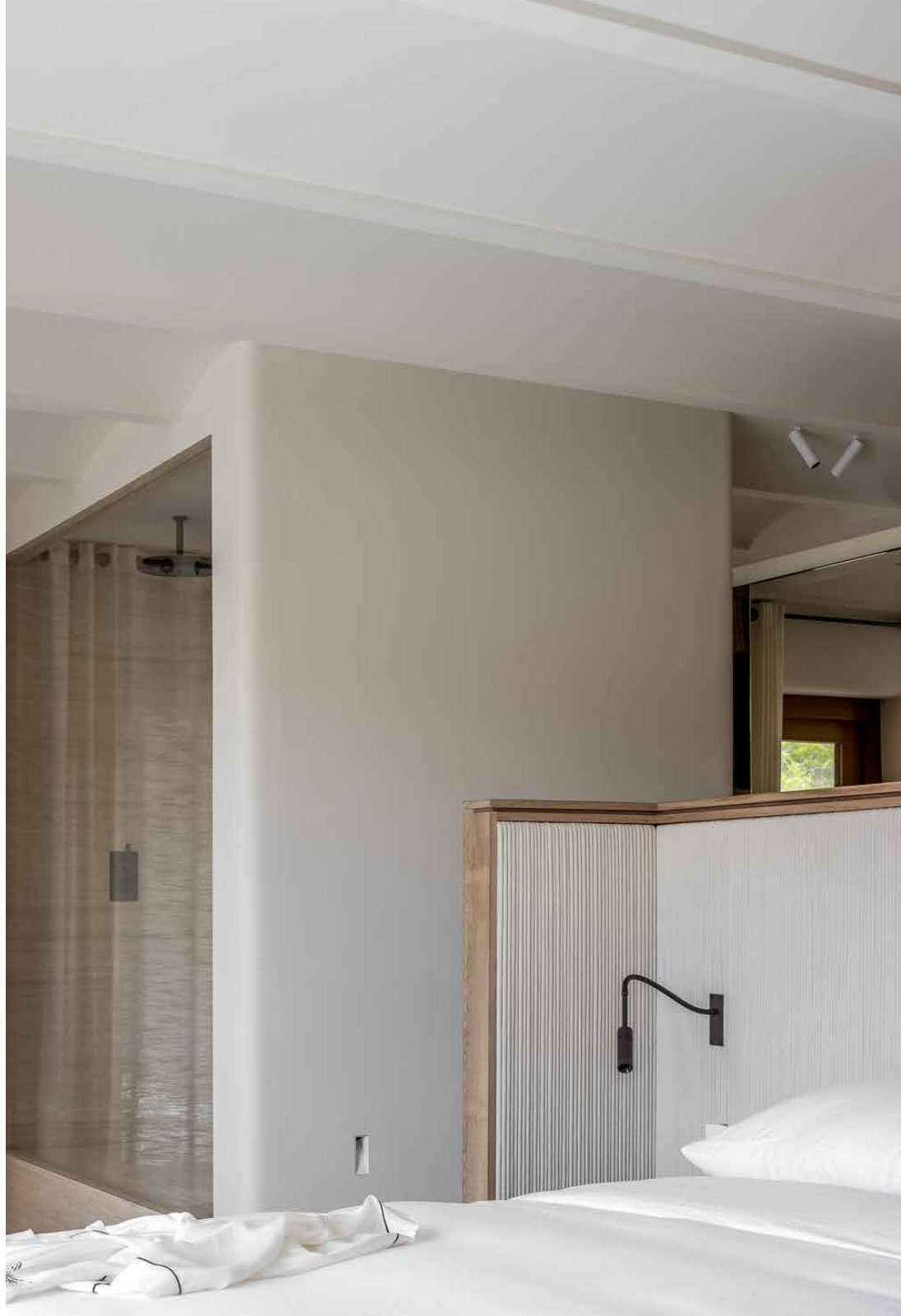




















## Property Details

Six bedrooms, six bathrooms

Designed by Framework Studio

Pine forest, sunrise and distant sea views

Six bedroom suites with terraces

Open-plan kitchen and reception area

TV room

Numerous terraces, sunbathing decks, outdoor dining and seating areas

Heated swimming pool

Private underground parking

Japanese toilets in two main bathrooms

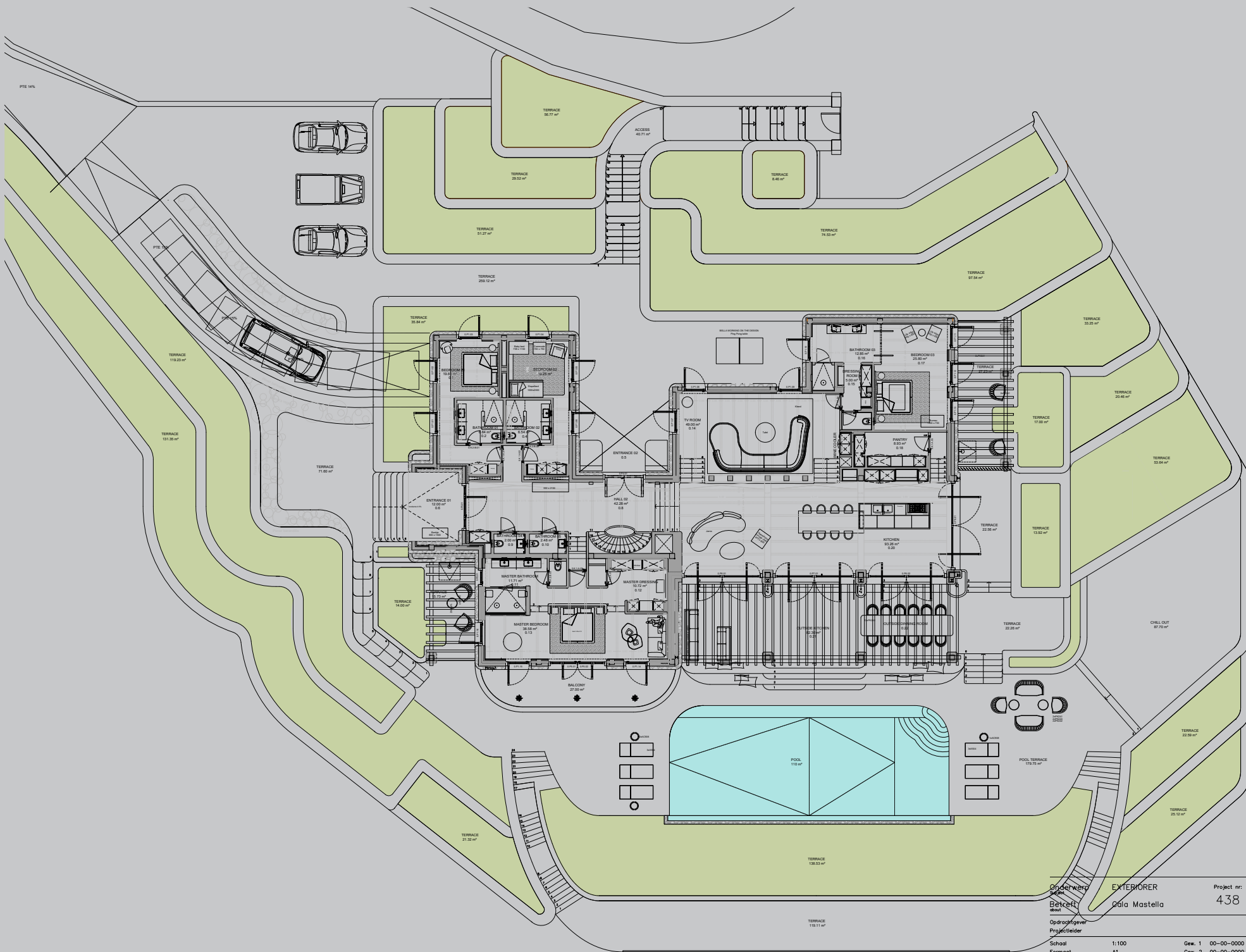
Gaggenau kitchen appliances

Off-grid energy system, supplemented by the power grid

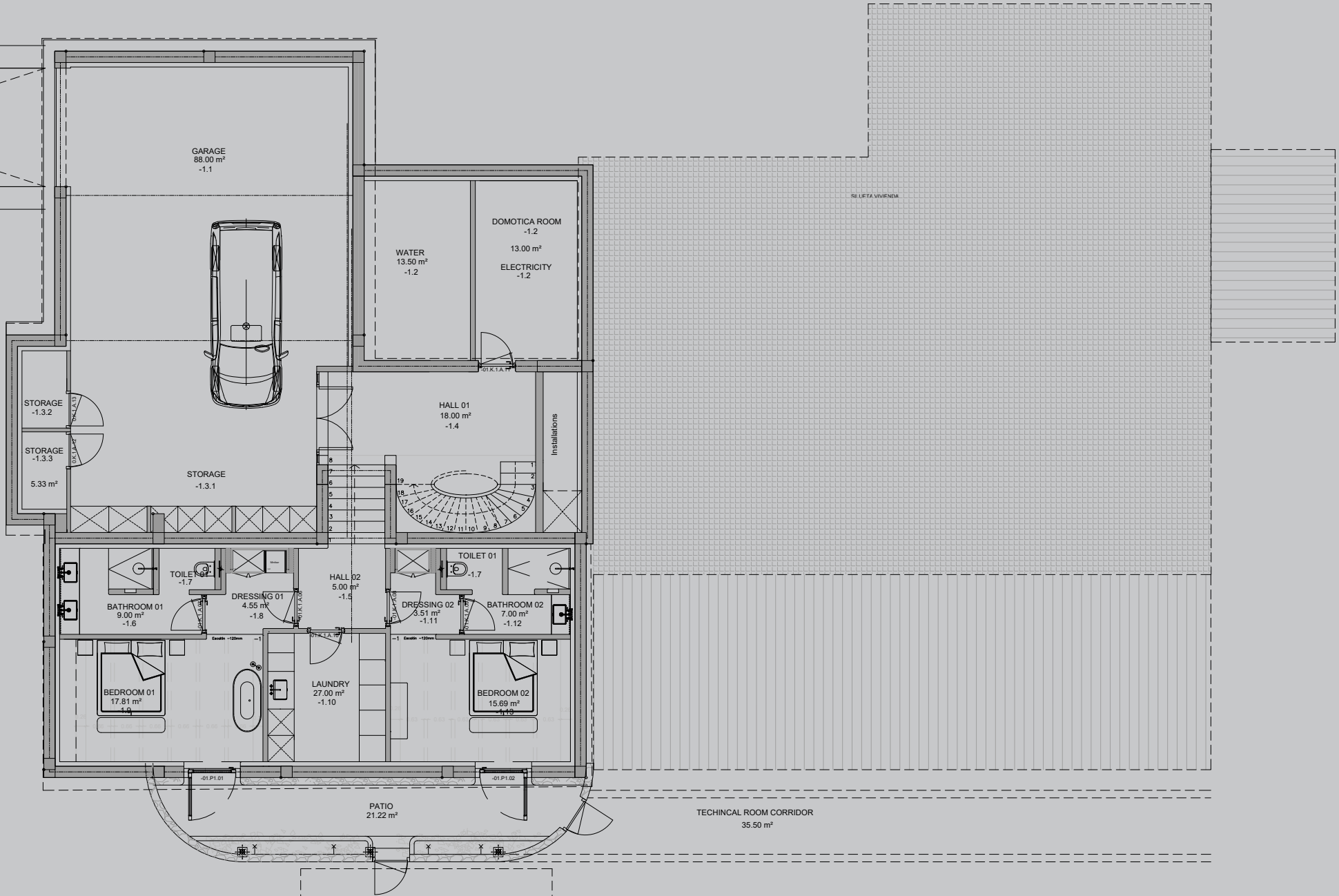
Build size: 590 sq m

Plot size: 85,000 sq m



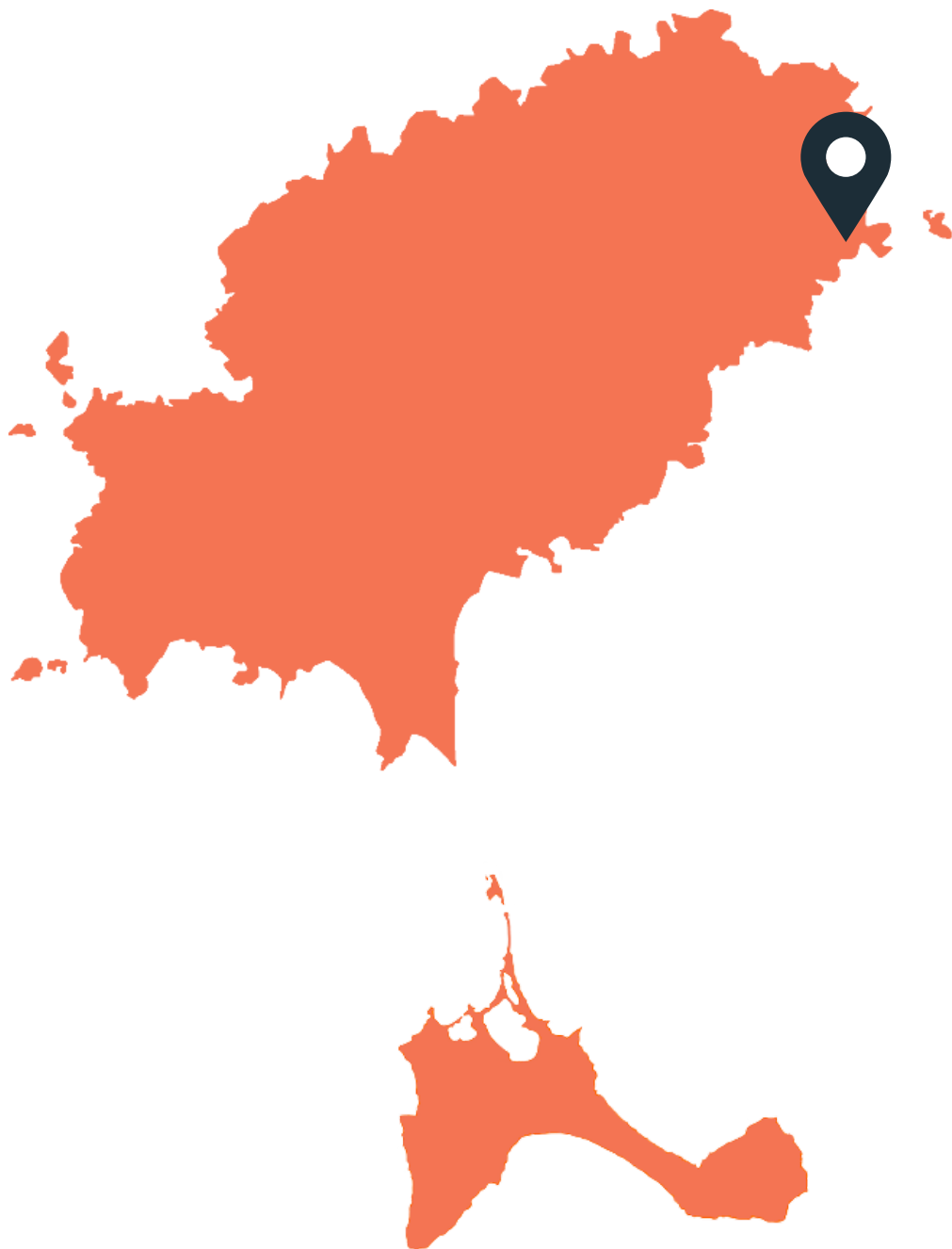






Onderwerp Subject	BASEMENT	Project nr:	438	<b>FRAME WORK STUDIO</b>			
Betreeft about	Cola Mastella						
Opdrachtgever Projectleider	Rudolf Booker						
Schaal	1:50	Gew. 1	00-00-0000	Gew. 4	00-00-0000	Tekening nr:	
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Datum	09-12-2021	Gew. 3	00-00-0000	Gew. 6	00-00-0000		04/37





## Location

A springboard to Ibiza's laidback north-eastern coast, Villa Roca is a five-minute drive from the crystalline waters of Cala Mastella beach – one of Ibiza's smallest and most unspoilt beaches. You're also close to the picturesque village of San Carlos here, a gateway to other pristine northern beaches, from Aguas Blancas to Cala Boix. Or venture inland for a drink at Bar Anita, reportedly the oldest bar on the island, then peruse the hippy market Las Dalias.

San Carlos – 8 mins

Santa Gertrudis – 25 mins

Ibiza Town – 30 mins

Ibiza Airport – 35 mins



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