

# DOMUS NOVA



Can Titus, Santa Gertrudis  
€ 2.950.000



Bound by eclectic contemporary design, this two-bedroom finca for sale takes an inspired approach to its traditional framework. Plus, planning permission to expand into a five-bedroom villa.

Set within the tranquil landscape of Santa Gertrudis, this idyllic finca features panoramic views of the Ibicencan countryside. Currently a tranquil two-bedroom island home, full planning permission has been granted to reconfigure the build into a 350m<sup>2</sup> five-bedroom villa.

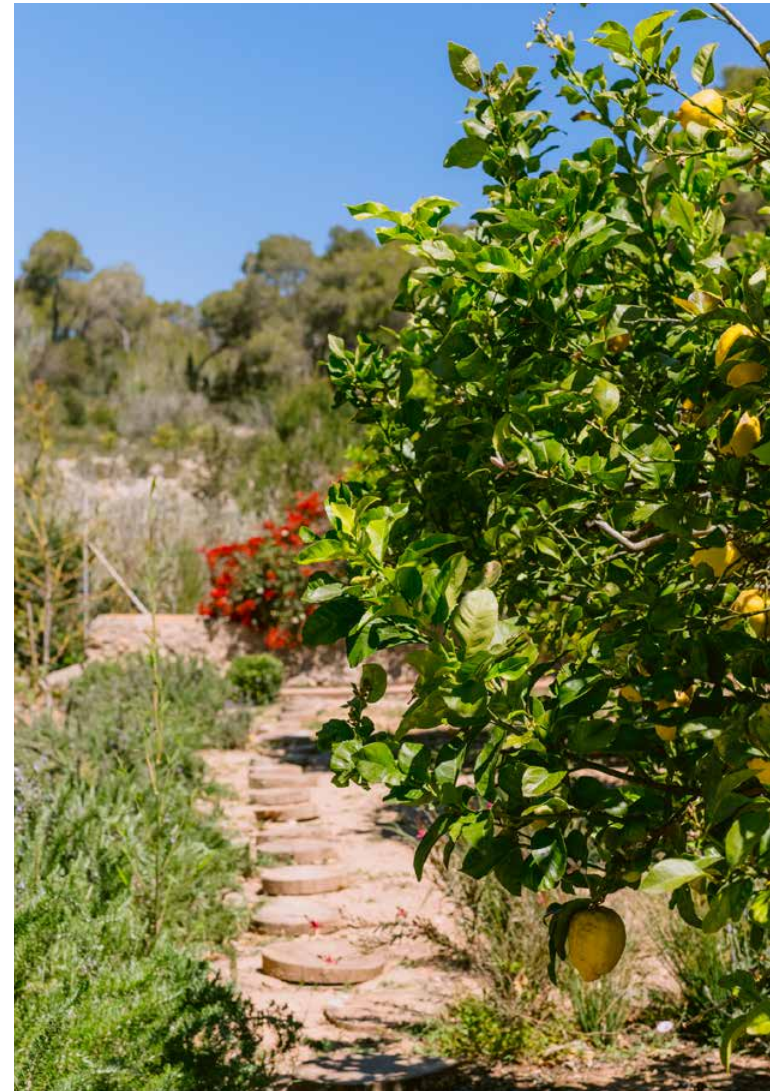
Dotted with blossoming lemon trees and vibrant bougainvillea, alfresco living areas are given priority here. Making the most of countryside views, artful landscaping blends seamlessly with the surroundings to lend a colourful backdrop. Weaving stepping stones guide through the gardens to a decked terrace, where an expansive turquoise pool invites days under the Balearic rays.

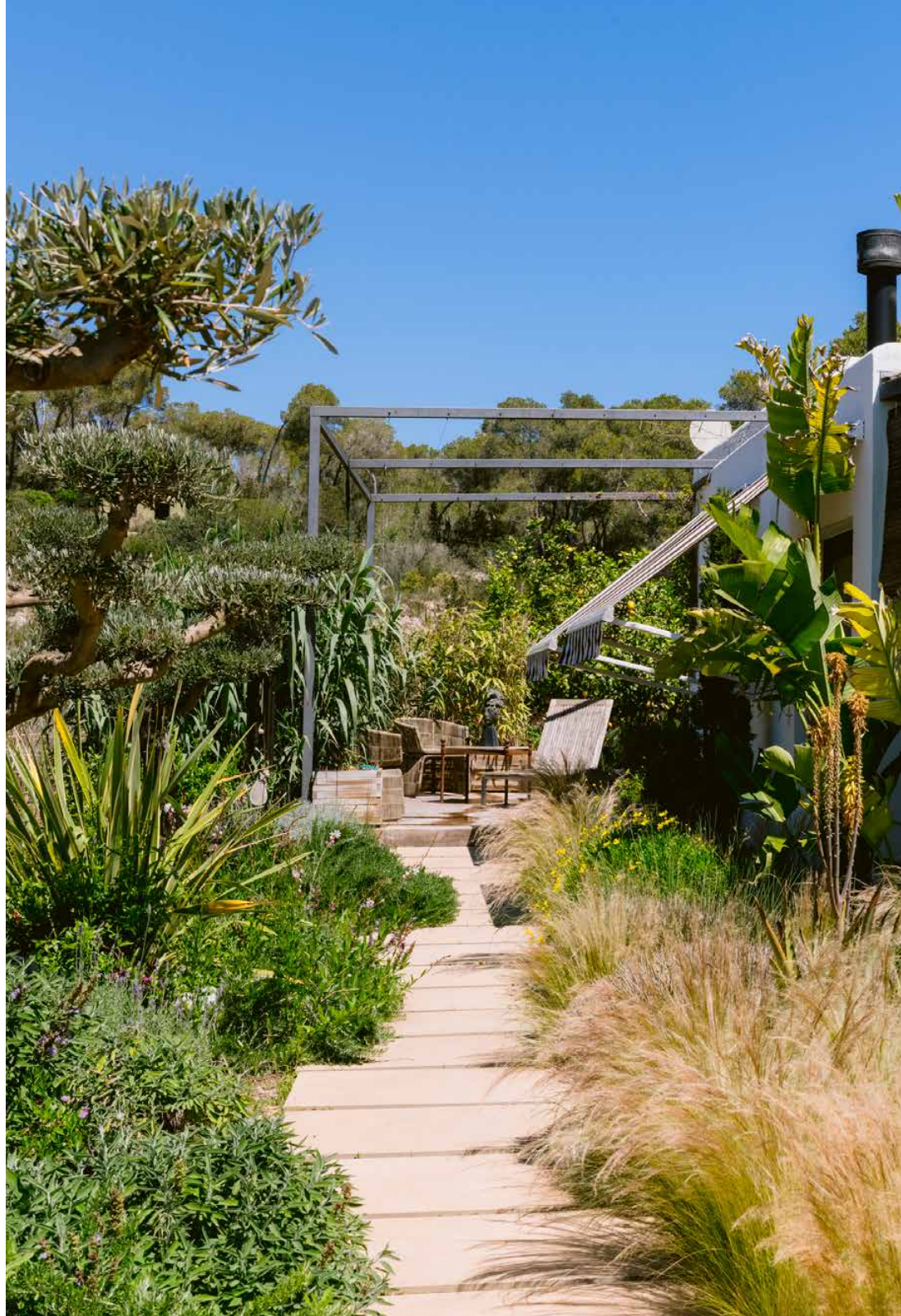
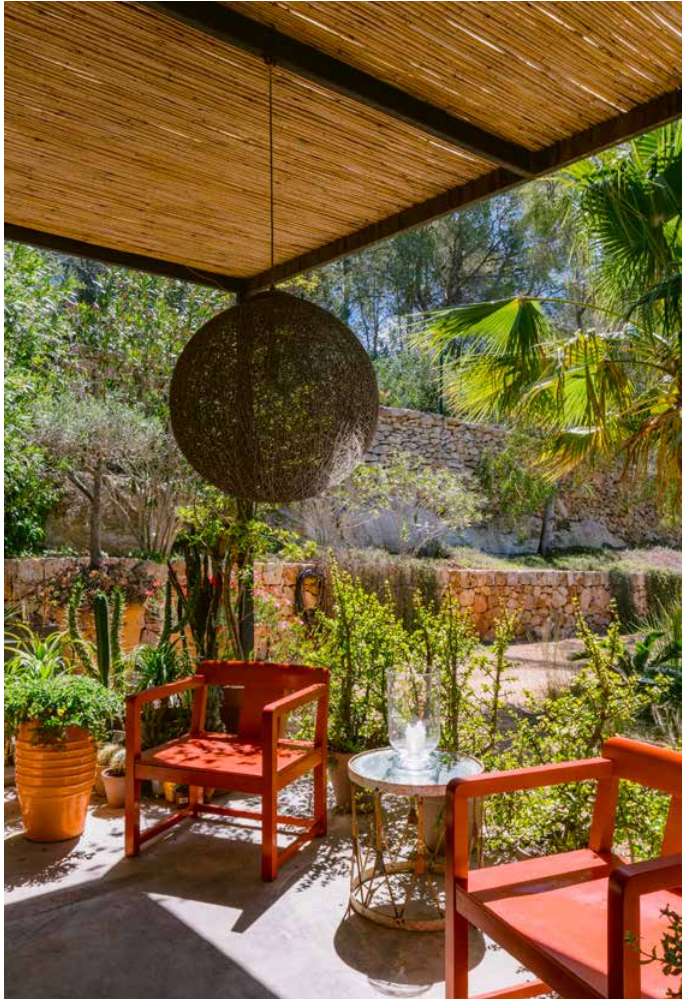
A sheltered dining space guides the way inside, where an open-plan kitchen and reception room embraces diverse design. Rustic meets mid-century modernism, with a suspended fireplace the focal feature of a light-flooded lounge. Smooth stone floors offer a grounding point for natural white walls, following through to a contemporary kitchen. Tied together with sleek white cabinetry and wooden details, it's a calming setting to cook or dine.









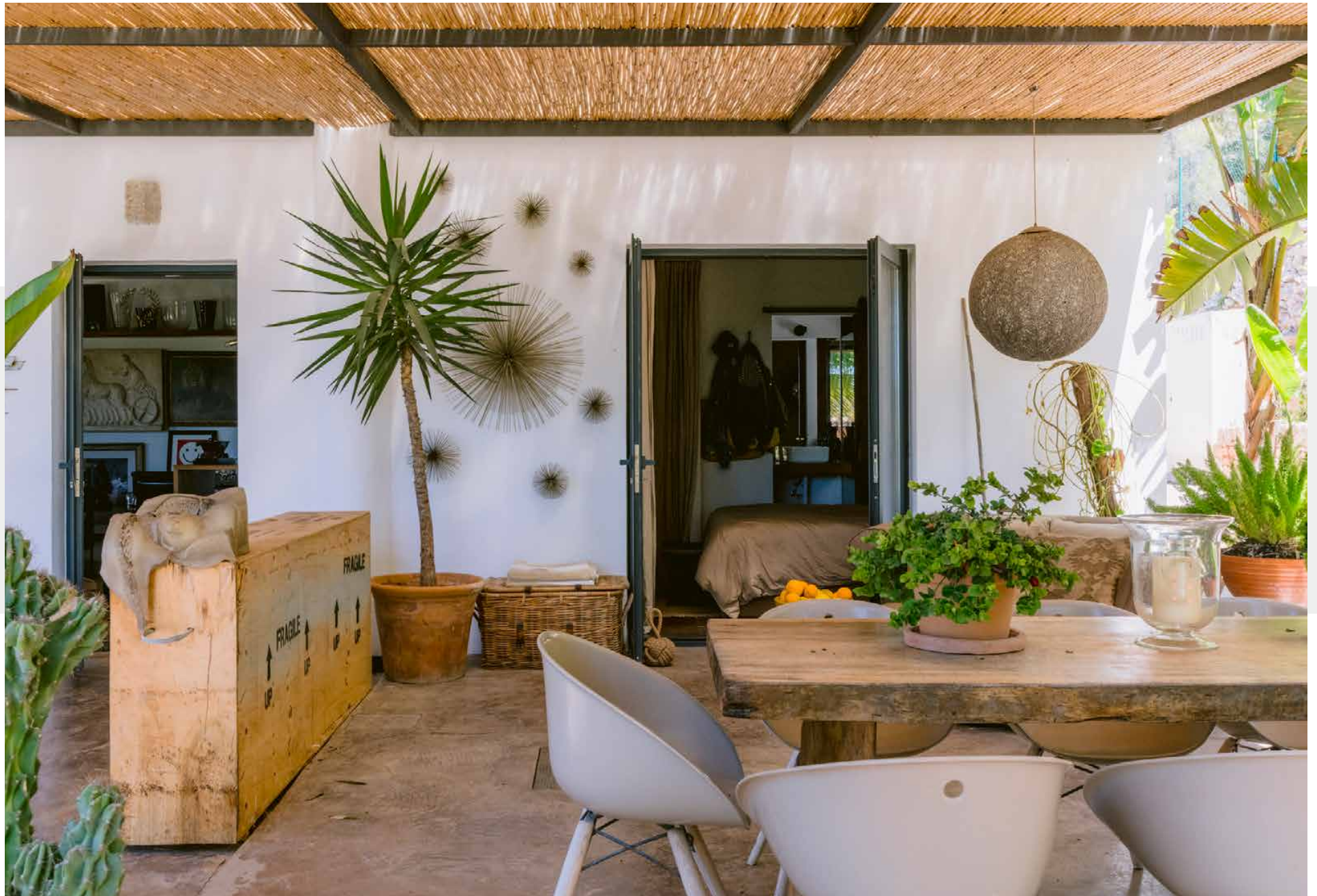




















Elsewhere, sleeping quarters are bound by a pared-back palette. Two bedrooms enjoy a restful feel with light, neutral tones, plus considered design that honours the island's architectural heritage.









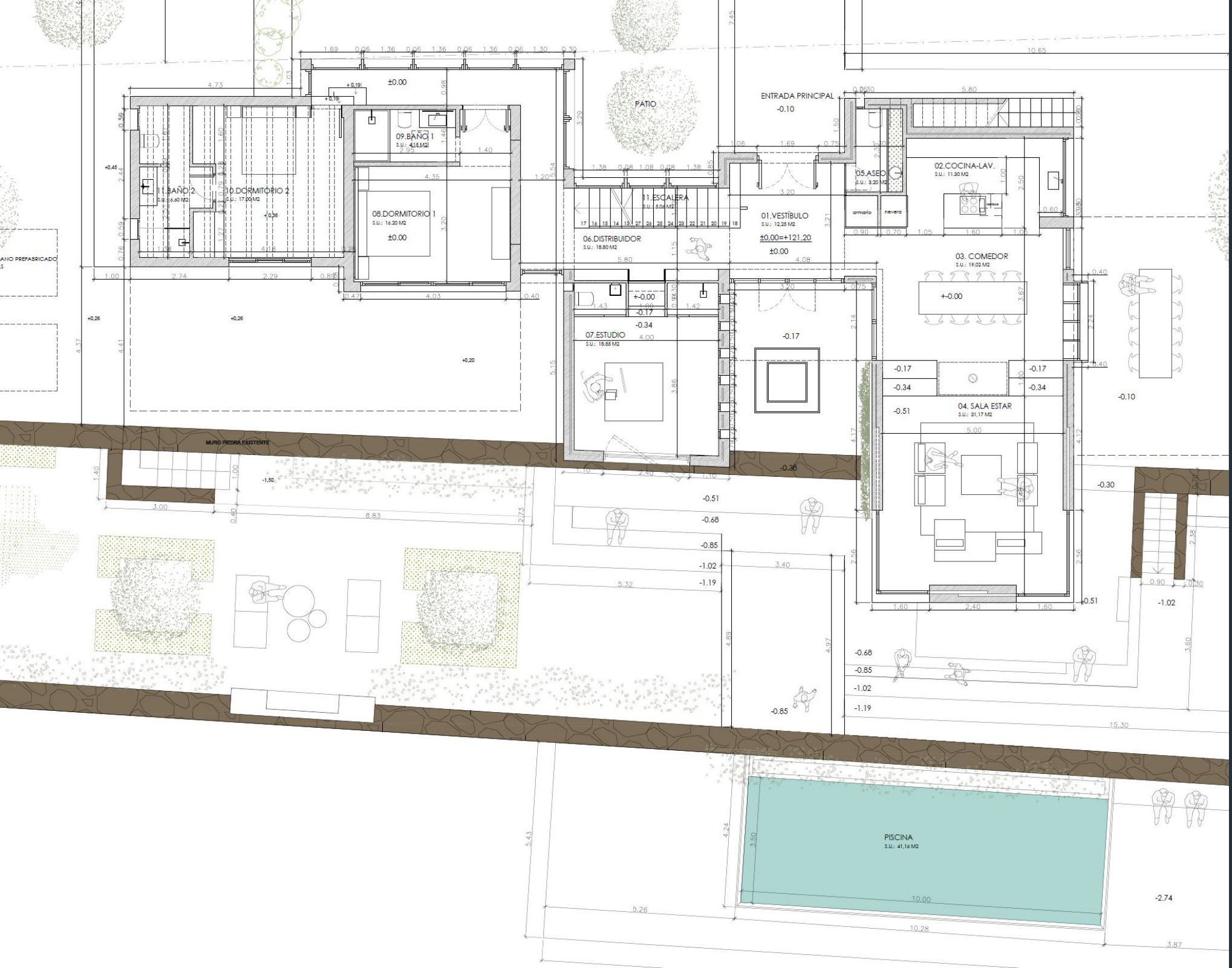




1/1000 @A3

LEGEND

- |                    |                             |                        |                         |
|--------------------|-----------------------------|------------------------|-------------------------|
| 1. Entrance        | 4. Topiary planting         | 7. Carob tree terraces | 10. Olive tree terraces |
| 2. Pool area       | 5. Orchard area with meadow | 8. Aromatic field      | 11. Forest garden       |
| 3. Cactus planting | 6. Vine                     | 9. Animal shelter      | A. solar panels         |



Proposed Ground Floor Plan

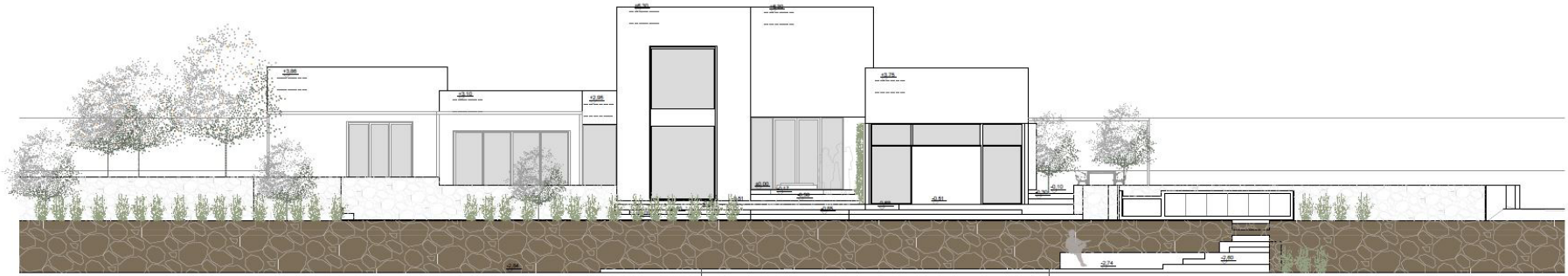
PLANTA PISO

ESC: 1/75

PLANTA SÓTANO

MO HUMANNO PREFABRICADO  
ONELADAS

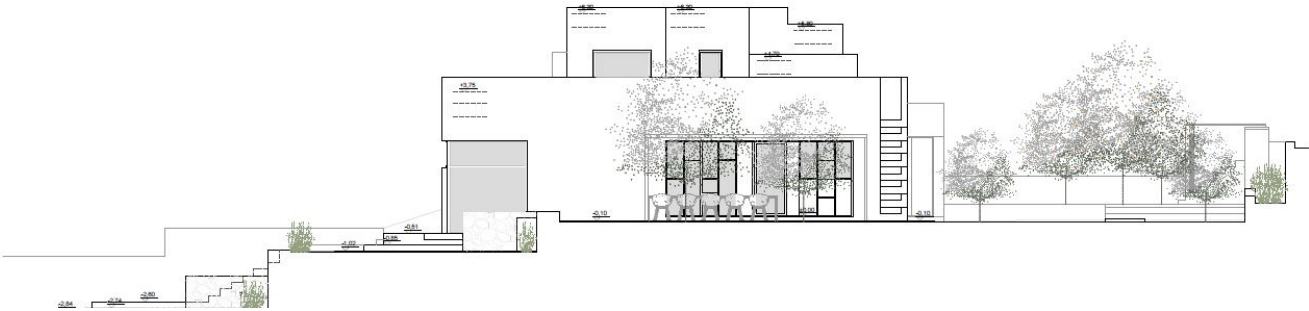
Proposed First Floor Plan

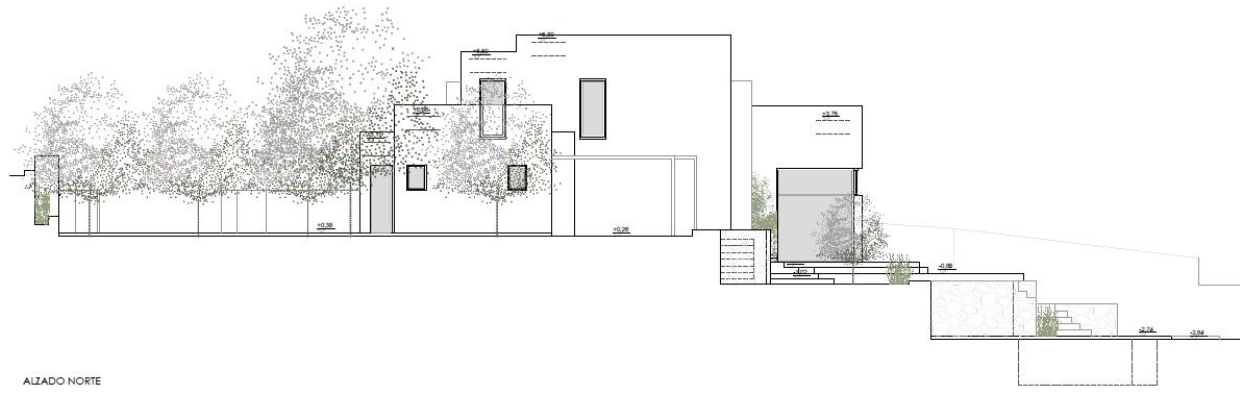


ALZADO OESTE



ALZADO ESTE

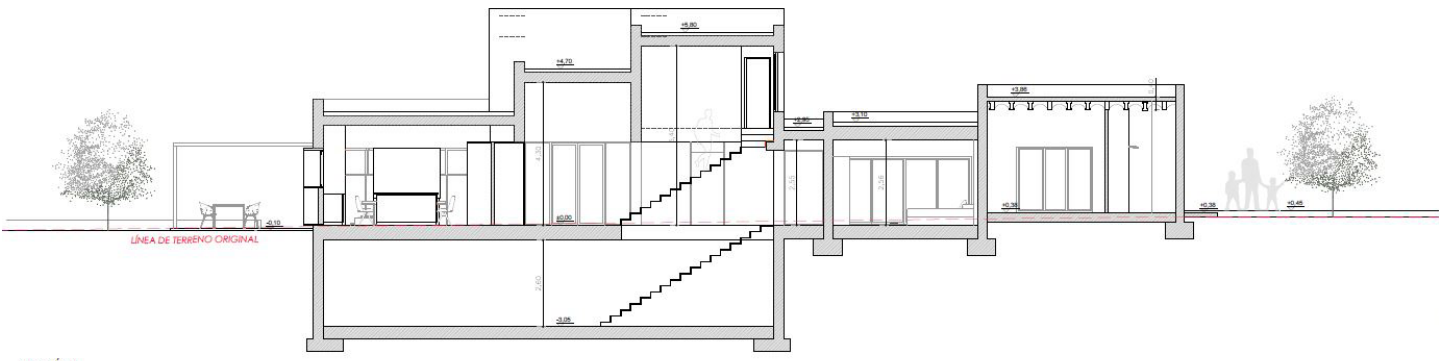




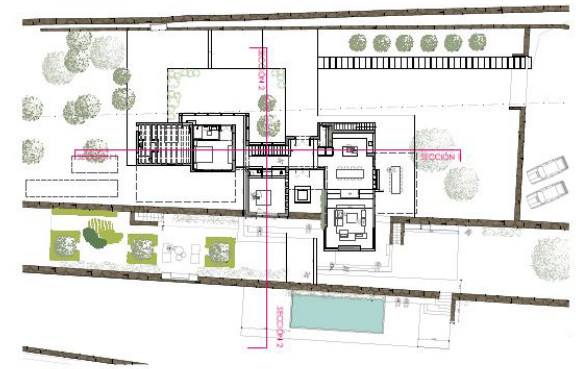
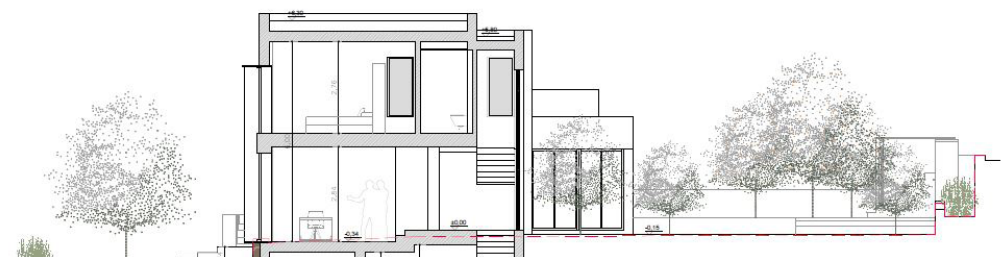
ALZADO NORTE

SECCIONES

ESC: 1/75



SECCIÓN 1







## Property Details

Two bedrooms, two bathrooms  
Planning Permission to expand to a 350 sq m,  
five bedroom villa  
Open-plan kitchen and lounge  
Sheltered dining and lounge area  
Two bedrooms  
Swimming pool  
Valley views  
Solar panels  
Own water well

Build Size: 100 sq m  
Plot Size: 18,500 sq m



## Location

Located just outside of Santa Gertrudis, Can Titus enjoys proximity to a cluster of bars, restaurants and shops, alongside a rich agricultural landscape. Head to the local village square to unwind, stopping for breakfast at Musset Cafe or local favourite Chez Bibi. Craft shops and galleries are in easy reach nearby, showcasing bohemian-inspired work. Ibiza Town and the historical streets of Dalt Vila are a short drive away.

Ibiza Town (10 mins)

Ibiza Airport (15 mins)

Santa Gertrudis (3 mins)

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