DOMUS NOVA



Can Parra, Formentera

In partnership with BARNES INTERNATIONAL REALTY



In the quiet countryside of Formentera, this plot for sale comes with approved plans for a five-bedroom villa. White sands, crystal-clear waters and a laid-back way of living. Formentera is the smallest of the inhabited Balearics, and also the most carefully protected. Cars are capped in high season, and much of the coastline lies within the Ses Salines Natural Park, where meadows of UNESCO-listed Posidonia seagrass keep the sea transparent. Life here moves at a slower pace than on neighbouring Ibiza, though it's only a 30-minute ferry away.

The plot sits just a short drive from Sant Francesc. Old stone walls shelter the land, and from its south-east-facing position, the view opens towards the sea. Planning has been approved for a five-bedroom villa that draws on the island's rural architecture. In the proposed design, the living, dining and kitchen spaces would have a pavilion of their own. Full-height glazing would slide back onto a covered terrace, with a pool beyond running towards the sea views. The roof is designed for a sunset terrace, with built-in daybeds looking out across the Mediterranean.

Plans place four en suite bedrooms in the main house, each opening onto the garden. A fifth would sit apart in a stone guest annex, a natural choice for visitors, older children or staff who want their own space. Below ground, space is set aside for a gym, cinema, wine cellar, laundry and storage.









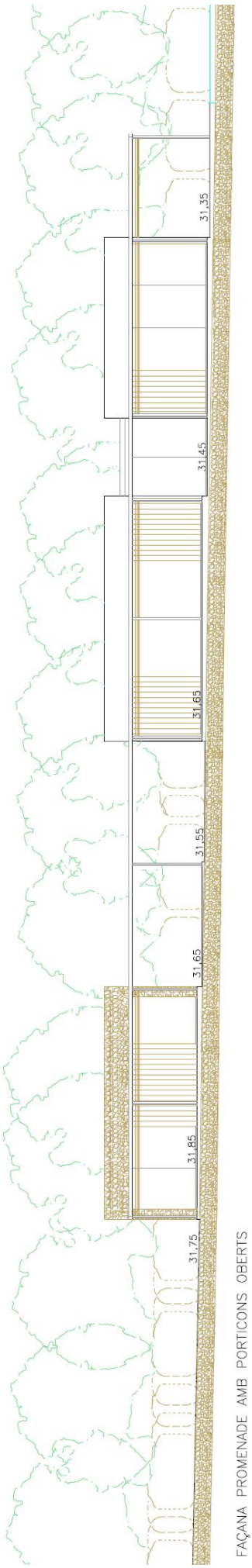
Property Details

5 Bedrooms, 6 Bathrooms
20,450 m² plot for sale
Approved plans for a five-bedroom villa
Sea views from a south-east-facing position
Planned open-plan living, dining and kitchen pavilion
Four proposed bedroom suites and separate guest house
Designs for an infinity pool and roof terrace
Opportunity to tailor the layout and finishes
30-minute ferry to Ibiza

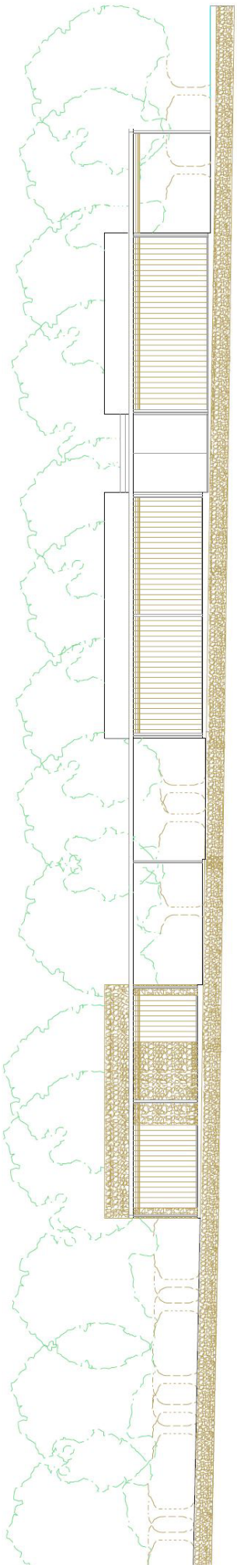
As the villa is yet to be built, the details are still yours to decide, from the finishes and floors to the full specification.

Build size: 614.5 sq m
Plot size: 20,450 sq m

Floorplan



FAÇANA PROMENADE AMB PORTICONS OBERTS



FAÇANA PROMENADE AMB PORTICONS TANCATS

Floorplan


31,35
31,35
31,50
31,40
31,50
31,45
31,70
31,65
31,55
31,65
31,90
31,85
31,75

Floorplan


PÈRGOLA SALA AMB AIXOPLUC
PÈRGOLA PROMENADE SENSE AIXOPLUC
PLANTA BAIXA
FAÇANA SUD



Location

Formentera has long been the Balearics' quieter sibling: protected, unhurried and edged with some of the clearest water in the Mediterranean. From here, Sant Francesc's whitewashed square, Saturday market and café terraces are a few minutes' drive away. The sheltered cove of Cala Saona is close by for long swims, and the road south runs to the Cap de Barbaria lighthouse, where the island seems to end in open sea. For a lazy day on the sand, the shallow, Caribbean-clear waters of Ses Illetes are a short drive north. When the mood shifts, La Savina's ferries reach Ibiza Town in around half an hour.



Who we are

Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.



Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.

DOMUS NOVA

Specialising in London and Ibiza's design-led homes

Let's talk

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