

DOMUS NOVA



Villa Olympia, Cala Llenya – €14.800.000

In partnership with **BARNES**
INTERNATIONAL REALTY



A frontline project to the shore with uninterrupted sea views, this scenic plot presents a unique opportunity with already submitted planning permission for a sprawling Blakstad-designed villa.

Right on Cala Llenya's idyllic coastline, Villa Olympia's location is unbeatable. Plans submitted by island architects Blakstad take advantage of pre-2024 planning laws, making this a rare opportunity to create a more than 1,000 square metre home with expansive lateral living spaces, nine bedroom suites and a 600 square metre basement level.

Villa Olympia's unrivalled position is further elevated by private access to its own fisherman's hut – just take the steps down to a charming cove. A truly unique offering.













The proposed design prioritises the interplay between inside and outside living, with large terraces, countless chill-out areas and a grand, showstopping pool overlooking the ocean. Pared-back contemporary finishes and large expanses of glass ensure the panoramic views play a starring role. Meanwhile, a new basement floor would house a gym, spa and home cinema.

























Property Details

9 bedrooms, 9 bathrooms

Expected completion winter 2025

Plans submitted for striking Blakstad-designed villa

Expected build out costs €5M

Frontline with uninterrupted sea views

Private access to boathouse set on a quiet cove

Proposed nine-bedroom contemporary home

Large basement level with gym, home cinema, spa and garage

Unrivalled outdoor living spaces, terraces and chill-out areas

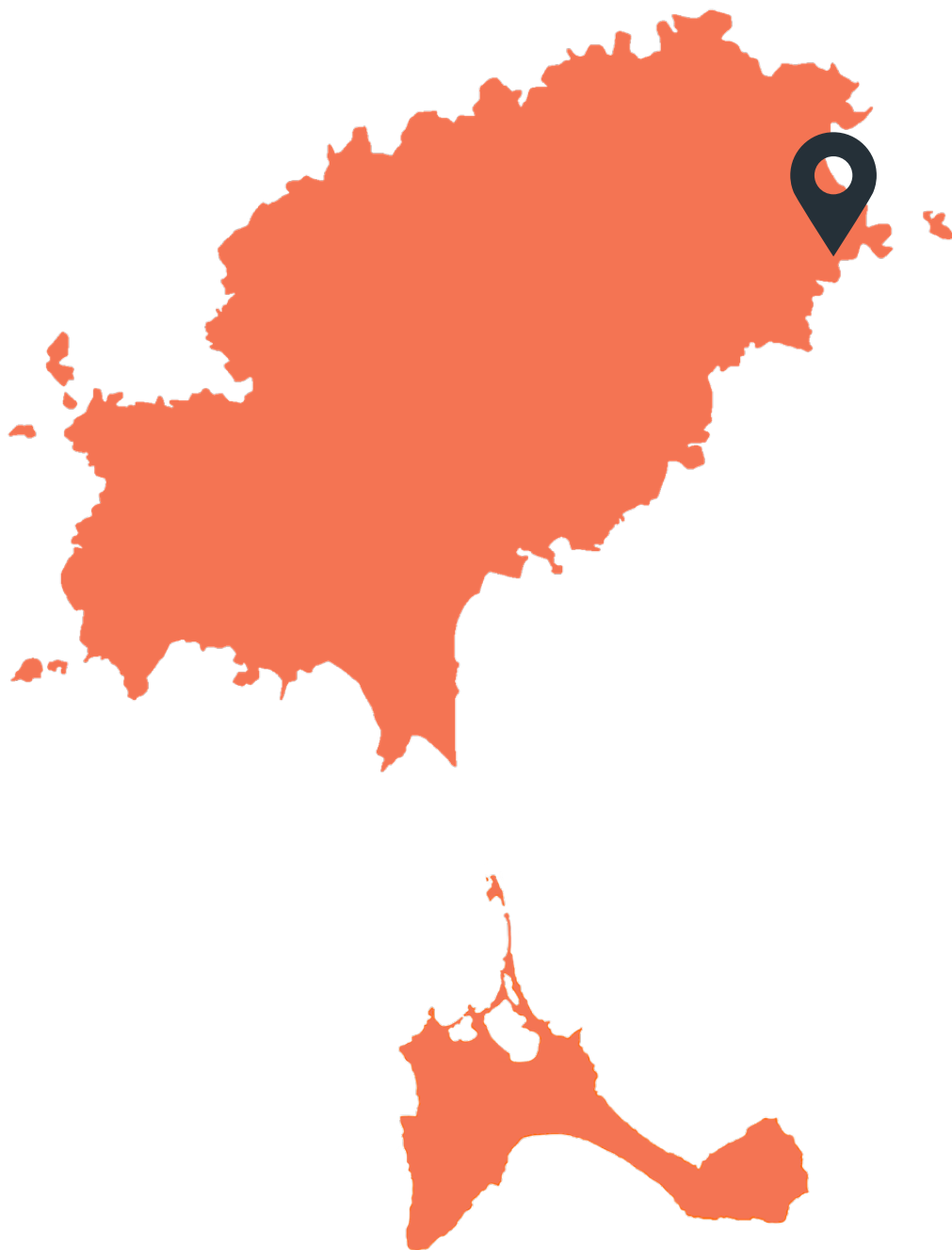
Huge ocean view pool

Walking distance to Cala Llenya

Close to San Carlos and Santa Eulalia

Plot size: 5,000 sq m

Build size: 1,000 sq m + 600 sq m basement



Location

Frontline to Ibiza's laidback north-eastern coast, Villa Olympia is a five-minute stroll from the crystalline waters of Cala Llenya beach – an ideal spot for windsurfing or snorkelling. A short drive will take you to the picturesque village of San Carlos, a gateway to other pristine northern beaches, from Aguas Blancas to Cala Mastella. Stop for a drink at Bar Anita, reportedly the oldest bar on the island, and then peruse the hippy market Las Dalias. For shopping and nightlife, Santa Eulalia is just 10 minutes away, along with Ibiza's only golf course.

Ibiza Town – 35 mins

Ibiza Airport – 40 mins

Santa Gertrudis – 25 mins

San Carlos – 5 mins

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
+34 871 51 53 02
ibiza@domusnova.com

The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked a prospective purchaser or tenant. The Property is offered "subject to contract". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant or buyer will not be reimbursed if the Landlord or the Seller withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Further details of the Disclaimer together with trading names and our Privacy Policy is shown on our website The IVA position relating to the property may change without notice.

View our privacy policy on how your data is processed and used. To find out how we process Personal Data, please refer to our Privacy Statement and other notices at [Privacy Statement](#).

© 2025 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY