

DOMUS NOVA



Casa Art, South East Ibiza

In partnership with **BARNES**
INTERNATIONAL REALTY



A front-row seat to the sea with the security of its Roca Llisa setting, this six-bedroom villa for sale is island life at its most liveable – with a tourist licence included.

Family life, frontline to the sea. Sometimes you can get a measure of a place from its mood. Here, relaxed Mediterranean character comes naturally. On the horizon: panoramic views, stretching across the breadth of the house. All around, the reassurance of a gated community, with the hubs of Santa Eulalia and Cala Llonga, and the prestigious Morna International School, close by.

Given the setting, the architecture slips into a supporting role – clean lines framing the views rather than competing with them. Modern finishes, soft neutral tones and a well-maintained, manageable feel make for a home that's easy to settle into.















Living spaces are designed to flow. Floor-to-ceiling glass peels back to connect the living and dining areas with their outdoor counterparts, where a broad terrace follows the line of the sea. There's a covered spot for dining al fresco, a sail-shaded pool for afternoon dips and plenty of room to come together.

Inside, a raised dining area looks out through a large picture window to the expanse of blue. The kitchen sits just tucked back, with glossy white cabinetry, integrated appliances and a breakfast bar made for gathering.

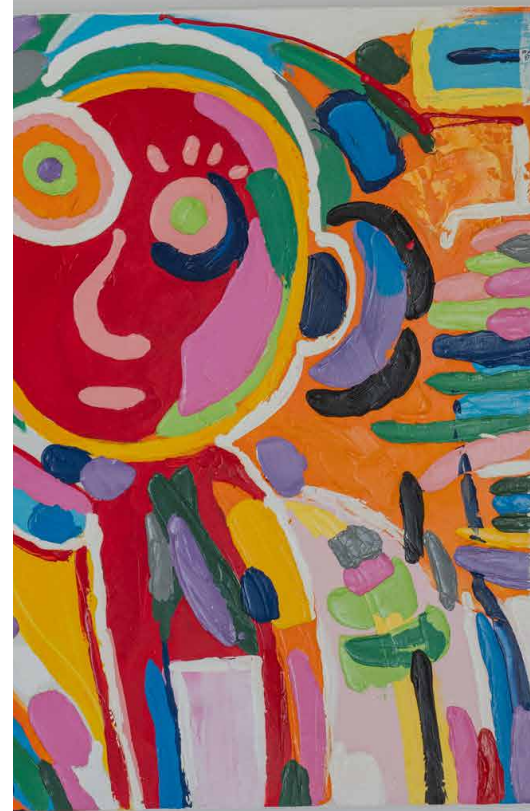


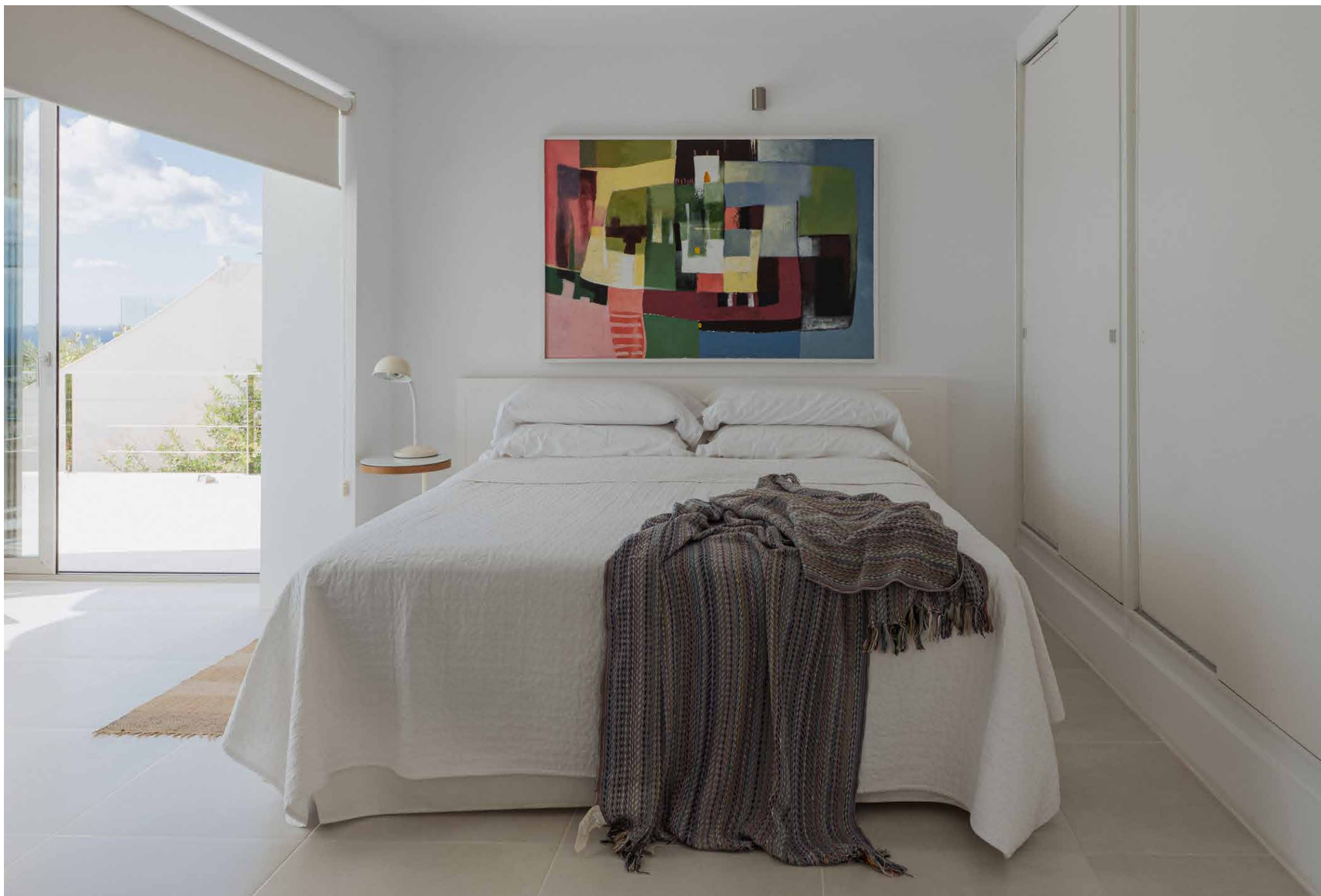




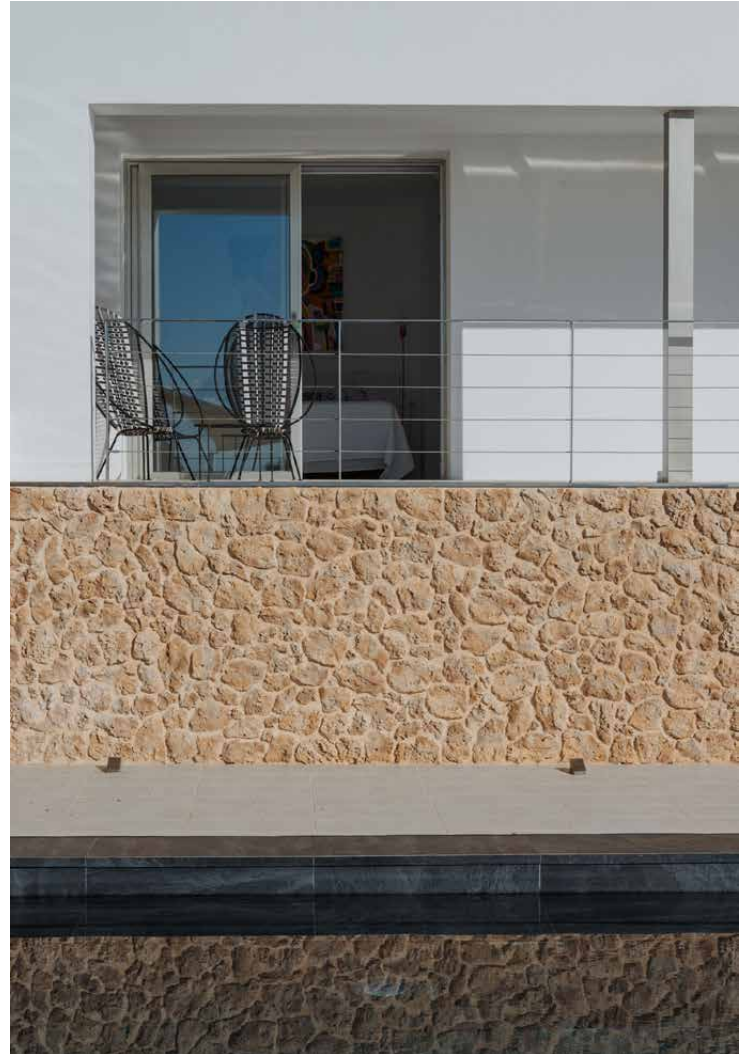


A sculptural staircase leads up to the bedrooms, where the connection to the outdoors continues. All six suites open onto terraces, with widescreen views to wake up to. Interiors remain pared back and practical – light tones, integrated wardrobes and, in several cases, dedicated lounge areas.





















Property Details

6 Bedrooms, 4 Bathrooms
Family villa in a gated community
Frontline position with panoramic sea views
Contemporary design throughout
Open-plan living and dining spaces
Separate kitchen
Six bedroom suites
Covered dining terrace
Shaded pool and sun decks

Build size: 357 sq m
Plot size: 1,223 sq m



Location

With its uninterrupted views and frontline position, Casa Art offers a window into one of the island's most discreet coastal communities. Stroll to the secluded rocky bay of Cala Espart, or while away the days on the sands of picturesque Cala Llonga. Beyond the beaches, there's the choice of restaurants and bars in vibrant Jesús, or leisurely walks along Santa Eulalia's seafront promenade. For families, Morna International College is just a 20-minute drive away, offering a British curriculum in an international, multilingual setting.

Ibiza Airport: 20 mins

Ibiza Town: 15 mins

San Josep: 25 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

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