

DOMUS NOVA



Palazo Seminario, Ibiza Town - €1.700.000

In partnership with **BARNES**
INTERNATIONAL REALTY



Frontline sea position, sunsets and centuries-old character. This three-bedroom home occupies an extraordinary setting within Dalt Vila, on the site of the island's oldest Catholic church.

Steeped in Ibiza's far-reaching history, this three-bedroom home forms part of UNESCO World Heritage Site – Dalt Vila's – architectural fabric. Believed to stand above sections of the medieval walls that once separated the fortified town from the Arrabal, the property predates the Renaissance-era fortifications commissioned by the Spanish Crown. It exists as one of Ibiza's most enduring landmarks; the Seminario was built on the site of what is thought to have been Ibiza's first and oldest Catholic church.

Today, sweeping views across Ibiza Town, charmingly traditional interiors, a frontline sea position and direct access down to the water place Palazo Seminario among the island's most compelling residences, with a rare opportunity to live in one of the Mediterranean's most storied enclaves.













A stone archway introduces the reception room. Tactility abounds here, from the curved brickwork that frames a dining area, to the wood ceiling beams and terracotta floor tiles run underneath to the living area. Natural light filters through French doors, drawing you out to a terrace with expansive views across the marina and the rolling hills beyond. Backdropped by sweeping vistas, the outdoor areas invite long afternoons beneath the Ibiza sun, centred by a large infinity-style swimming pool.

Three en suite bedrooms continue the home's restrained Mediterranean aesthetic. Whitewashed walls, natural stone flooring and exposed timber elements set the scene, while carefully positioned windows bring in sunlight and capture snapshots of the historic city and sea beyond.















Property Details

3 Bedrooms, 3 Bathrooms
Frontline sea position
Direct sea access
Sunset views
Large sea-facing terraces
Infinity-style swimming pool
Open-plan living areas
Three bedroom suites
One parking space, additional parking in nearby square

Build size: 183 sq m
Plot size: 700 sq m



Location

Within the ancient walls of Dalt Vila, Ibiza's UNESCO-listed old town, a maze of cobbled streets, hidden plazas and centuries-old architecture unfolds above the harbour. Boutique galleries, independent shops, lively restaurants and atmospheric bars are woven into the fabric of this historic enclave, while local favourites such as Harinus Forn Artesà, Charlotte Ibiza, S'Escalinata and Paradise Lost lend a distinctly contemporary energy. Rising above the town, the Cathedral of Santa Maria de las Nieves and the imposing Castell d'Eivissa crown the skyline, offering panoramic views across Ibiza Town, the marina and the Balearic Sea. From the harbour below, ferries connect to neighbouring Formentera, where crystalline waters and leisurely lunches at waterfront chiringuitos await.

Ibiza Airport: 20 min

Ibiza Town: 25 min

San Josep: 15 min

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
+34 518 88 00 78
ibiza@domusnova.com

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