

# DOMUS NOVA



Villa Aguila, North West Ibiza

€2,950,000



A four-bedroom sea-facing finca for sale, with planning permission to be reimaged as a showstopping island home.

Surrounded by sweet-scented forests, hillside Villa Aguila looks out across verdant countryside to the sea beyond. Currently a traditional Ibicencan finca, planning permission has been approved for an awe-inspiring island home that pays homage to its roots. Design decisions and internal specifications are at the discretion of the buyer, while layout alterations would be subject to further consent.

Proposed designs establish an effortless connectivity between inside and out, centring living spaces around an open-air courtyard. Glass partitions give way to the open-plan kitchen, dining and reception room, where envisioned interiors strike a chord between past and present. Think smooth stone tiles, limewashed walls and exposed wooden beams. Imagined with a soothing material palette, all eyes are drawn here to stretches of deep blue sea. Elsewhere, visualise four bedrooms imagined with organic tones and textures.

Outdoors, conceptual design depicts a rustic-style terrace with an old-world charm. A sunset-ready dining terrace and a shaded pergola, plus a glistening oval swimming pool. Current plans place a roof terrace at the top of the home, an idyllic spot to soak up ocean views.























## Property Details

Opportunity to design a sea-facing island home  
Approved plans for an architect-designed two-story villa  
Designs propose open-plan living spaces, four bedrooms  
and a rooftop terrace  
Courtyard  
Swimming pool



## Location

Set among verdant hills on Ibiza's west coast, Villa Aguila enjoys a blissful setting and captivating sea views. Head to Cala Saladeta for glistening turquoise waters and sandy shores or explore renowned restaurants within easy reach. Local favourites include Hostal La Torre and Cala Gracioneta. Further afield, the hillside hiking area of Cap Nunó and Santa Gertrudis, Ibiza's cultural heart, are both within a 20-minute drive.

Ibiza Town – 20 mins  
Ibiza Airport – 25 mins

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