DOMUS NOVA

Villa Altura, San Rafael - For 12 guests

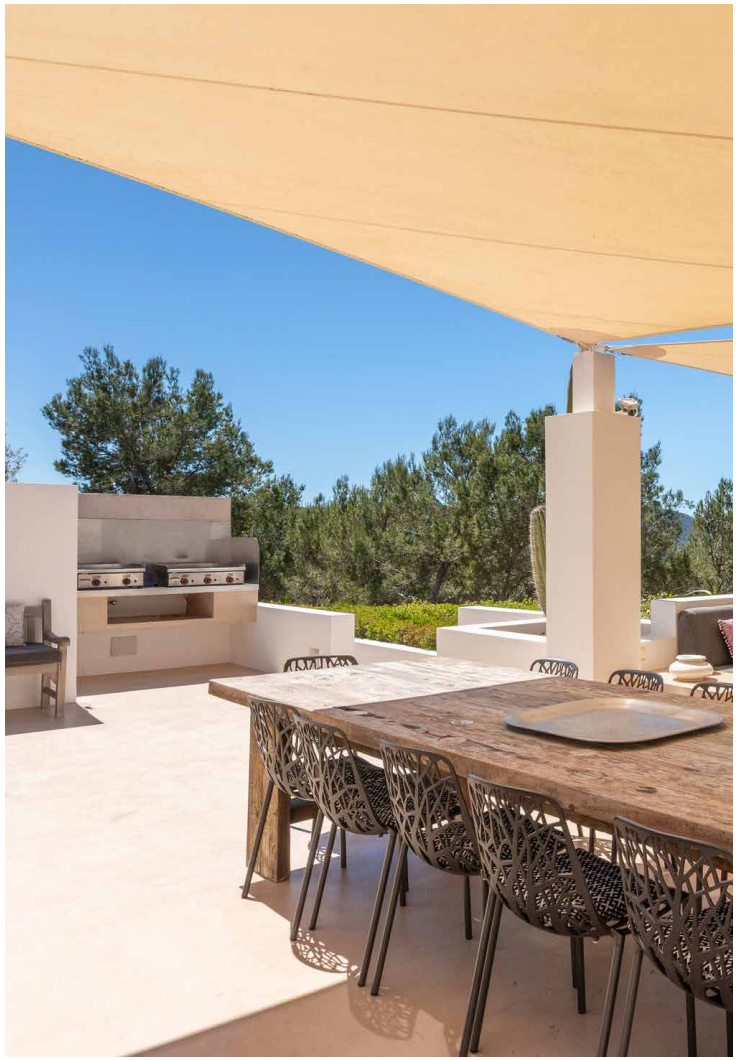
In partnership with BARNES INTERNATIONAL REALTY

Set high in the hills above San Rafael, Villa Altura commands far-reaching views across Ibiza Town. Behind double doors, a skylit entrance hall introduces interiors defined by whitewashed walls, natural textures and a restrained material palette.

In the garden, a timber deck wraps around the swimming pool, framing uninterrupted Mediterranean views. Sun loungers line the terrace, while built-in seating beneath shaded canopies offers quieter spots to retreat. Elsewhere, pine trees provide the shade for a secluded sundeck overlooking the established garden and Ibiza Town in the distance.

At the heart of the villa, an expansive open-plan living space is designed for both relaxation and entertaining. Modular seating surrounds a fireplace, while large windows draw the eye towards the terrace beyond. A dining area for 12 is positioned to make the most of the sea views.

Adjacent, the kitchen combines clean-lined design with practical details. Centred around an island, the space is fitted with integrated appliances, a breakfast bar and wine fridges. Sliding glass doors connect directly to an outdoor dining area, complete with a bar, barbecue and covered table. Sunset views towards the island's west coast make it perfect for long evenings outside.



The home's cubic architecture is softened by calm, tactile interiors across all three bedrooms. Timber wardrobe fronts, stone basins and abundant natural light create restful spaces, while walk-in showers and bathtubs are set within skylit alcoves. The same understated design extends to a further three bedrooms housed within a separate garden annex.

Property Details

Views across to the sea and Ibiza Town
Open-plan living and reception room
Contemporary kitchen
Three bedrooms in the main villa
Three bedrooms in the annex
Six bathrooms
Outdoor bar and dining area with barbecue
Swimming pool
Sun terrace
Yoga deck
Shaded relaxation spots
Parking

6 bedrooms, 6 bathrooms

Tourist license (for 12 guests): ETV-2296

Location

A short drive from both San Rafael and Santa Gertrudis – known as 'Ibiza's Notting Hill' – this idyllic setting balances rustic charm and natural beauty, with vibrancy and a year-round community. When the mood takes you, authentic restaurants and bustling bars are on the doorstep. Further afield, but still within a 20-minute radius, you can be exploring Ibiza Town or stretching out on the sands of Cala Llonga.

Salinas – 20 mins
Santa Gertrudis – 20 mins
Ibiza Town – 15 mins
Ibiza Airport – 20 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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