

DOMUS NOVA



Villa Aria, Roca Llisa - €5,500,000

In partnership with **BARNES**
INTERNATIONAL REALTY

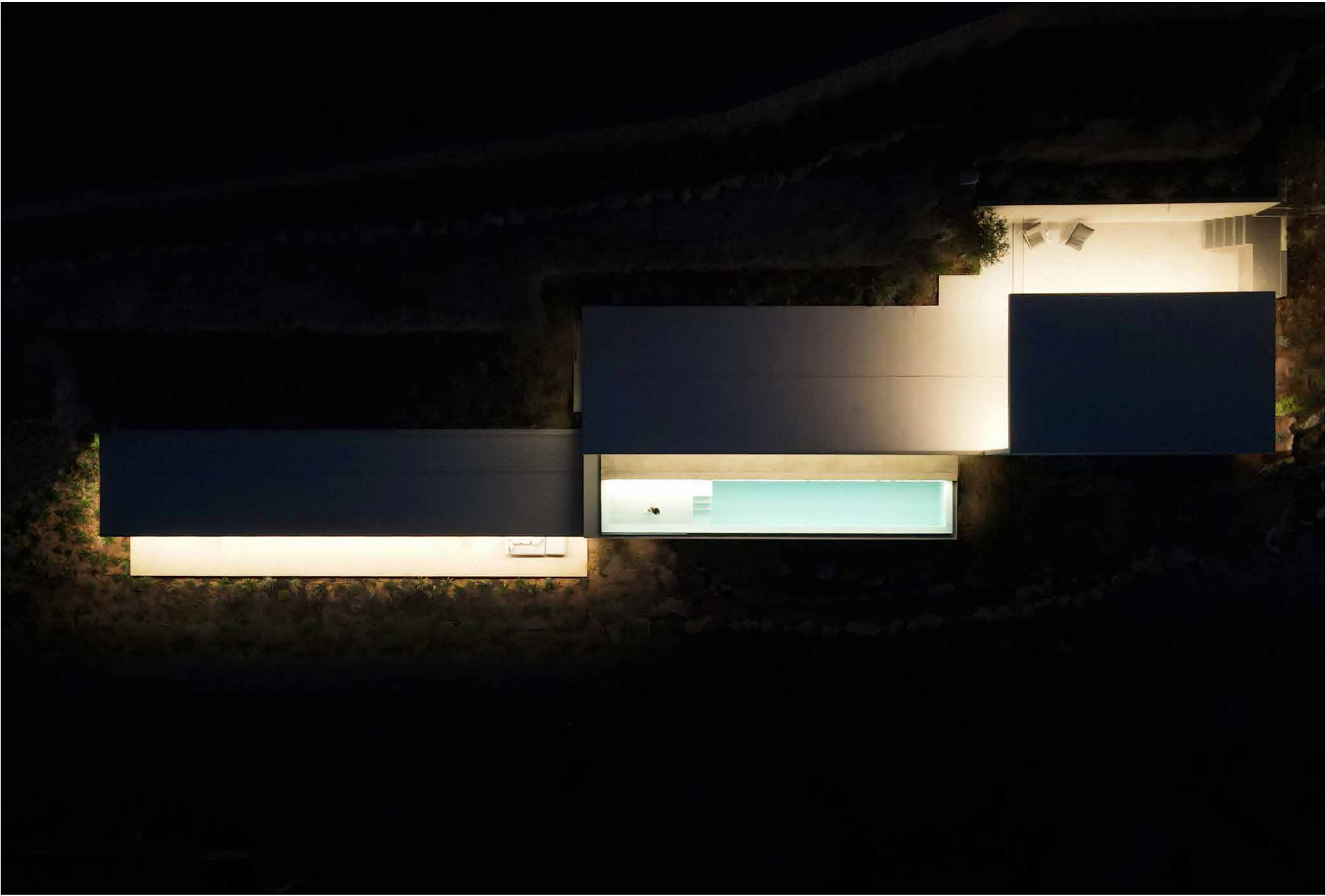






Sculptural vision on Ibiza's east-coast hillside. A striking new-build villa for sale by award-winning Fran Silvestre Arquitectos.

Rising from its hillside plot in Roca Llisa, this five-bedroom villa is a precise architectural response to land, light and view. Recently completed within an exclusive boutique development, the home has been conceived by Fran Silvestre Arquitectos as a single folded plane, a continuous structural gesture that embraces the slope of its site.





Here, the surroundings steal the spotlight: distant sea views bring a wash of blue to the green backdrop.

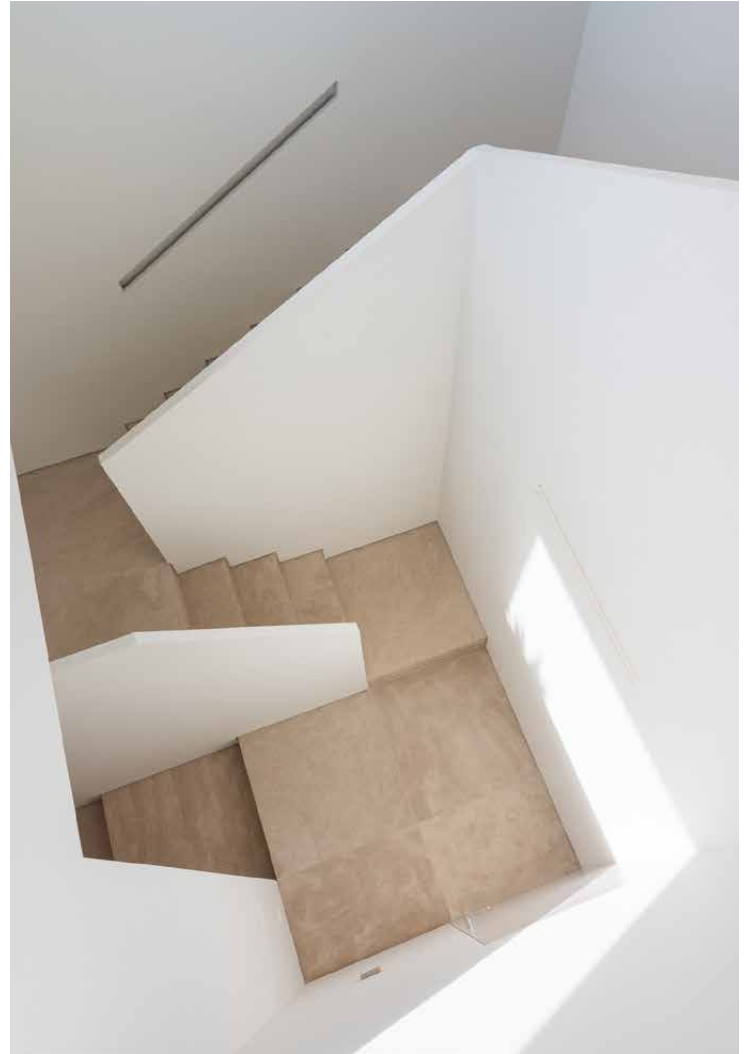
Clean-lined volumes, deep set overhangs and carefully calibrated openings allow the villa to remain cool and visually quiet – the horizon and pine-fringed terrain are left to do the talking. Daily life centres on the main living level, where kitchen, dining and sitting areas unfold as one fluid space. Interiors accentuate the minimalist approach: all pared-back tones, smooth stone and whitewashed walls.









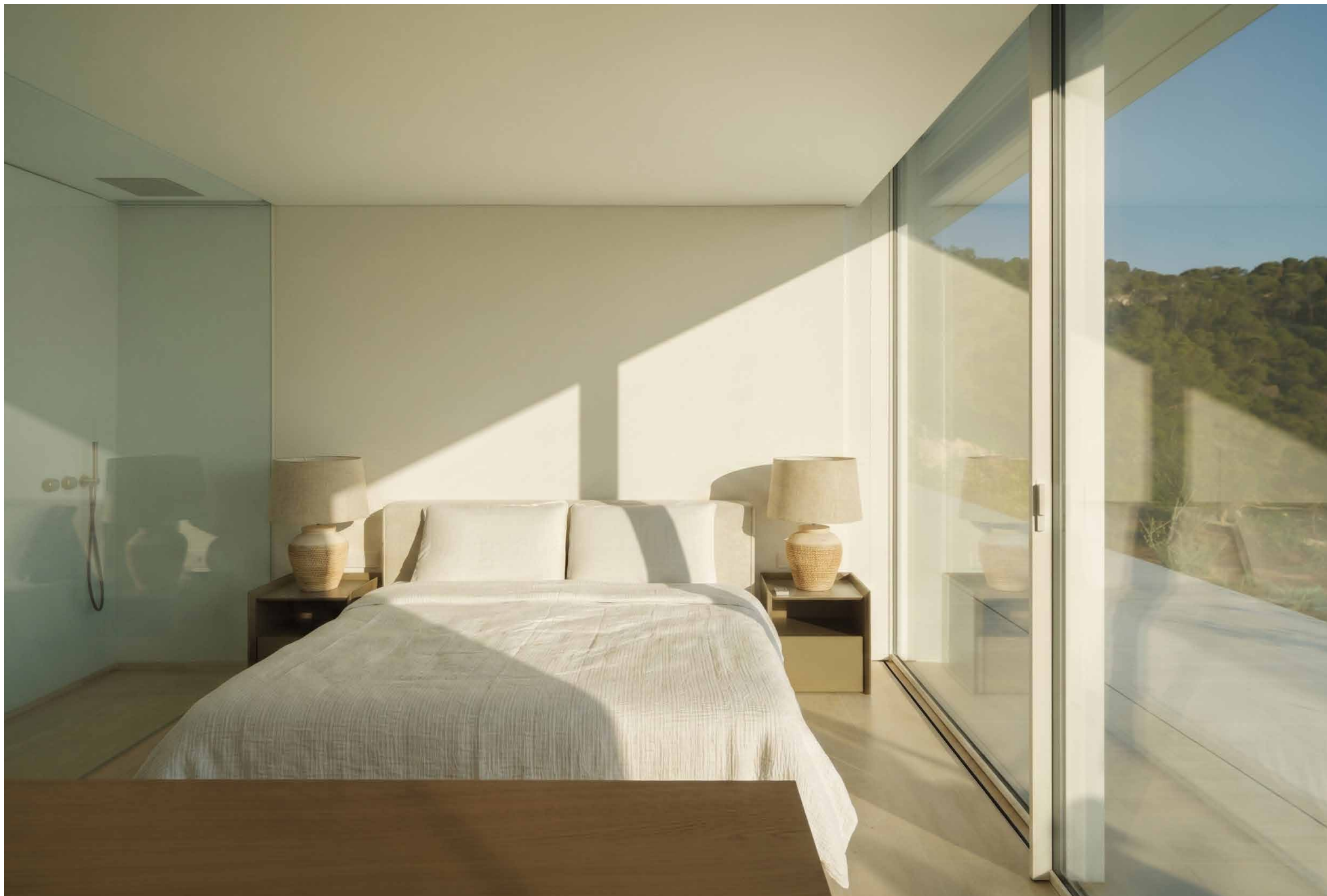


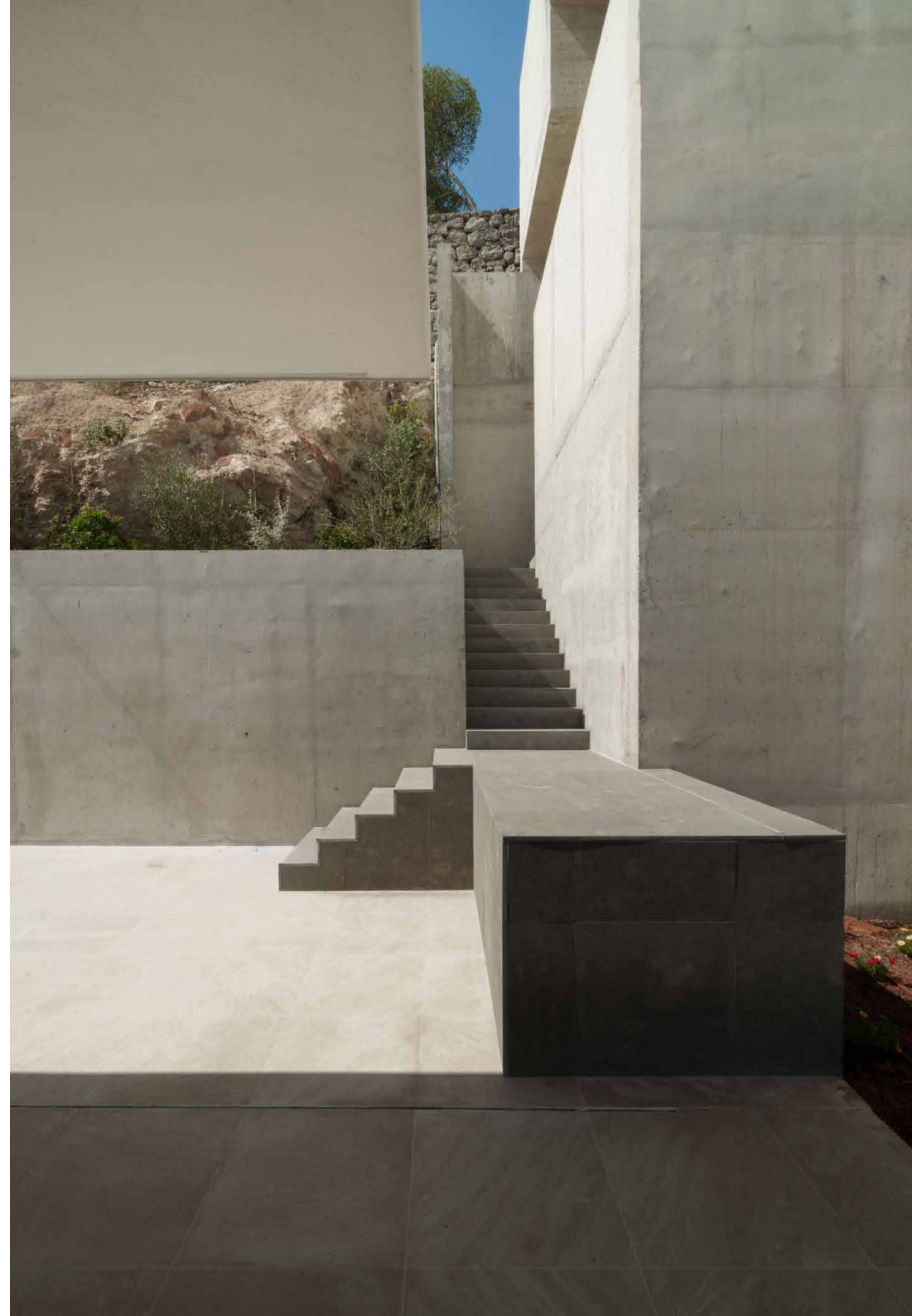


Full-height glazing runs along the elevation, creating a constant green outlook that envelops as you step outside. A terrace extends directly from the living area, blurring boundaries between interiors and the setting. Design caters for easy shifts between sun and shade, with a floating 40m² infinity pool positioned as a natural focal point. From the upper levels, take in rolling green views that unravel towards the sea in the distance.

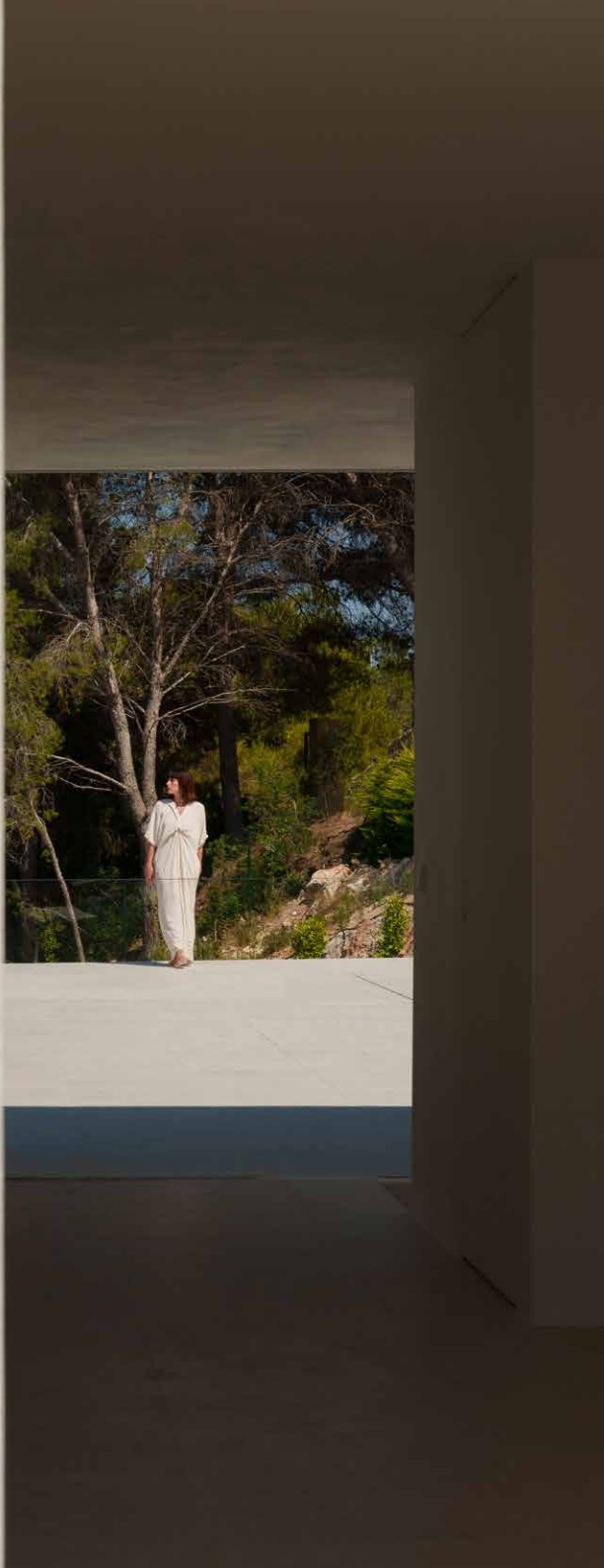
Bedrooms are arranged on the lower level, deliberately removed from the social flow above. This separation creates a welcome sense of retreat, with each room opening towards the landscape in a more contained, private way. All are generous in scale, prioritising proportion and privacy.









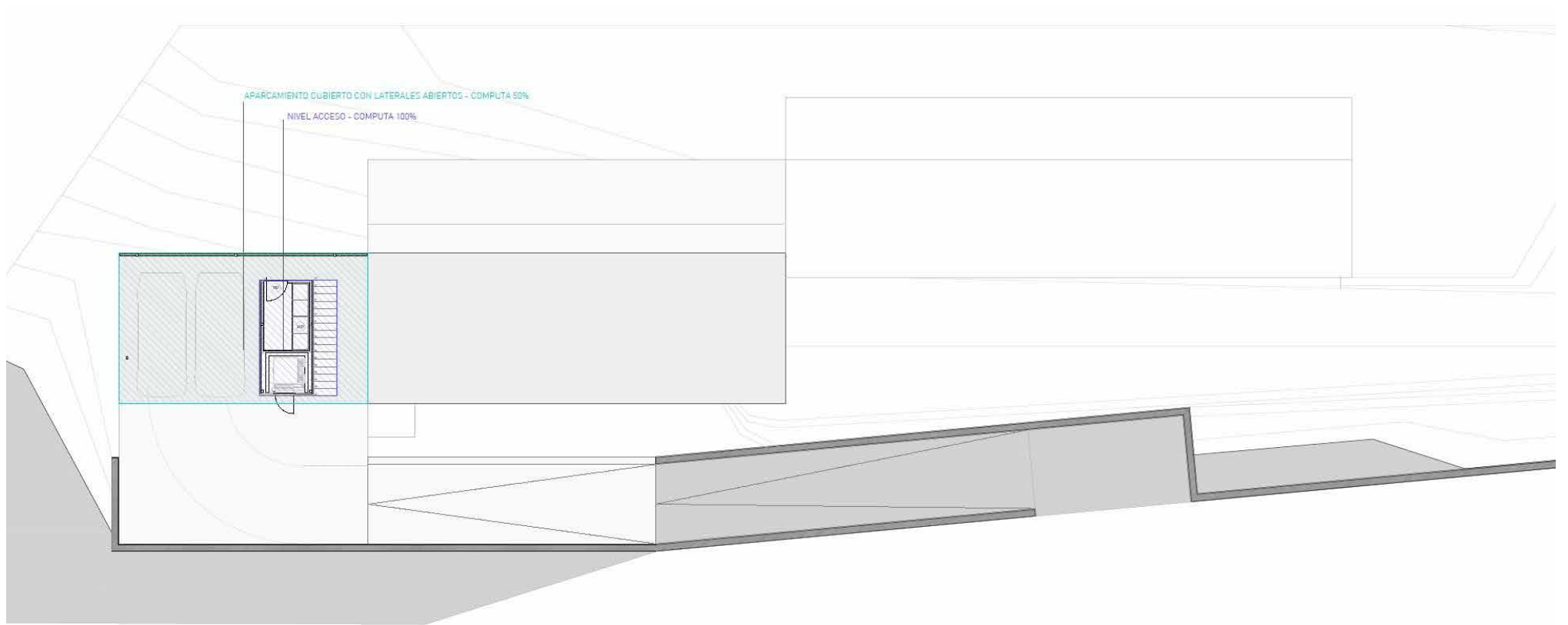


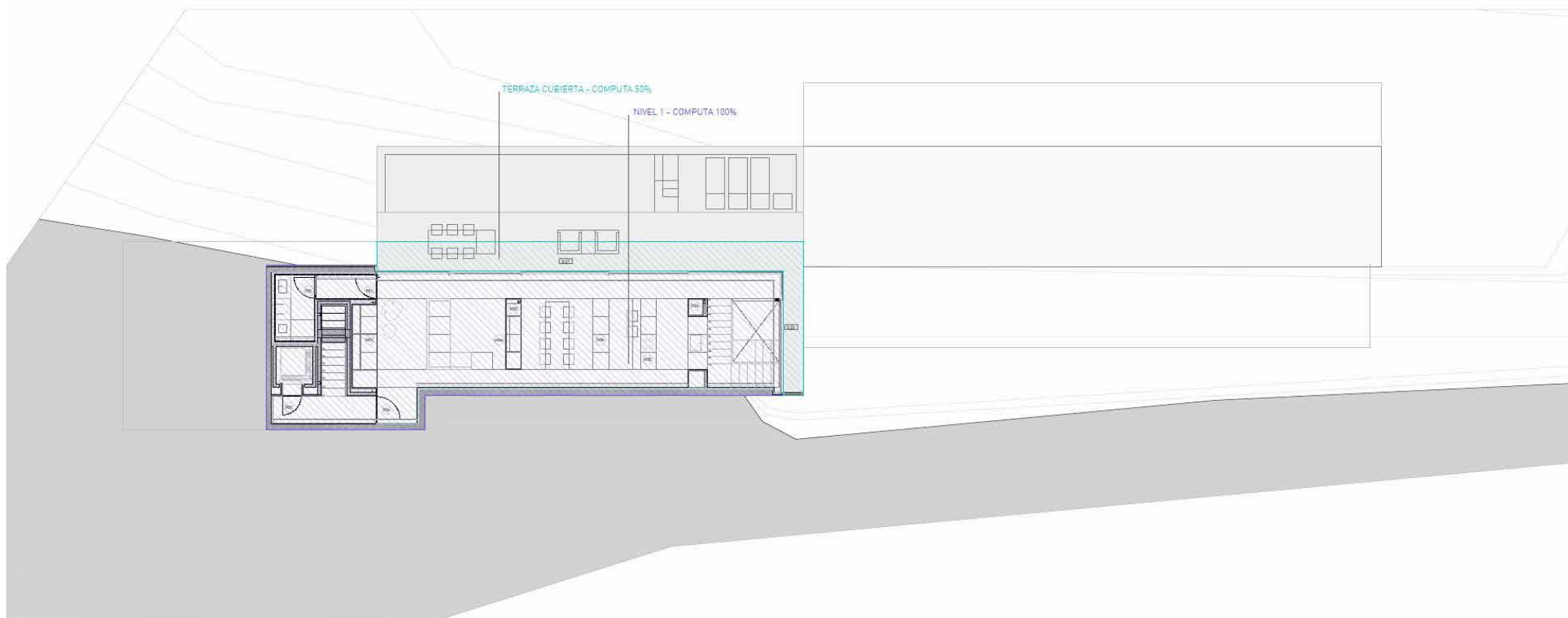
Property Details

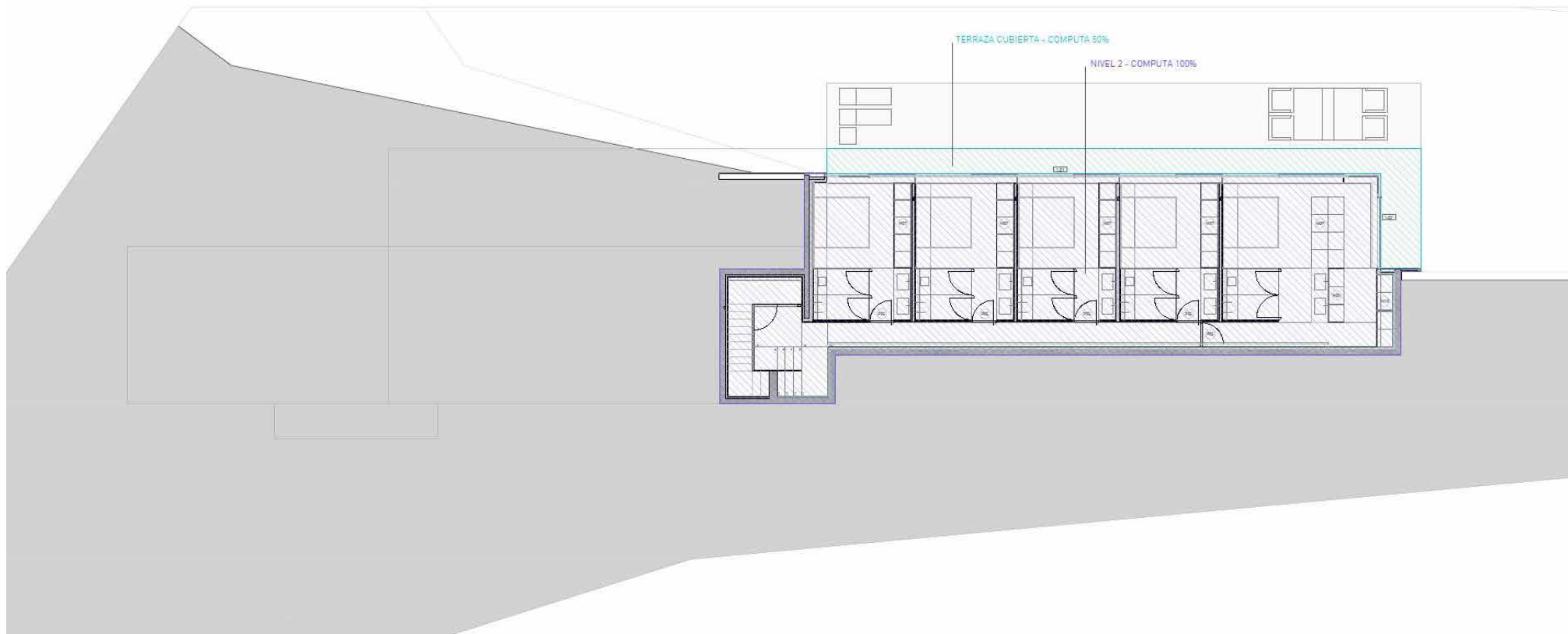
Recently completed new-build villa
Part of an exclusive boutique development
Striking minimalist design by Fran Silvestre Arquitectos
Distant sea views
Open-plan kitchen, dining and reception room
Five bedroom suites
70m² of uncovered terraces
Floating 40m² infinity swimming pool
Parking for two cars
Air conditioning

Five bedrooms, five bathrooms
Build size: 564 sq m
Plot size: 1,303 sq m

*Images displayed include CGIs and are for illustrative purposes only.









Location

Set in the exclusive urbanisation of Roca Llisa – an enclave brought together by good design and laid-back living – exceptional amenities are at hand here. Mood dependent, it's a sanctuary from and a springboard to Ibiza Town and Santa Eulalia. Closer to home: the lesser-trodden neighbourhoods of Jesús and Cala Llonga await or explore the unspoiled cove of Cala Olivera. Plus, it's just a 20-minute drive to the acclaimed Morna International College, which offers an international version of the British education system – teaching in both English and Spanish.

Santa Eulalia – 15 mins

Ibiza town – 20 mins

Ibiza airport – 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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