

DOMUS NOVA



Villa Aria, Roca Llisa - For 10 guests

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.

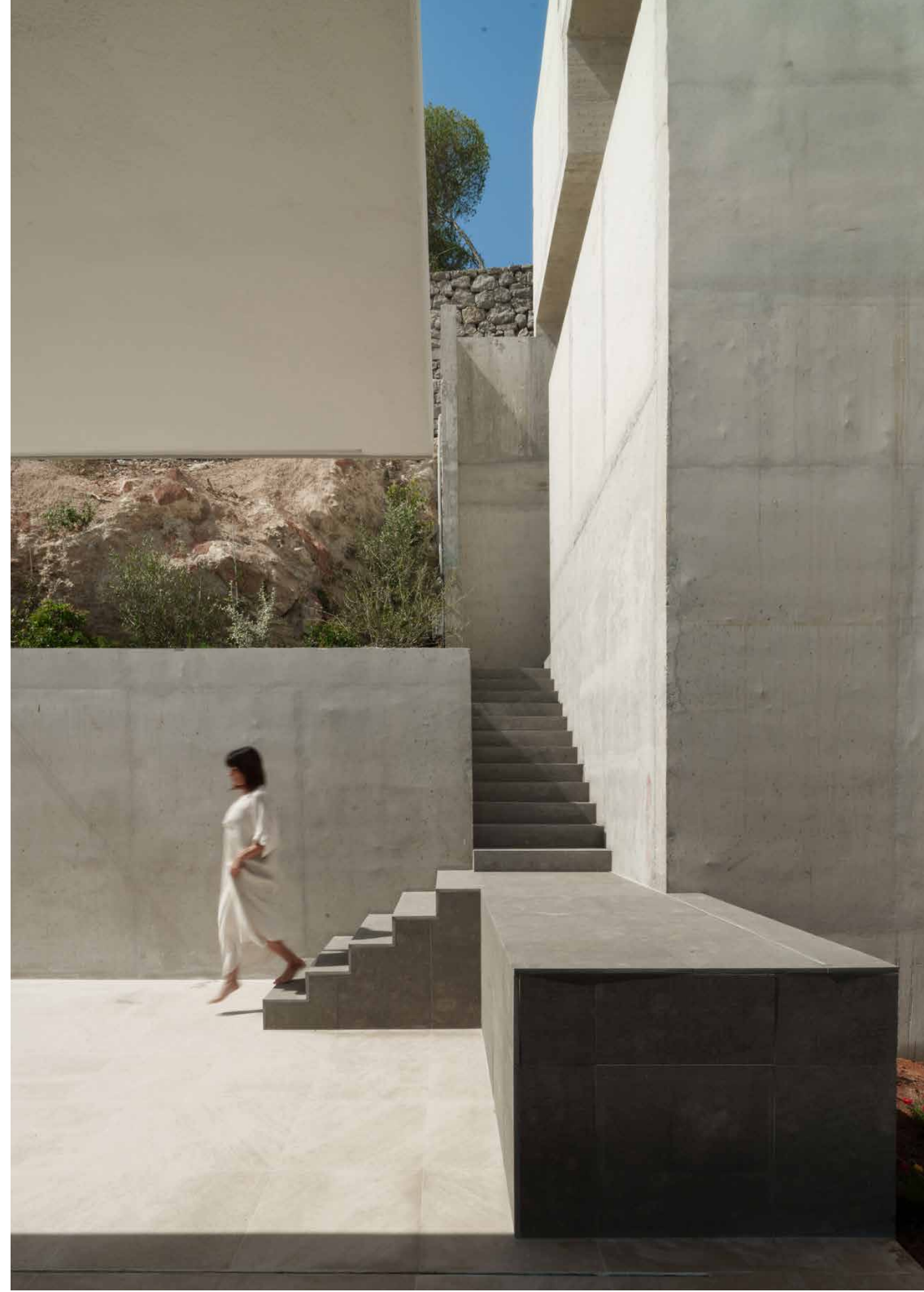
Rising from its hillside plot in Roca Llista, this five-bedroom villa is a precise architectural response to land, light and view. Recently completed, the home has been conceived by Fran Silvestre Arquitectos as a single folded plane, a continuous structural gesture that embraces the slope of its site.

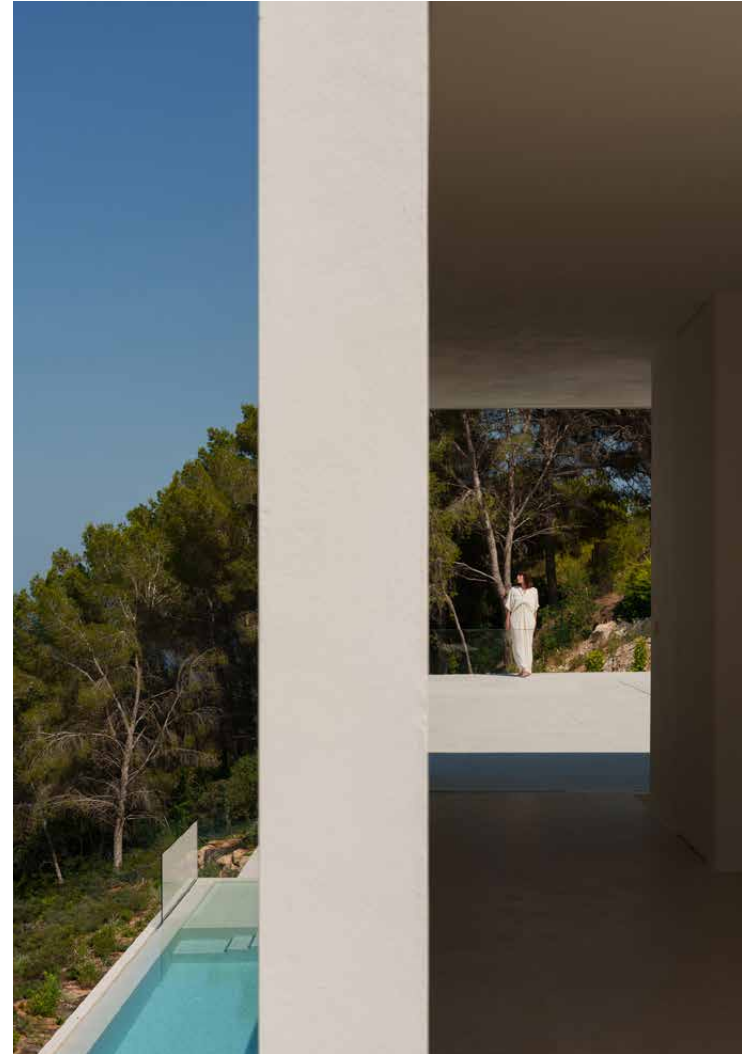




Here, the surroundings steal the spotlight, with Villa Aria architecture settling neatly into the landscape.

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.

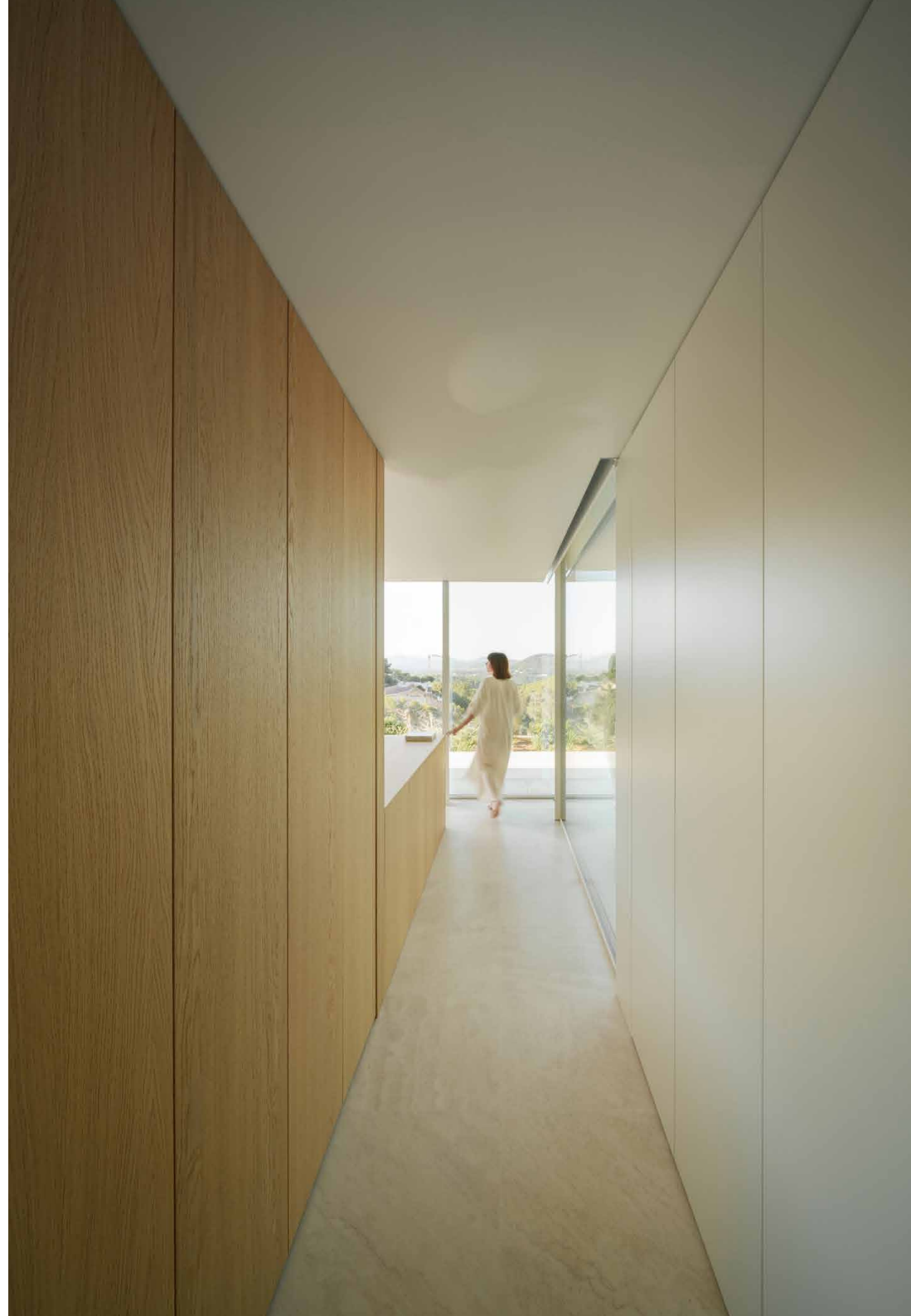


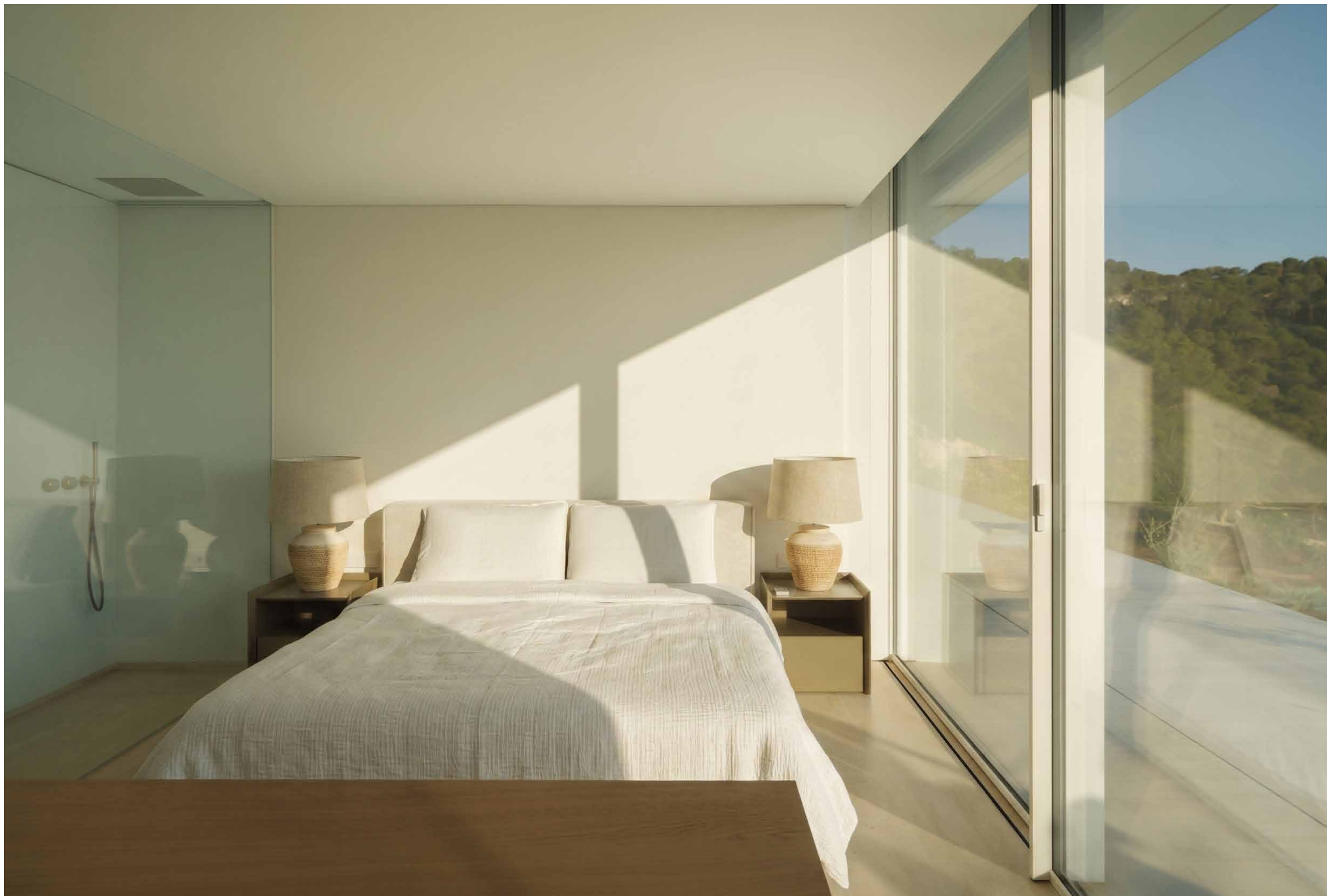




Full-height glazing runs along the elevation, creating a constant green outlook that envelops as you step outside. A terrace extends directly from the living area, blurring boundaries between interiors and the setting. Design caters for easy shifts between sun and shade, with the pool positioned as a natural focal point.

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
Design by Fran Silvestre Arquitectos
Open-plan kitchen, dining and reception room
Five bedroom suites
Multiple terraces
Swimming pool
Parking for two cars
Air conditioning

Build size: 321 sq m
Plot size: 1,303 sq m



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

Let's talk
+34 518 88 00 78
ibiza@domusnova.com

The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked a prospective purchaser or tenant. The Property is offered "subject to contract". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant or buyer will not be reimbursed if the Landlord or the Seller withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Further details of the Disclaimer together with trading names and our Privacy Policy is shown on our website The IVA position relating to the property may change without notice.

View our privacy policy on how your data is processed and used. To find out how we process Personal Data, please refer to our Privacy Statement and other notices at [Privacy Statement](#).

© 2025 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY