

DOMUS NOVA



Villa Boix, North East Ibiza – € 28.000.000

In partnership with **BARNES**
INTERNATIONAL REALTY



Panoramic sea and sunrise views set the scene at this sprawling seven-bedroom estate for sale, with a tourist license and direct, private access to the ocean.

From its cliffside position, there's an unbeatable vantage point across the island's rugged east coast from Villa Boix. Enveloped in 24,000 square metres of land skirting the sea, the wide-reaching views are uninterrupted and endlessly calming, bringing a sense of privacy and perspective.

A dive-in worthy setting in all senses, covered stone steps lead straight down via a secure cave to the waves. Swim straight off the rocks or launch paddleboards and small boats.





Outdoor living is the focus here. Set higher within the grounds, the two-tiered swimming pool is also angled towards the sea. Take in the abundant olive trees, palms and vineyard between strokes – conveniently there's a wine cellar inside to store your vintages.

Ease is assured in every detail. A professionally equipped outdoor kitchen sits under the shade of a large al fresco covered terrace, steps from a pizza oven and a vegetable garden for land-to-fork dining. Other spaces unfold beyond, including a playground, table tennis area and an outdoor bar. A look-out caps it all – the highest point of the estate with the ocean stretched out far below.













All around, abstract sculptures rise from the landscape – a nod towards the artistic touch woven throughout Villa Boix interior design. At its heart, the seven-bedroom villa is a neutral canvas for the setting beyond. Living spaces lead seamlessly to terraces, facilitating inside-out living. Natural stone floors, white tones and wall-to-wall windows add to the cinematic effect, meaning the sea is always in view.

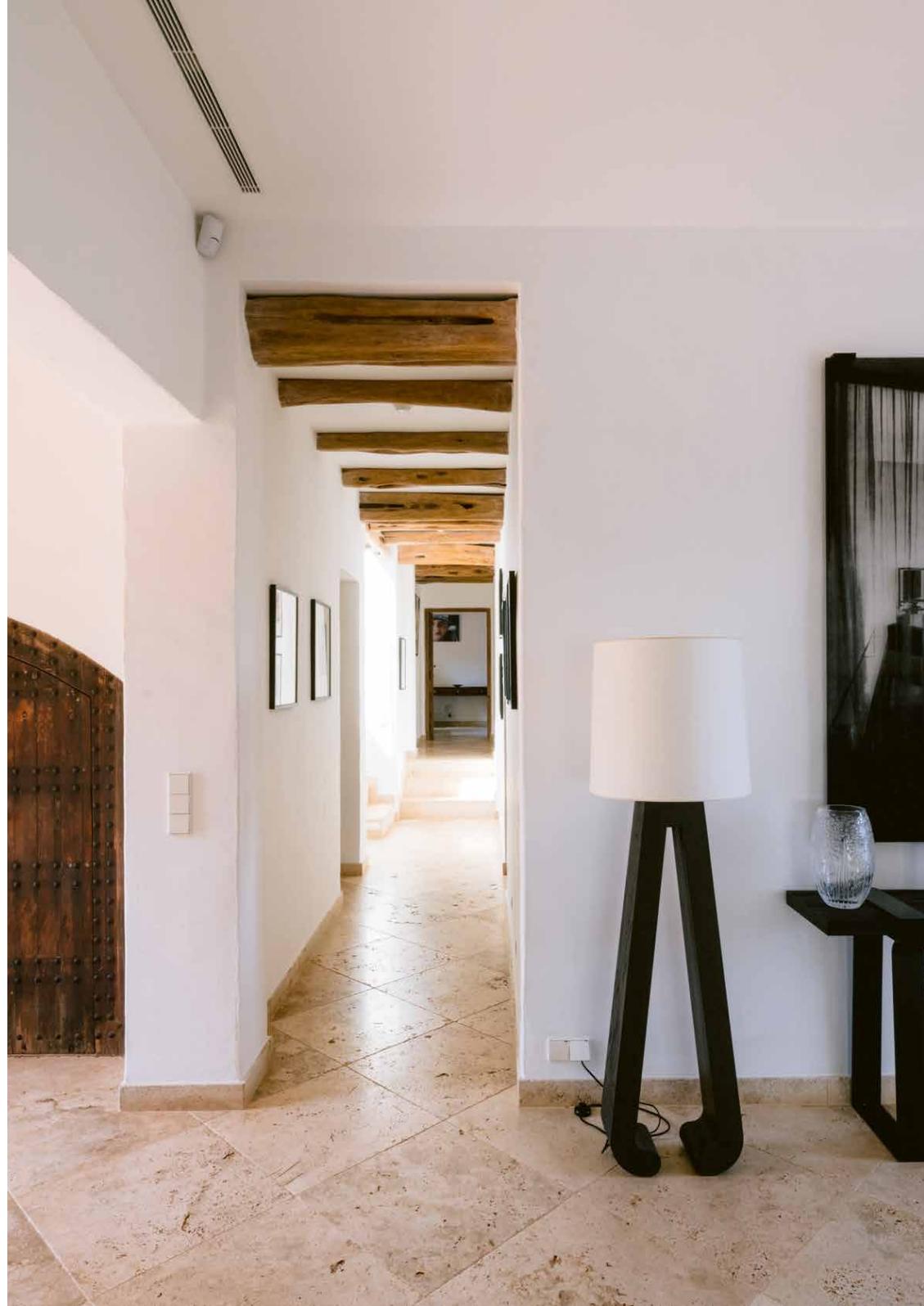
Finishes are finessed for comfort and everyday living, from the reception room's open fireplace to the La Cornue kitchen. The floorplan is similarly considered. To one side of the ground floor, communal spaces fan off a generous corridor. To the other, five spacious bedroom suites, each with access to outside.















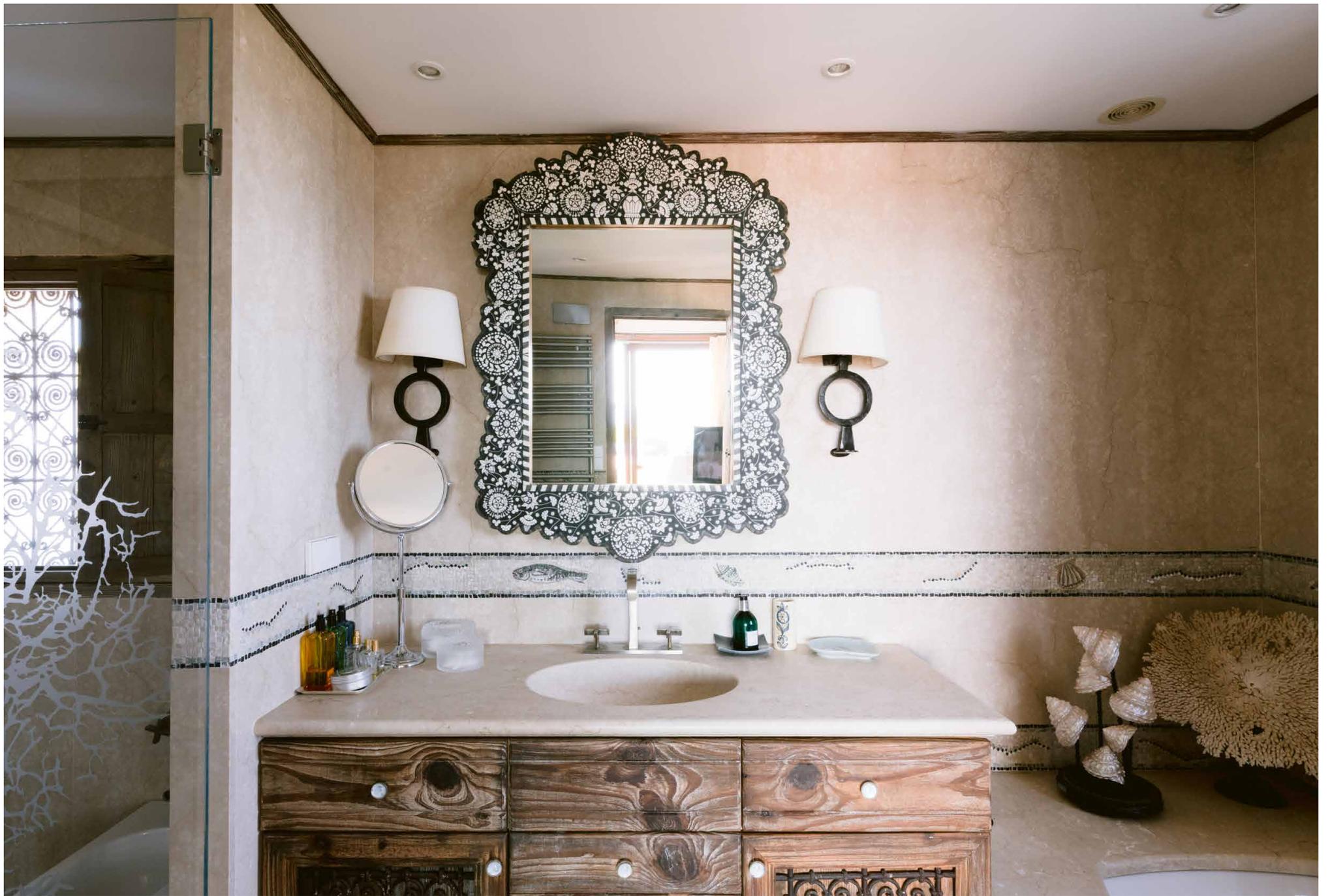
For ultimate privacy, the principal bedroom suite occupies the entire floor above. All rustic finishes with Sabina beams crisscrossing the ceiling, it's calming and quietly set apart from the rest of the villa – its footprint quadrupled by an impressive 123 square metre terrace that juts out towards the sea. Mornings here start refreshingly, thanks to the sunrise views and outdoor shower overlooking the surrounding greenery.

More spaces to retreat to await on the basement level. A gym, hammam with light therapy and ice tub, a massage room and home cinema for 12 guests unfold. There's also another en suite bedroom, ideal for nannies or staff, plus a laundry and storage room tucked out of sight.

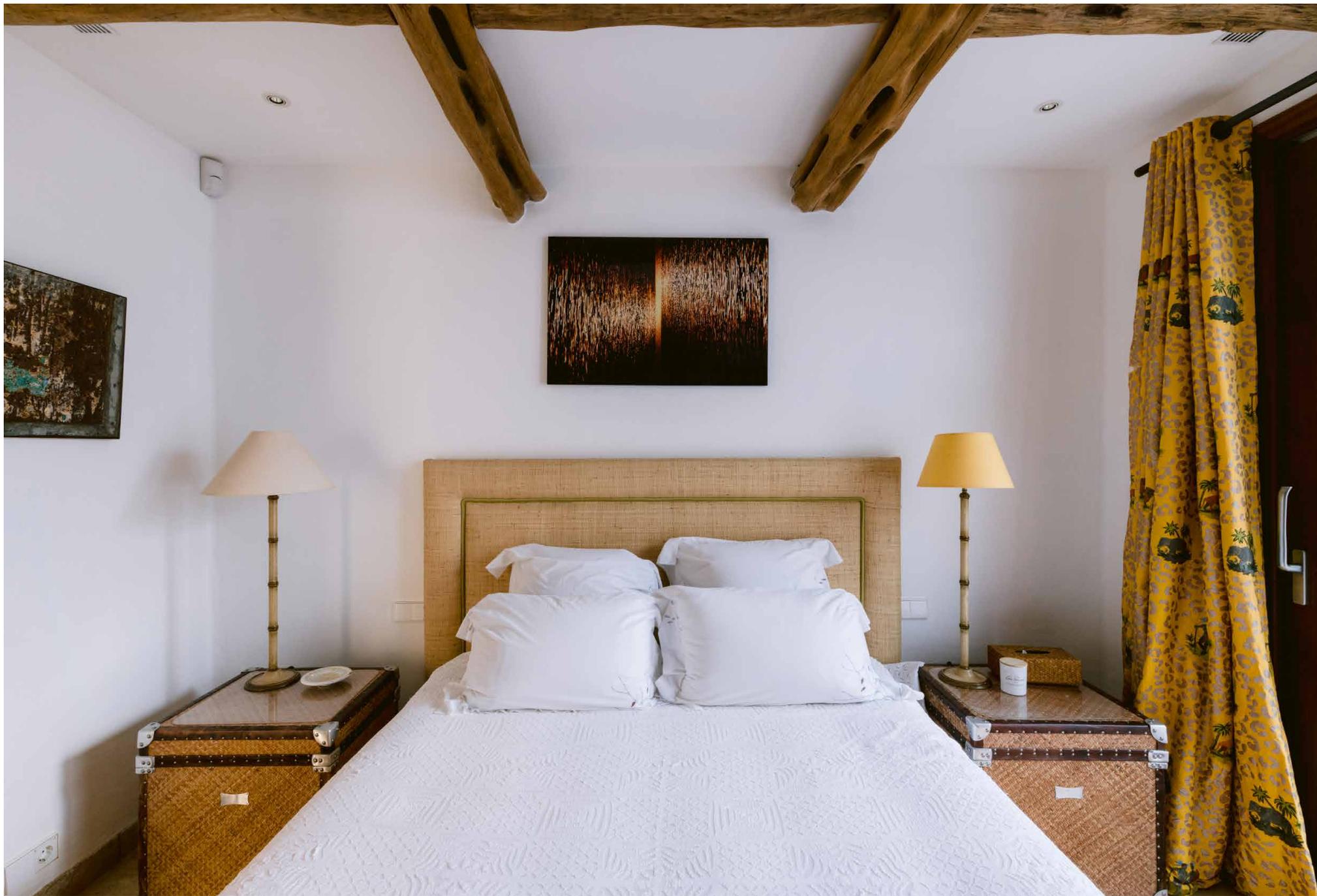




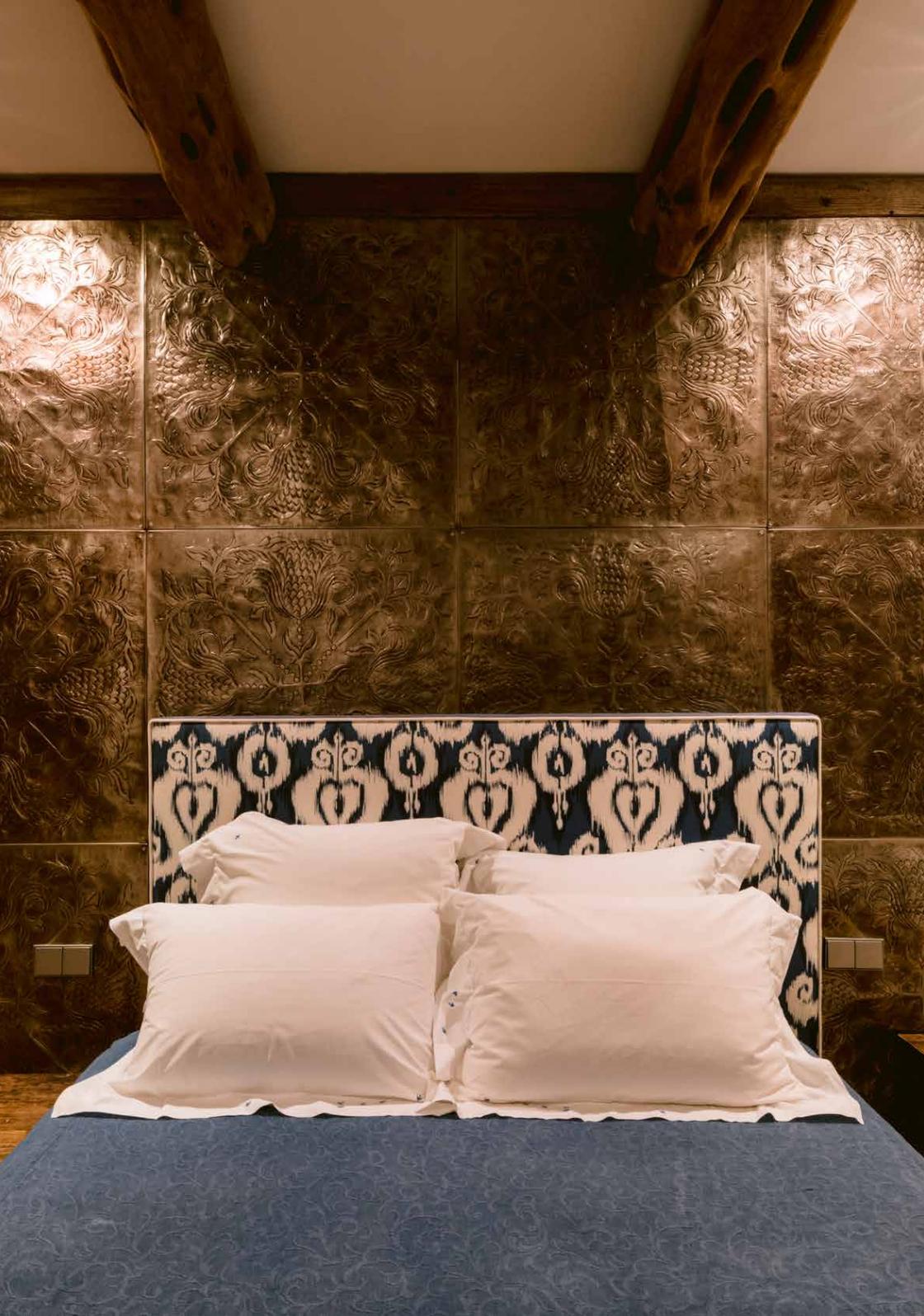
























Property Details

7 bedrooms, 9 bathrooms

Unrivalled frontline location with uninterrupted sea and sunrise views

Direct access to the ocean via a secure cave

Private, gated 24,000 square metre plot

Open-plan living spaces with outdoor access

Principal bedroom suite with expansive terrace

Six further bedroom suites

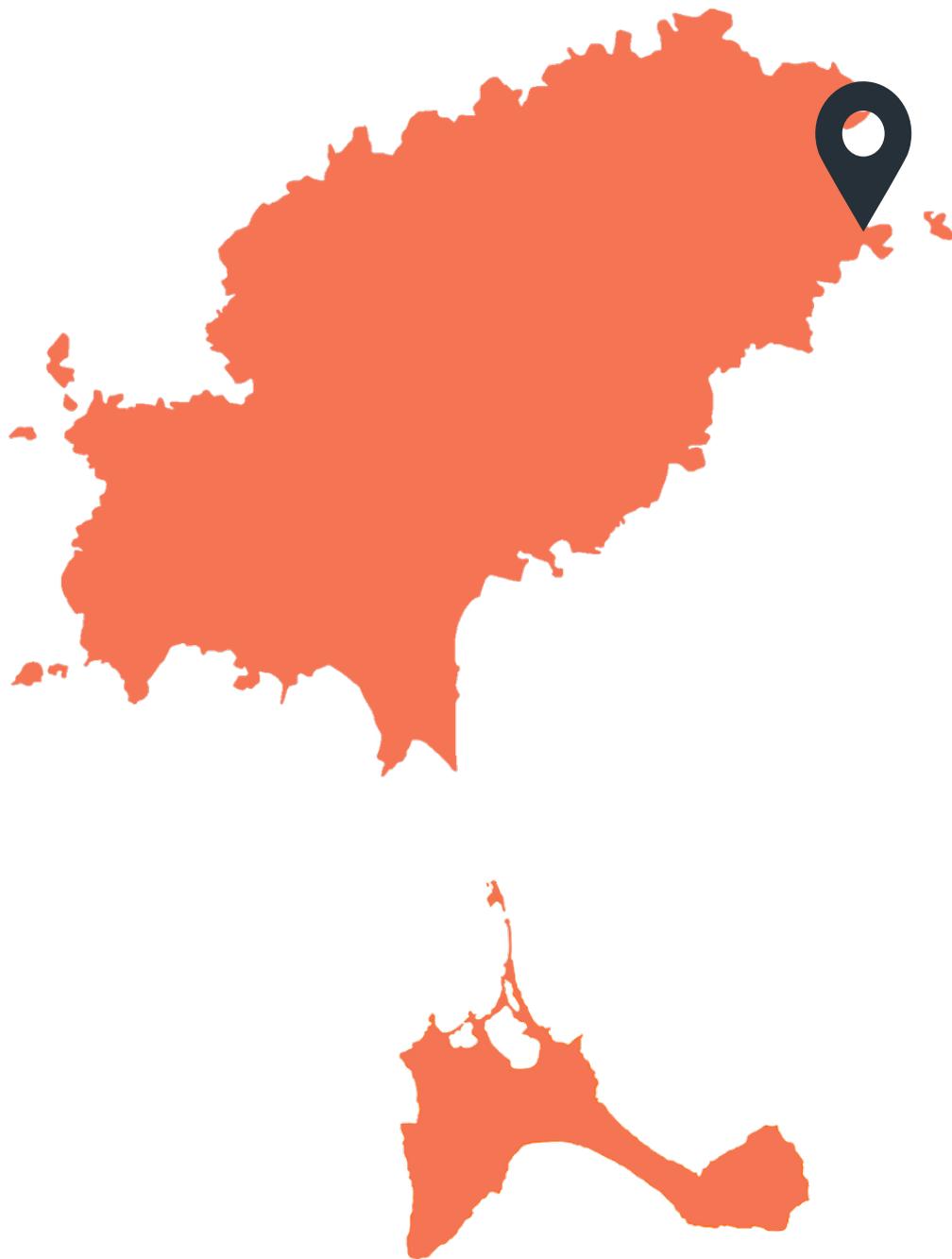
Two-tiered swimming pool

Gym, hammam, cinema and wine cellar

Covered carport

Build size: 650 sq m

Plot size: 24,000 sq m



Location

A springboard to Ibiza's laidback north-eastern coast, Villa Boix is a five-minute drive from the crystalline waters (and famed beachside paella) of Cala Boix – one of Ibiza's smallest and most unspoilt beaches – not that you need to leave your villa for an ocean dip. If the mood to explore does set in though, you're also close to the picturesque village of San Carlos here with its year-round community, as well as other pristine northern beaches, from Aguas Blancas to Cala Mastella. Or venture inland for a drink at Bar Anita, reportedly the oldest bar on the island, then peruse the hippy market Las Dalias.

Ibiza Airport – 50 mins

Ibiza town – 45 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

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and Ibiza's design-led homes

Let's talk

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