

DOMUS NOVA



Villa Costera, Roca Lisa - For 10 guests

In partnership with **BARNES**
INTERNATIONAL REALTY



A study in clean-lined architecture and coastal tranquillity, this five-bedroom villa occupies a privileged frontline position overlooking the Mediterranean.

Set within the exclusive gated community of Roca Llisa, Villa Costera is a modern, minimalist retreat that unfolds across multiple levels, each oriented towards the sea and flooded with natural light.







Floor-to-ceiling sliding doors dissolve the boundary between inside and out, opening onto an expansive terrace designed for long, sun-soaked days. A shaded dining area sits alongside a fully equipped outdoor kitchen featuring a Big Green Egg barbecue, while generous lounging spaces frame the infinity pool. From here, panoramic views stretch across the sea towards Formentera, creating a spectacular setting from sunrise through to sunset.







Inside, a vast open-plan living space sets the tone. Whitewashed walls, cool stone floors and walls of glazing create a soothing atmosphere. The kitchen is streamlined and functional, centred around a sleek breakfast bar and island, complete with integrated appliances and handleless cabinetry.













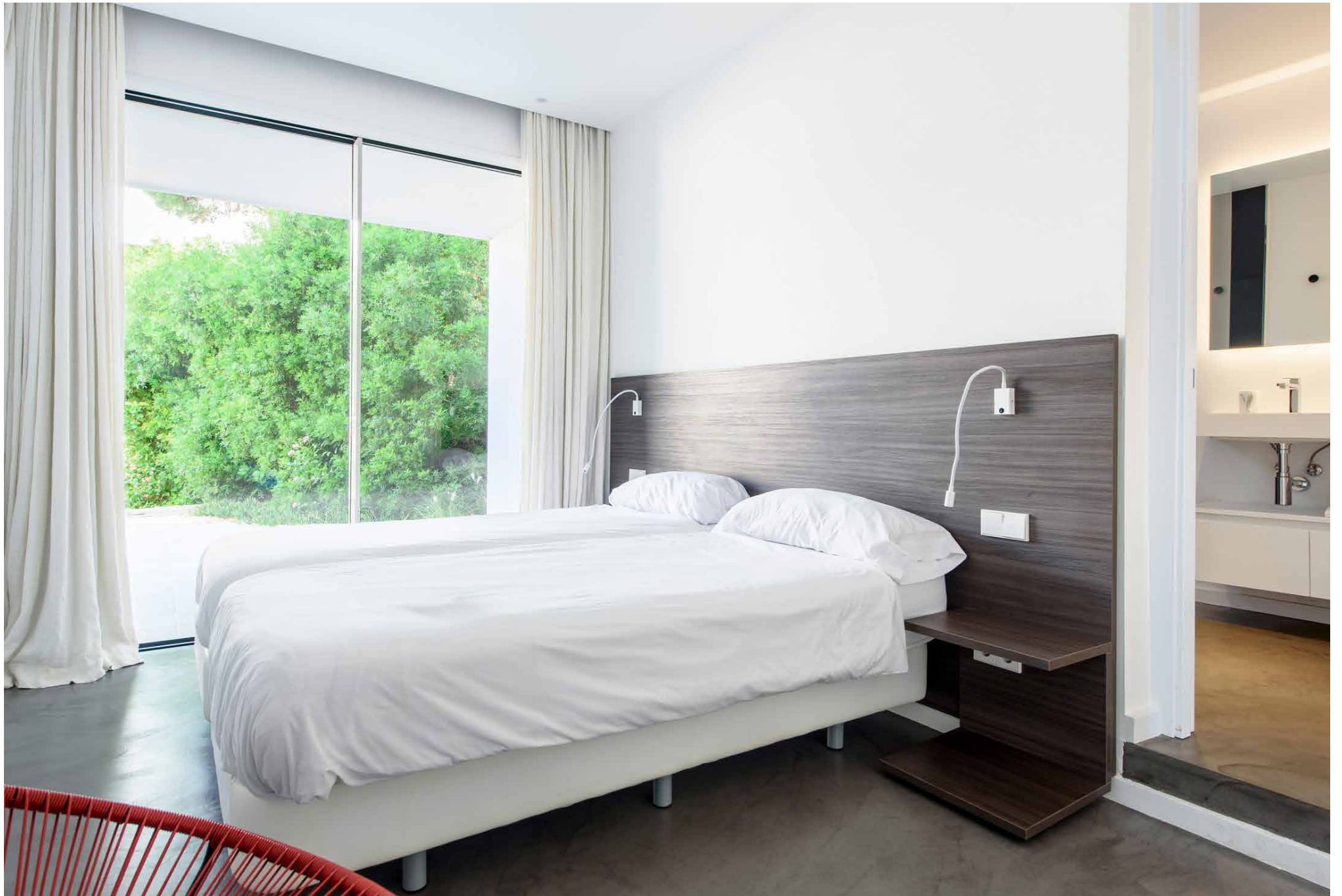
62a

NINE
TEN

The villa's five bedrooms continue the pared-back aesthetic, combining dark timber accents with calming linens and floor-to-ceiling windows. Two bedrooms are positioned on the lower level; one opens directly onto the pool terrace, while the other enjoys access to a private outdoor space. Upstairs, three further bedrooms offer elevated sea views and direct access to a spacious sun terrace – an idyllic spot for quiet mornings or evening aperitifs.















Property Details

Frontline sea views
Secure Roca Llisa gated community
Open-plan kitchen, dining and reception room
Infinity swimming pool
Multiple terraces
Outdoor kitchen and dining area
Five bedrooms
Five bathrooms
24-hour gated security
Private parking

Tourist License: ETV1901E7



Location

Found in the exclusive Roca Llisa urbanisation, an enclave brought together by an appreciation of good design and laid-back living amid the rolling hills and the island's most cherished golf course.

The crystalline shores of Cala Llonga and Olivera await morning swims, while Sa Punta in Talamanca delivers exceptional seafood with views across the bay. Santa Eulalia has a refreshingly laid-back character to enjoy fine dining, gallery-hopping and artisanal shopping. Ibiza Town is equally close at hand – explore the UNESCO-listed Dalt Vila by day, then settle into the city's sophisticated restaurants and vibrant nightlife after dark.

Santa Eulària: 8 mins

Cala Olivera: 5 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

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 by 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