

DOMUS NOVA



Villa Drome, San Rafael – € 4.450.000

In partnership with **BARNES**
INTERNATIONAL REALTY



Set in a lush valley, surrounded by olive groves and pine trees, there's a peaceful feel to this new-build villa for sale, due for completion in Spring 2025.

Nestled in a generous 23,000 square metre plot close to San Rafael and Santa Gertrudis, space and solitude are in plentiful supply at Villa Drome. Currently under construction, eco-credentials will be woven into the building's framework, creating a four-bedroom villa in tune with its natural surroundings.

Arranged across two floors, the building overlooks a scenic pool and pergola-covered terraces, ensuring an effortless interplay of inside-out living. Throughout, design touches are laid-back and elegant, bringing together a palette of natural tones and textures.

Divided into two distinct wings, one half of the villa's ground floor is dedicated to a convivial kitchen and living room. A statement double-sided fireplace creates connections between the two spaces, infusing both with a relaxed and inviting ambiance. Anchored by a stone island, the kitchen will be finished to the highest standards – think integrated appliances, a large wine fridge and wooden cabinetry. Beyond, the adjoining living space is tied together with tactile stone floors and calming colours. It offers direct access to the terrace beyond.



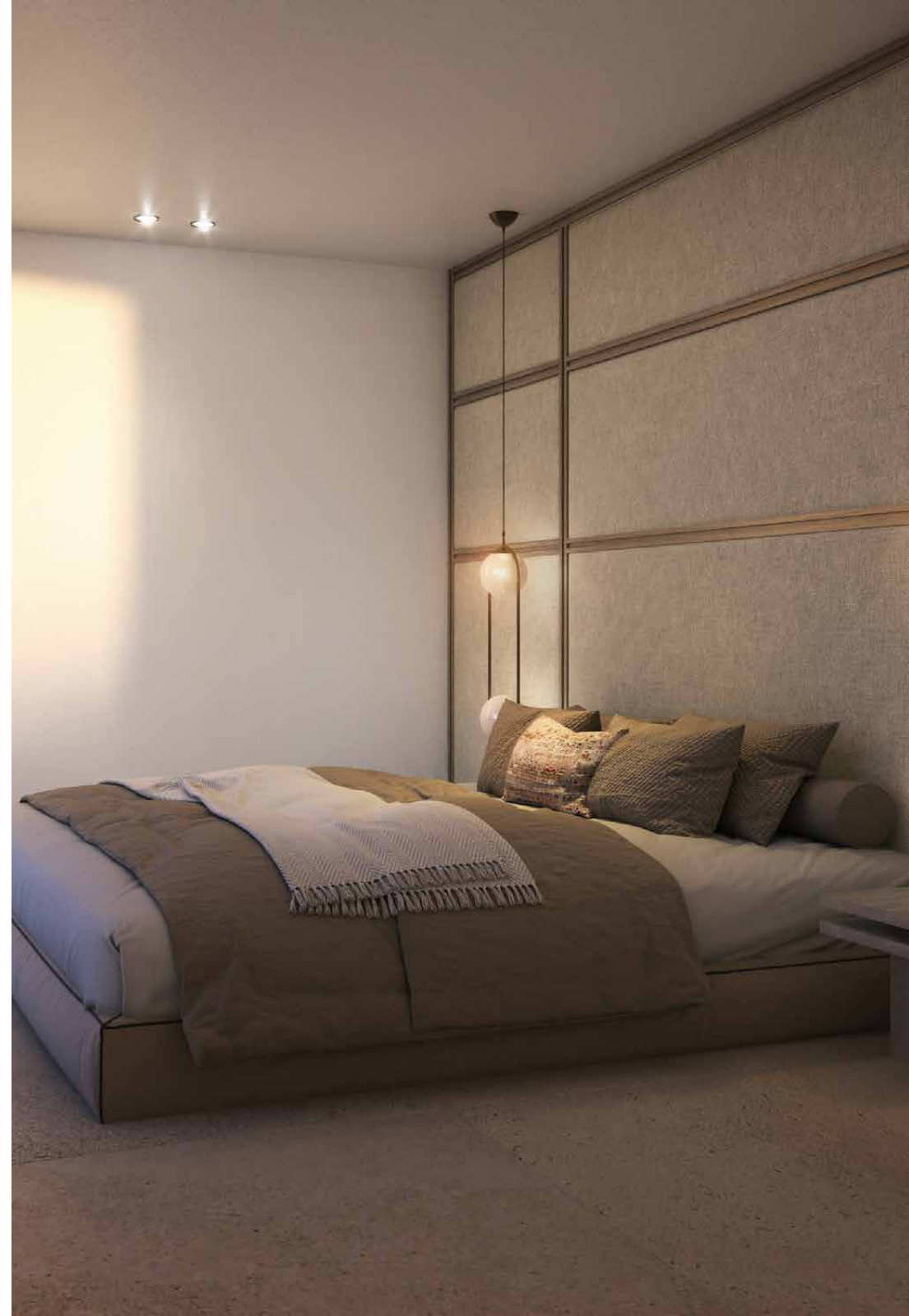




The other wing is dedicated to a trio of bedrooms. Among them, the standout principal suite. Finished with tactile materials, a freestanding bathtub, double basins and a walk-in shower are integrated into the room, adding a touch of luxury. The other bedroom suites echo the same soothing, sumptuous style, while central air conditioning and underfloor heating elevate the living experience throughout.

The floor below presents an array of possibilities. At its heart, a vast 82-square-metre, multi-purpose room offers a functional space with a variety of configurations. Flooded with natural light from an overhead lightwell, it would make an impressive gym or sauna. Also on this floor, a separate guest bedroom suite and two technical rooms, the larger of which can be accessed from outside – ideal for maintenance work.

Completing this floor, there's further potential for a self-contained apartment with its own entrance, offering additional flexibility and privacy.







Property Details

- 4 bedrooms, 4 bathrooms
- Sprawling rural plot with mountain views
- Contemporary, eco-friendly design
- Open-plan living spaces
- Potential to create a gym, spa, cinema or extra bedrooms in the basement
- Option for a self-contained apartment
- Scenic pool and covered terraces
- Close to the prestigious Morna International School
- Parking for six cars



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. At the heart of the island, Ibiza is your oyster. Within a 20-minute drive, you can be exploring Ibiza Town or stretching out on the sands of Cala Llonga. Closer to home, Morna International School is just a seven-minute drive away, making this an ideal base for families.

Ibiza Town – 13 mins

Ibiza Airport – 15 mins

Santa Eularia – 14 mins

Cala Jondal – 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

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