

DOMUS NOVA



Villa Eden, South West Ibiza - For 10 guests

In partnership with **BARNES**
INTERNATIONAL REALTY



Blending contemporary design with Balearic influence, Villa Eden is thoughtfully attuned to its setting. A cubic, monochrome exterior is softened by climbing plants and bronze accents, offering a subtle contrast to its clean architectural lines. Inside, a palette of warm neutrals is offset by black detailing and expansive glazing, creating a strong visual connection between the interior spaces and the garden beyond.





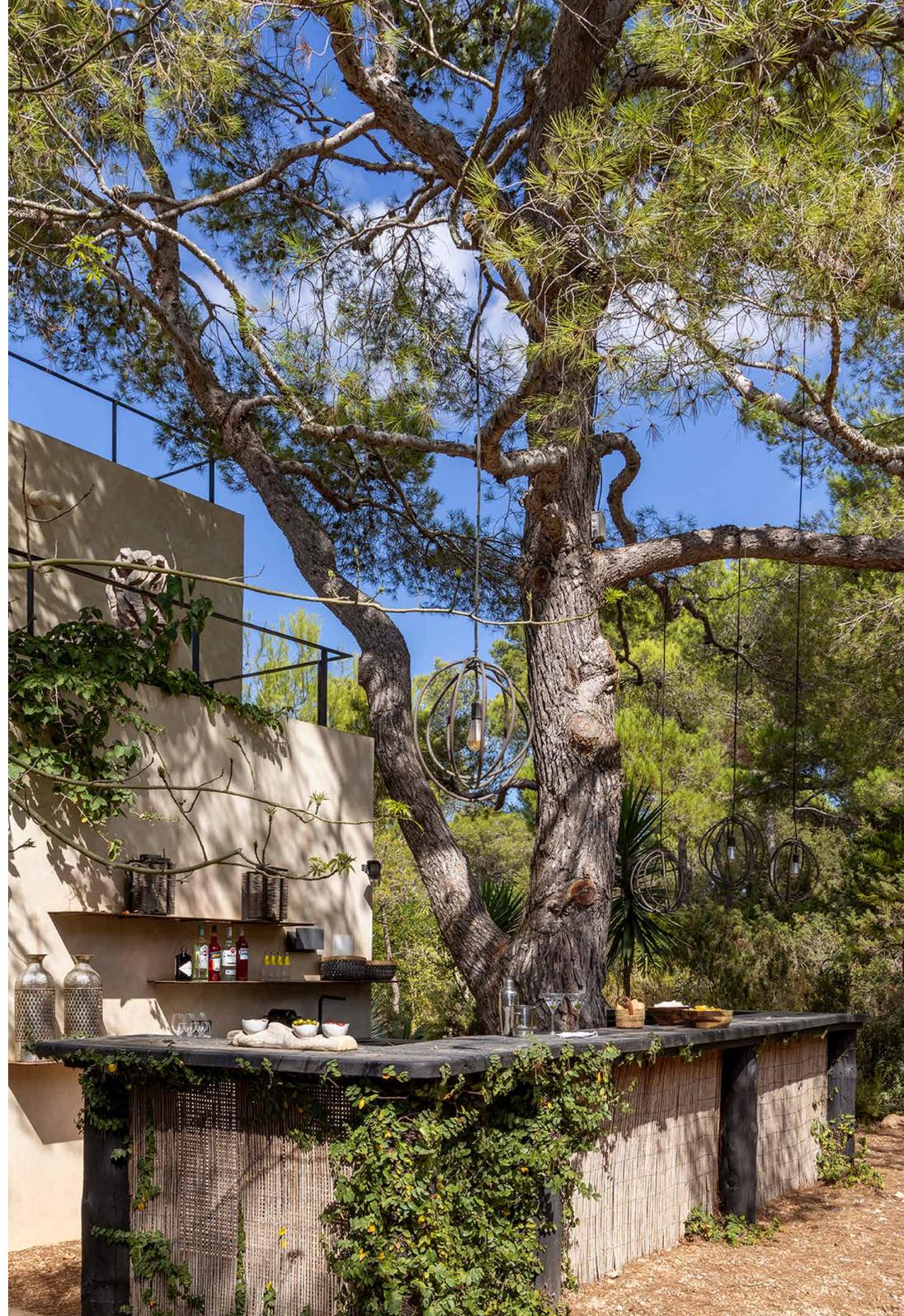
Mediterranean planting shapes the 7,000 square metre plot into a secluded sanctuary, a tapestry of layered greens encircling a crystalline swimming pool and a series of shaded terraces. Designed with conviviality in mind, the outdoor kitchen and barbecue station are set beside an expansive dining table illuminated by rattan pendants.

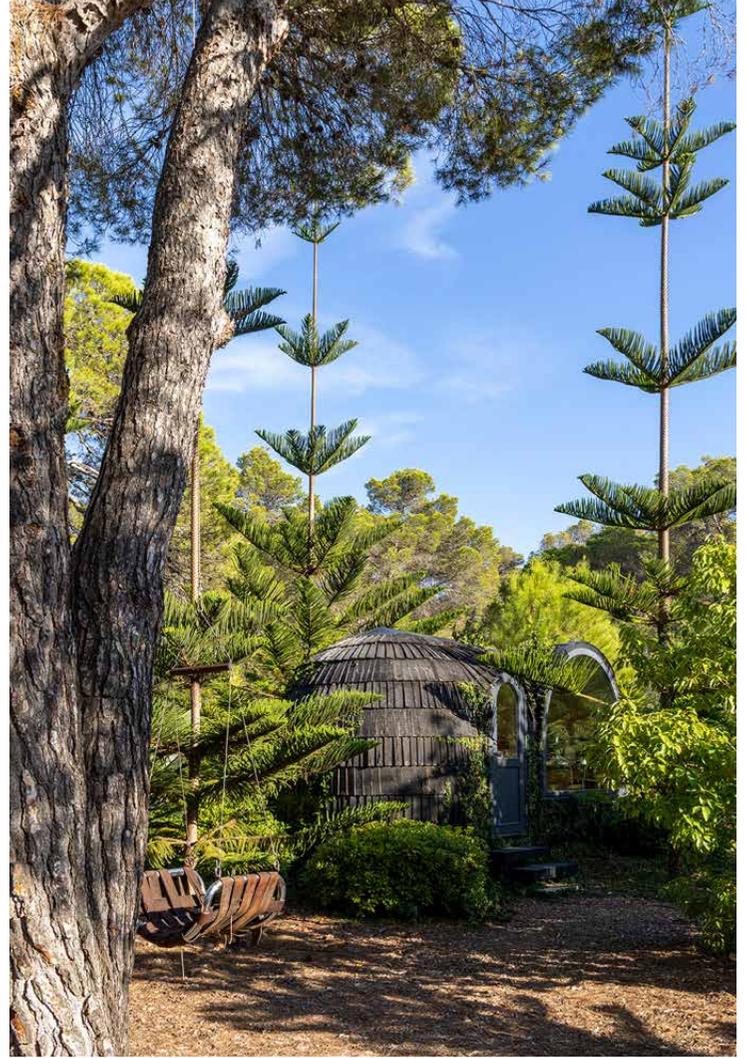
Close by, a sculptural bar curves around a mature pine tree decorated with hanging bulbs – an atmospheric backdrop for long, laid-back evenings. A wood-clad sauna and gym occupies a quiet corner of the garden, while a home office is tucked elsewhere surrounded by palms.







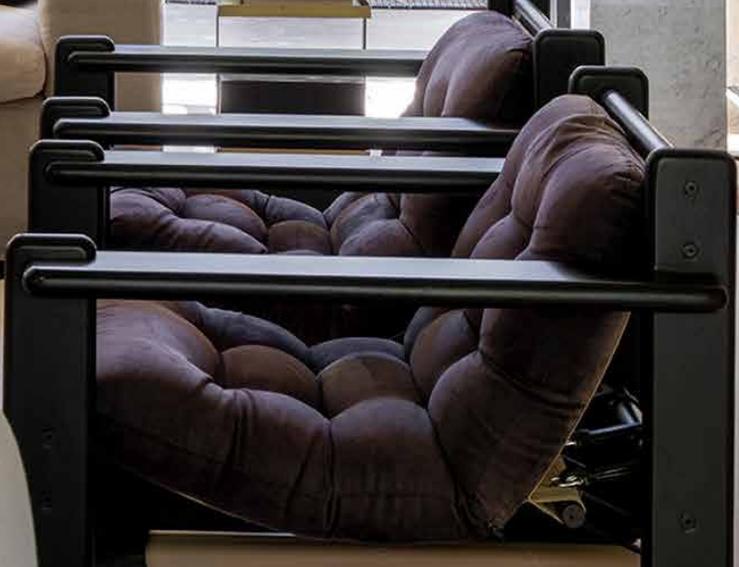






Inside, the living space forms the home's centrepiece, where limewashed walls and tonal furnishings cultivate a sense of calm. A fireplace anchors the room, framed by white seating and thoughtfully curated pieces. Just beyond, a sunken snug invites slower moments. Floor-to-ceiling doors open to the principal patio, where a rattan-clad pergola with ceiling fans shelters a relaxed seating area, bringing the outside in.

The kitchen continues the same decorative narrative. A striking black island commands attention, complemented by dark timber cabinetry that conceals integrated appliances. Black-framed doors lead to a covered dining terrace with bench seating – equally suited to unhurried breakfasts or sociable lunches.









In the principal bedroom, sunlight pours through full-height doors, catching subtle golden accents and enhancing the room's tranquil ambience.

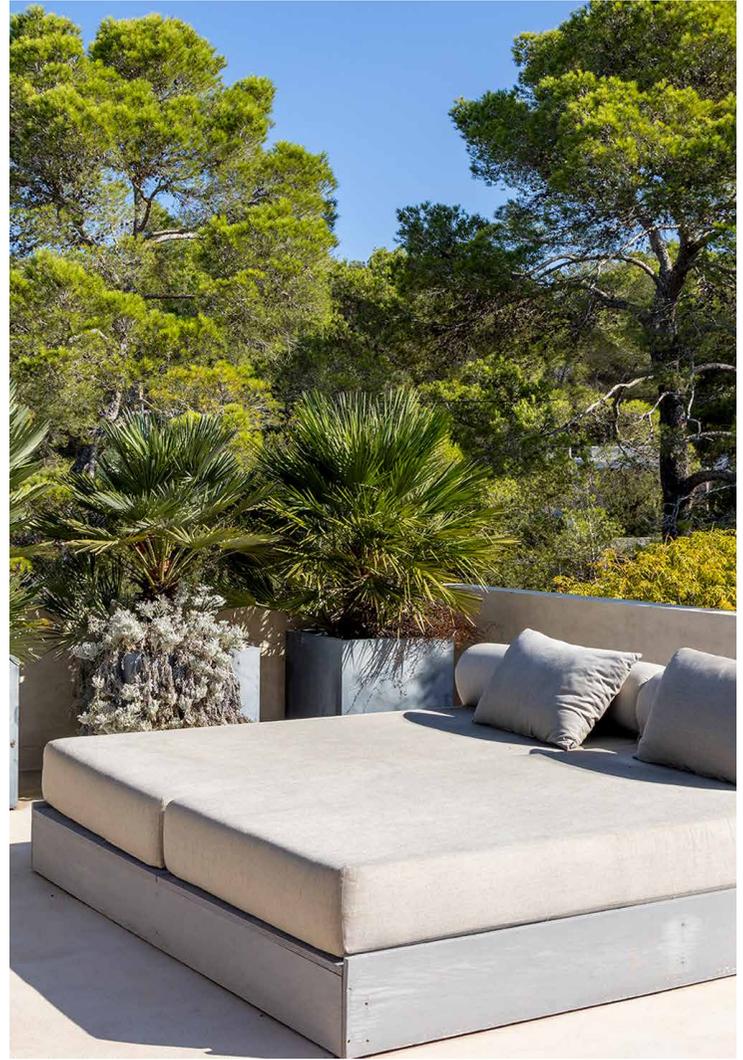
The private terrace beyond is furnished with daybeds and offers distant sea views. Its accompanying bathroom pairs dark cabinetry with a duo of black basins, a rainfall shower and well-placed windows that open the space to the outside. A second bedroom echoes the same serenity within the main house.

Three additional bedroom suites occupy a separate building, each benefitting from an en suite bathroom and private terrace. A dedicated living area with a statement fireplace and striking black Sabina beams, completes the space.

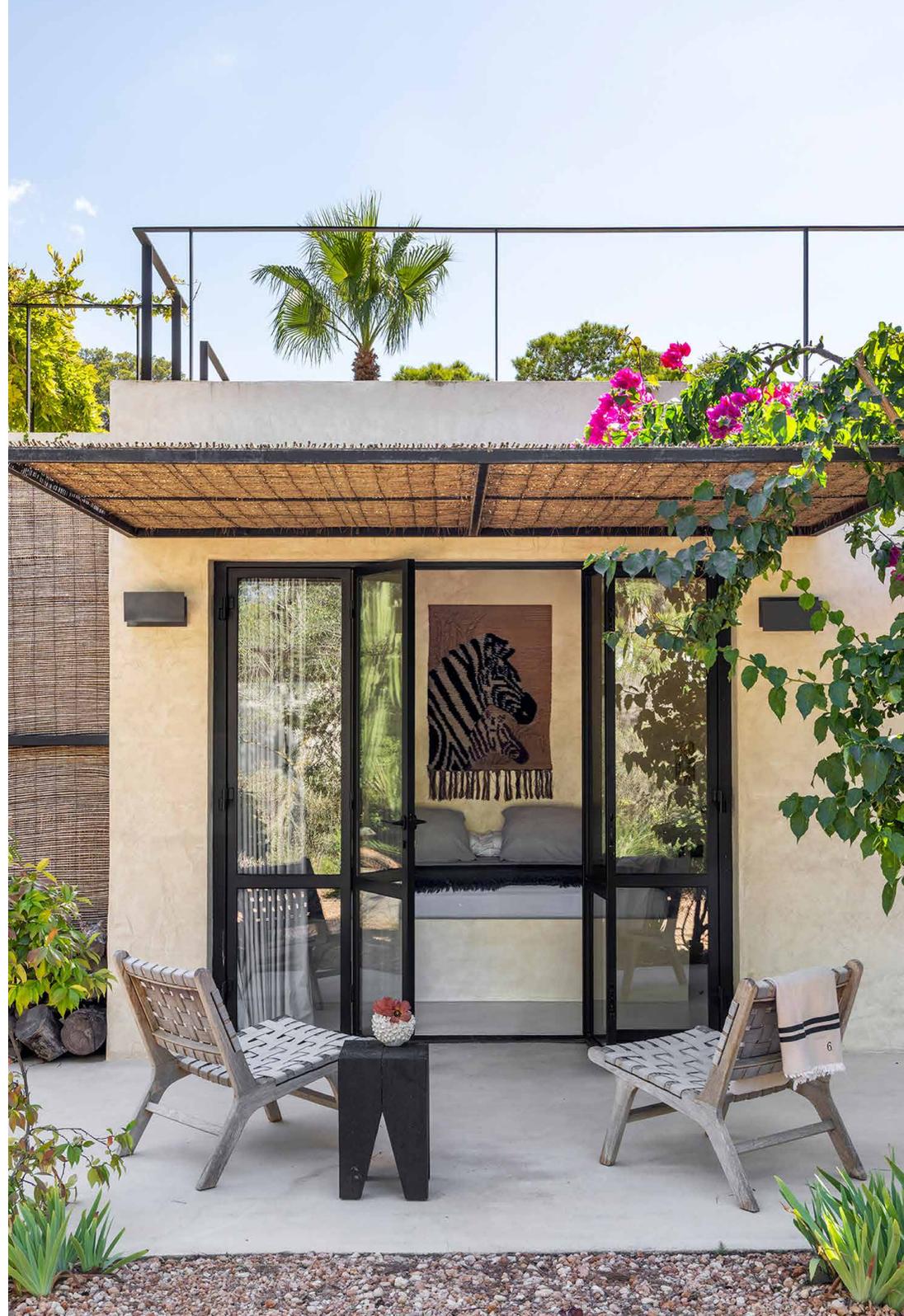




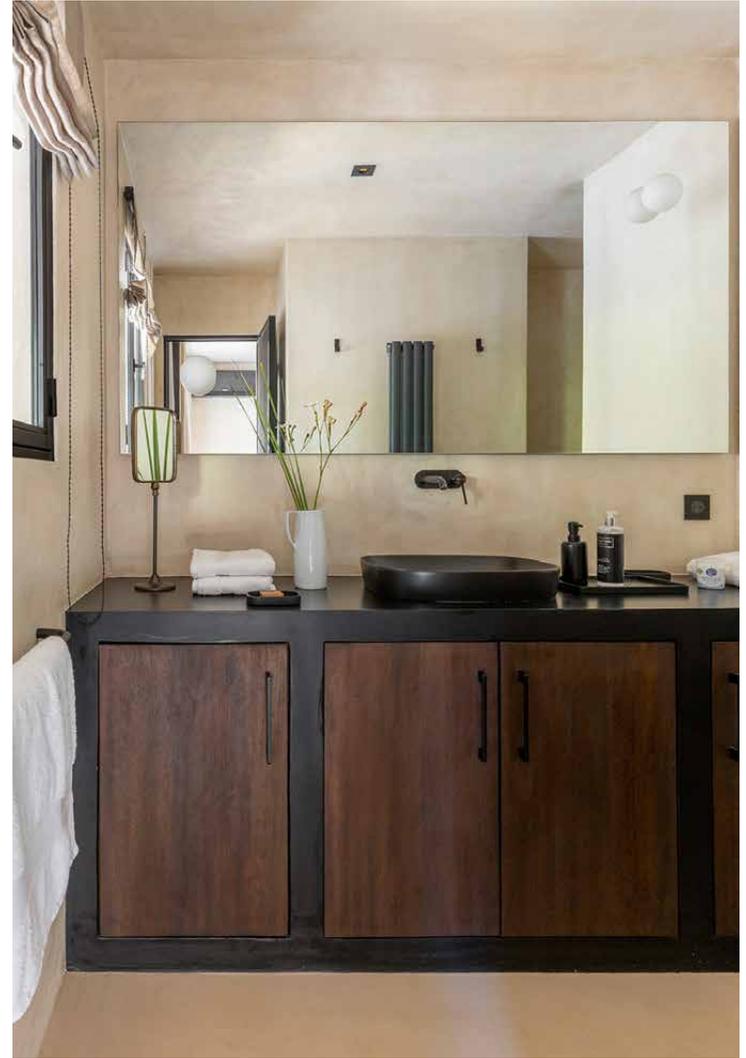














Property Details

Distant sea and sunset views
Countryside setting
Two bedroom suites in main building
Three further bedroom suites with shared living space
Open-plan living area
Fully-equipped kitchen
Heated swimming pool
Expansive gardens with shaded terraces
Roof terrace
Outdoor bar, kitchen and barbecue
Covered outdoor dining
Gym, sauna and ice bath
Garden office

Build size: 340 sq m
Plot size: 7,000 sq m

Tourist License: ETV-1648-E (for 10 guests)



Location

Positioned close to Cala Conta on Ibiza's western coastline, the villa enjoys a setting widely regarded as one of the island's most scenic. Pine forests and open countryside lend a sense of seclusion, while a short drive brings access to some of Ibiza's most popular beaches, including Cala Bassa and Cala Tarida, both known for their calm waters, beach restaurants and laid-back atmosphere. To the south, San José is replete with traditional restaurants, easy going bars and local craft shops, as well as a Saturday farmers and artisan market.

- Cala Comte (4 mins)
- San José (12 mins)
- Ibiza Airport (24 mins)
- Ibiza Town (32 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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