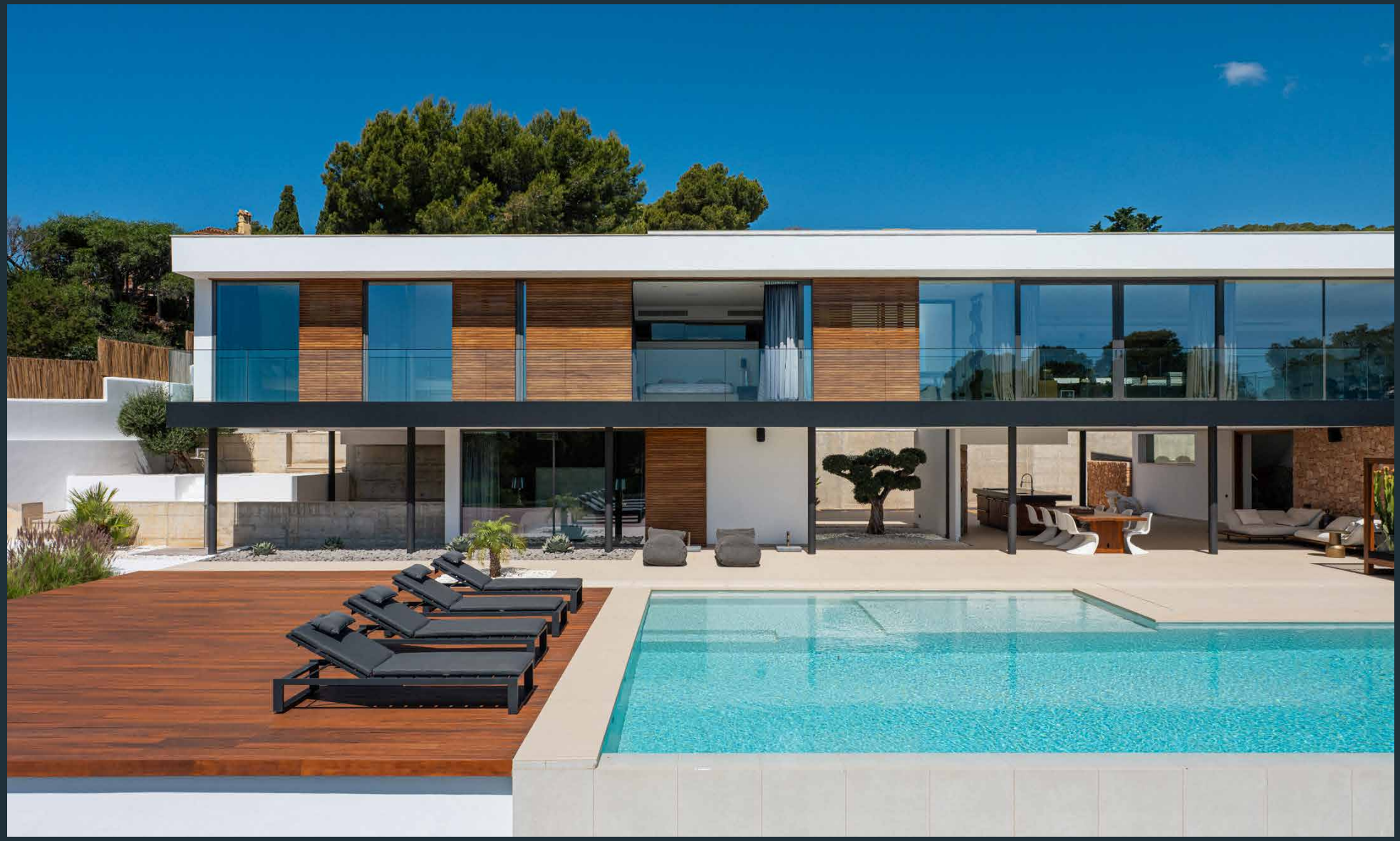
DOMUS NOVA



Villa Luna, Es Cubells

In partnership with BARNES INTERNATIONAL REALTY



Contemporary architecture meets far-reaching sea views at this four-bedroom villa for sale, with a tourist license, on Ibiza's south coast. Set in the sought-after community of Vista Alegre, Villa Luna has the Mediterranean at its feet. A pared-back take on Ibiza's whitewashed vernacular, its clean-cut forms, natural materials and walls of glass bring the bay of Es Cubells into focus.

The open-plan living space takes over the first floor, floating above the treetops with the sea beyond. The kitchen's sweep of dark wood joinery centres on a sociable island, and makes a striking contrast to the brilliant blue outside. Full-width glazing slides open onto a glass-fronted terrace, where the views do most of the talking.

One level down, another round of terraces spills out from a covered outdoor dining area, complete with its own kitchen. Follow the sun, find some shade or settle in for a long lunch – there's plenty of space for all three. The infinity pool is large enough for laps, with a shallow shelf at one end for a quick cool-off.













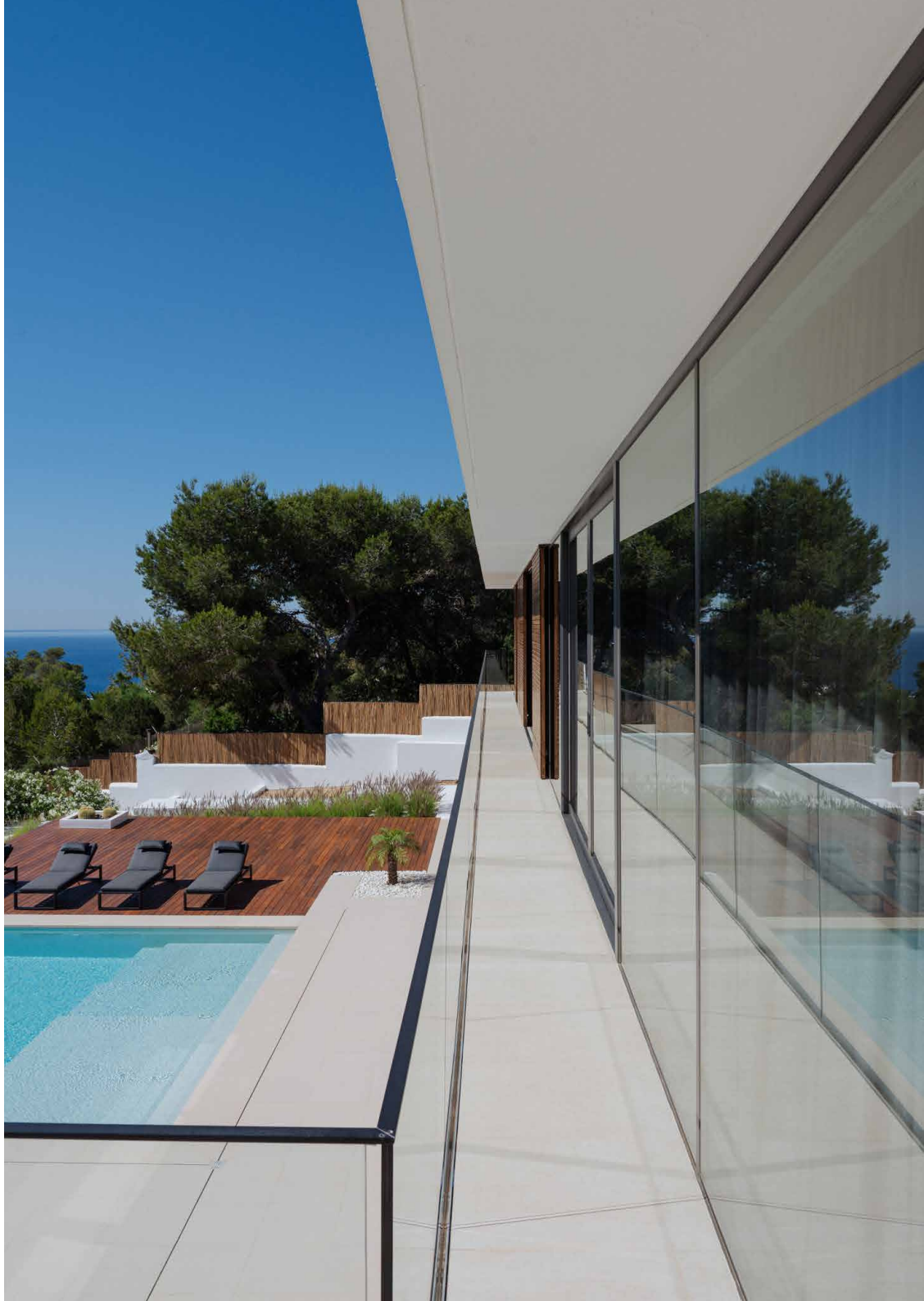






The bedroom suites are calm and considered. Three open onto a glass-fronted balcony, while the fourth has direct access to the pool terrace. Some come with dressing rooms finished in rich, dark wood, and all make the most of their outlook – whether across the glistening sea or the green hills inland. With planning permission already in place to extend the house, there's scope to create additional bedrooms if required

Villa Luna also benefits from an existing tourist license, offering the potential to generate rental income of up to €43,500 per week during peak season.



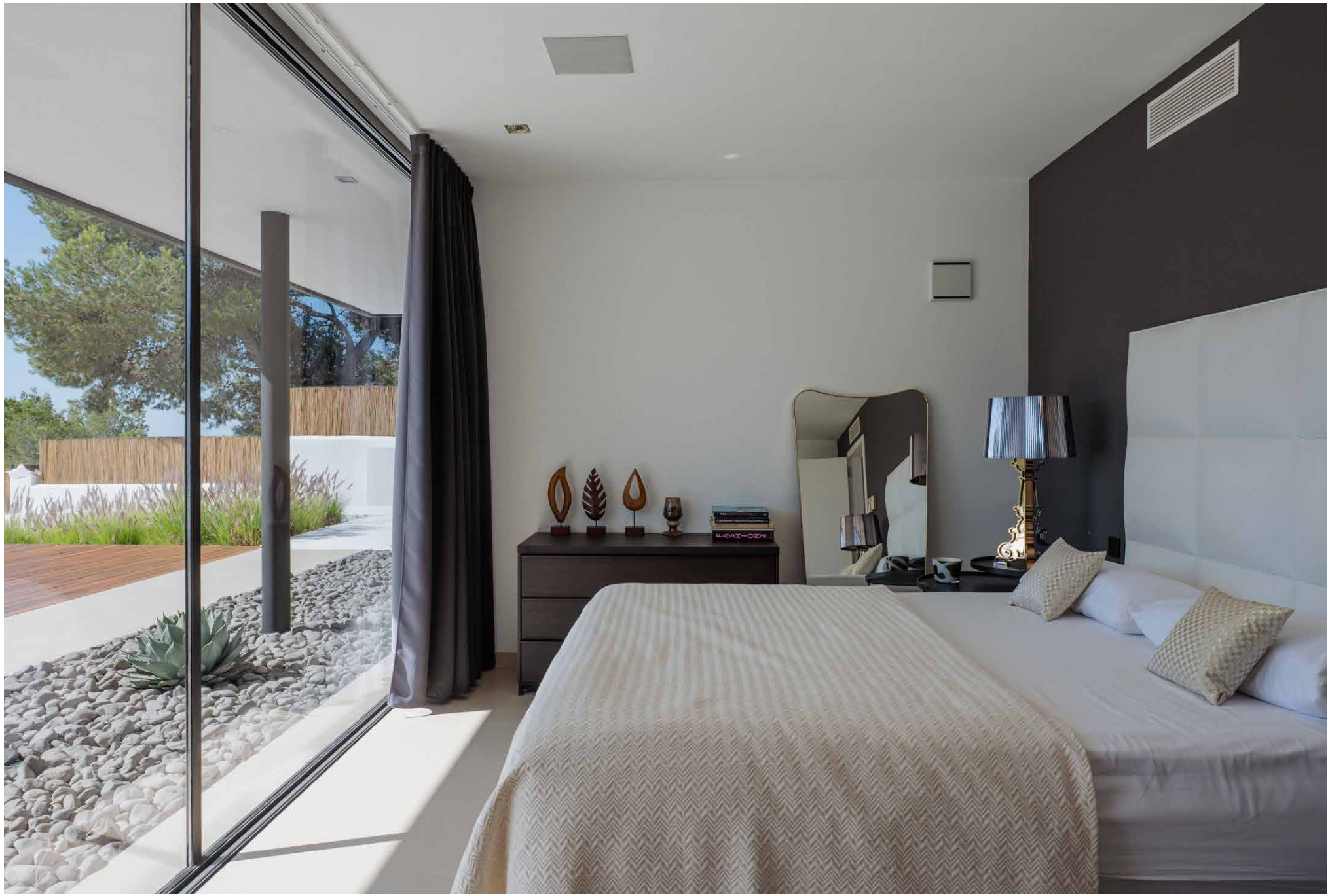






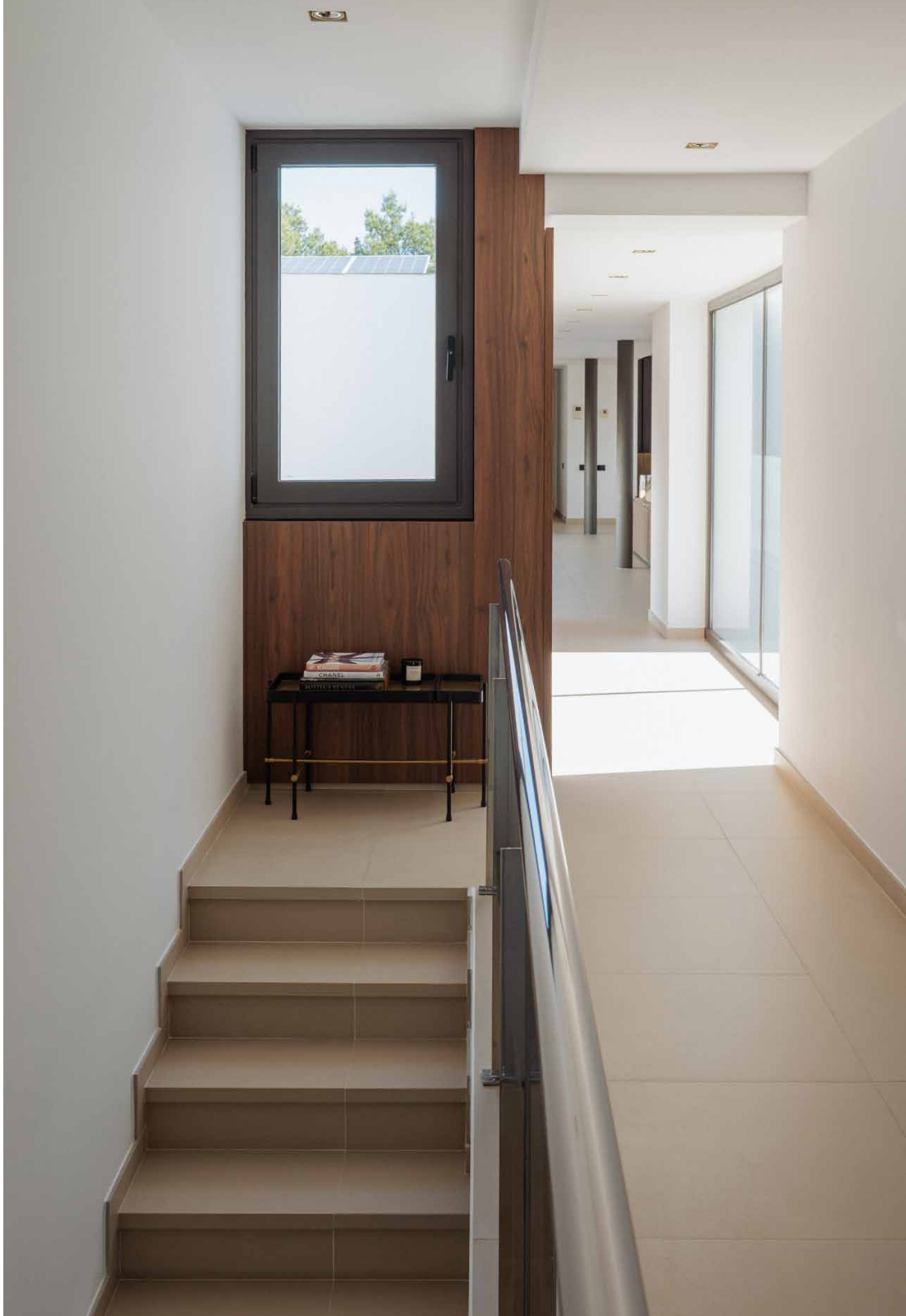
















Property Details

4 Bedrooms, 4 Bathrooms
Panoramic sea views
Tourist license
Open-plan kitchen, dining and reception room
Covered dining terrace and outdoor kitchen
Pool and sun deck
Four bedrooms suites opening to the outdoors
Planning permission to extend if required
Glass-fronted balcony and terrace
Dedicated parking
Secure gated community location

Build Size: 654sq m
Plot Size: 1,455 sq m



Location

There's a different pace to life in Es Cubells. Tucked away on Ibiza's sought-after southern coastline, Villa Luna feels a world removed from the island's livelier side. Yet, behind the gates of the 24-hour secured Vista Alegre community, you're surprisingly well connected. Ibiza Town is less than 15 minutes by car, the airport just 20, and the village of San José within easy reach. When the mood calls, the crystalline waters of Sa Caixota and the secluded coves of Es Torrent and Porroig invite slower days by the sea.

Ibiza Airport: 20 mins
Ibiza Town: 15 mins
San Jose: 10 mins
Cala Jondal: 10 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

+34 871 51 53 02
ibiza@domusnova.com

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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.

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