

DOMUS NOVA



Villa Mediterraneo, South East Ibiza

In partnership with **BARNES**
INTERNATIONAL REALTY



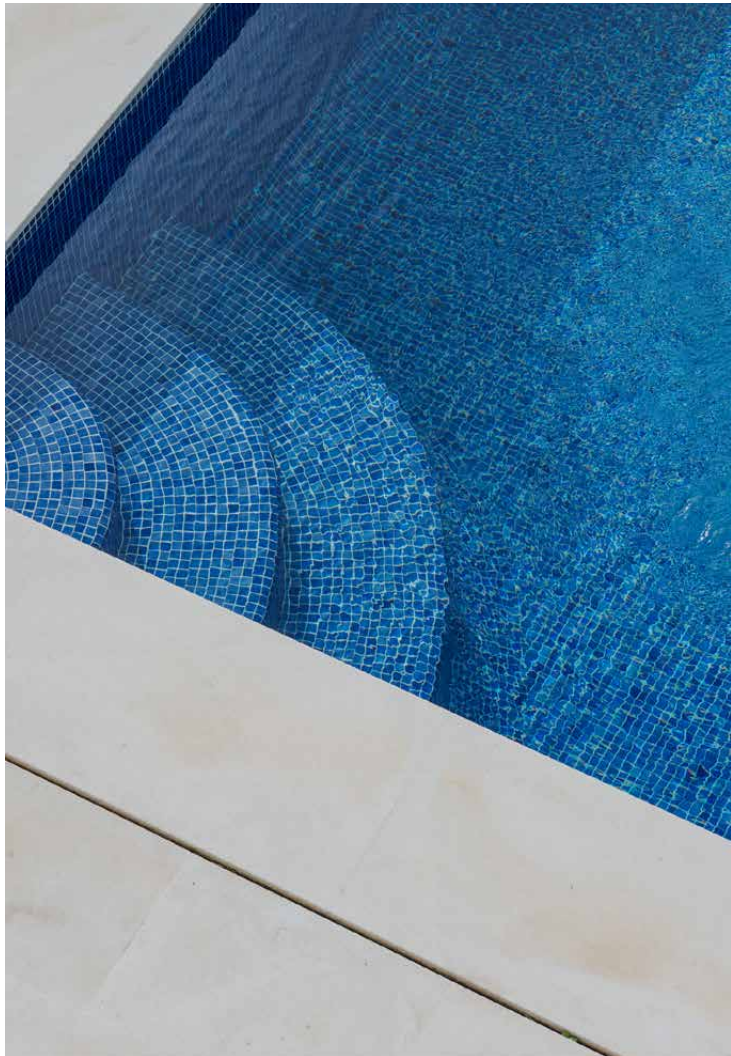
Frontline to the sea, the views take centre stage at Villa Mediterraneo, a seven-bedroom villa for sale within the gated hilltop community of Roca Llisa.

From almost every angle, the sea is a constant presence here. High above the rocky coves of Cala d'Espart and Cala Olivera, Villa Mediterraneo occupies an elevated position within Roca Llisa, gazing out over open water. Cliffside paths descend to the shoreline, while the community's championship golf course is moments away.

Everything is drawn outside. Life revolves around the terrace and an infinity pool that seems to merge with the horizon. A glass-fronted sundeck is made for long afternoons chasing the sun, while a shaded dining terrace becomes the natural gathering place from lunch through to late evening.







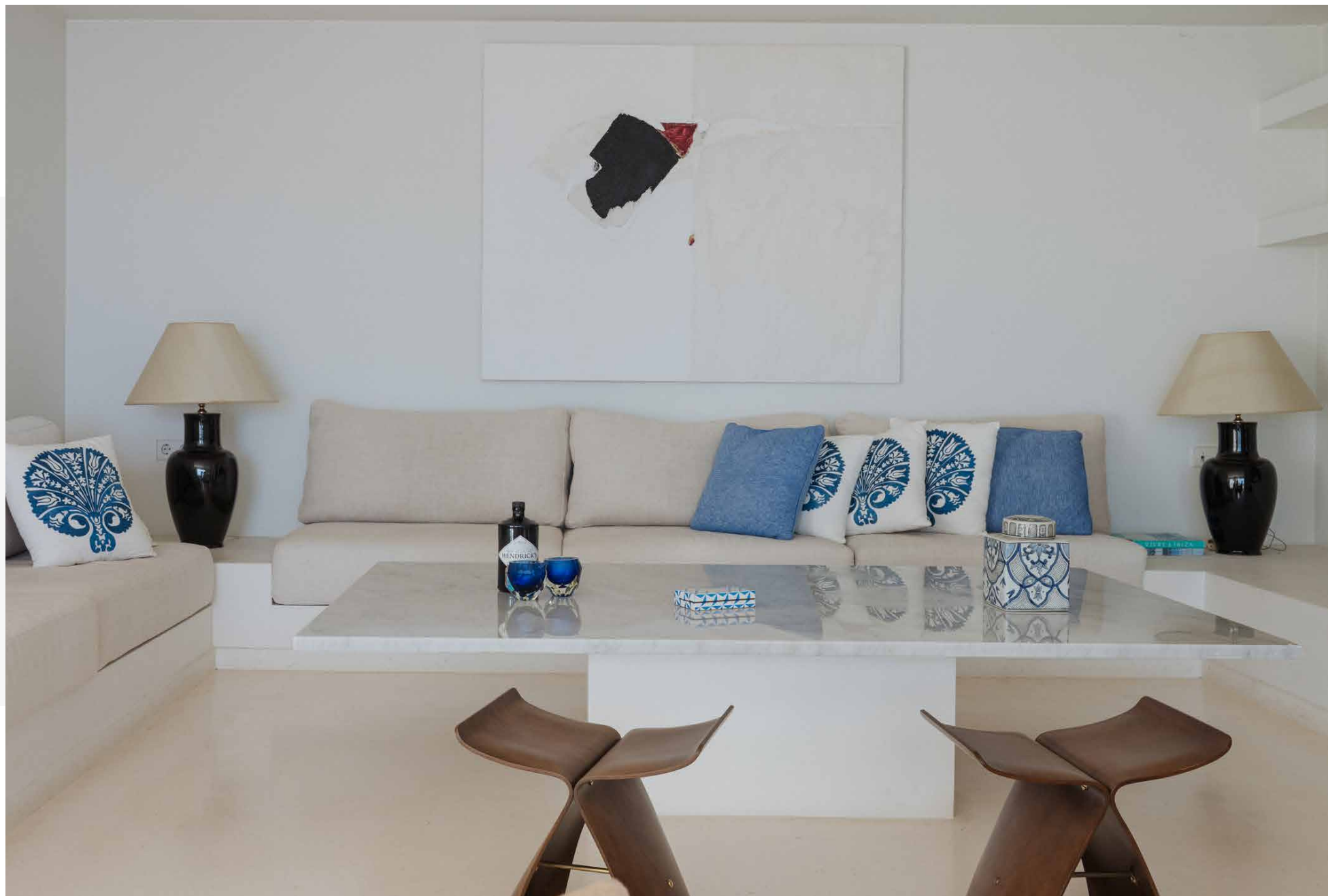




Inside, the architecture is clean-lined and calm. Crisp white volumes frame the sea, while the setting brings another kind of ease: 24-hour security and genuine lock-up-and-leave appeal.

The main living space is open, sociable and closely connected to the outdoors. White surfaces carry light throughout the room, while a fireplace adds warmth during the cooler months. The adjoining kitchen is pared-back but performs, with timber cabinetry, integrated appliances and generous preparation space. Outside, it spills onto a dining area overlooking the coastline. A retractable awning tempers the afternoon heat, while a wood-fired grill invites slow, open-air gatherings.







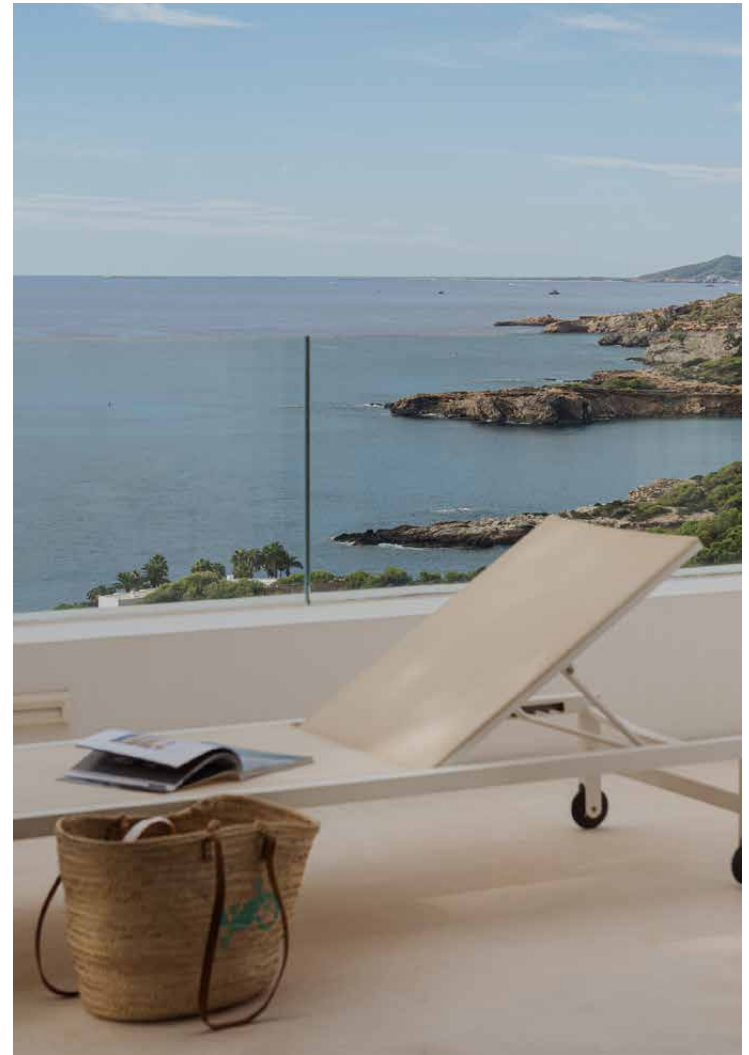


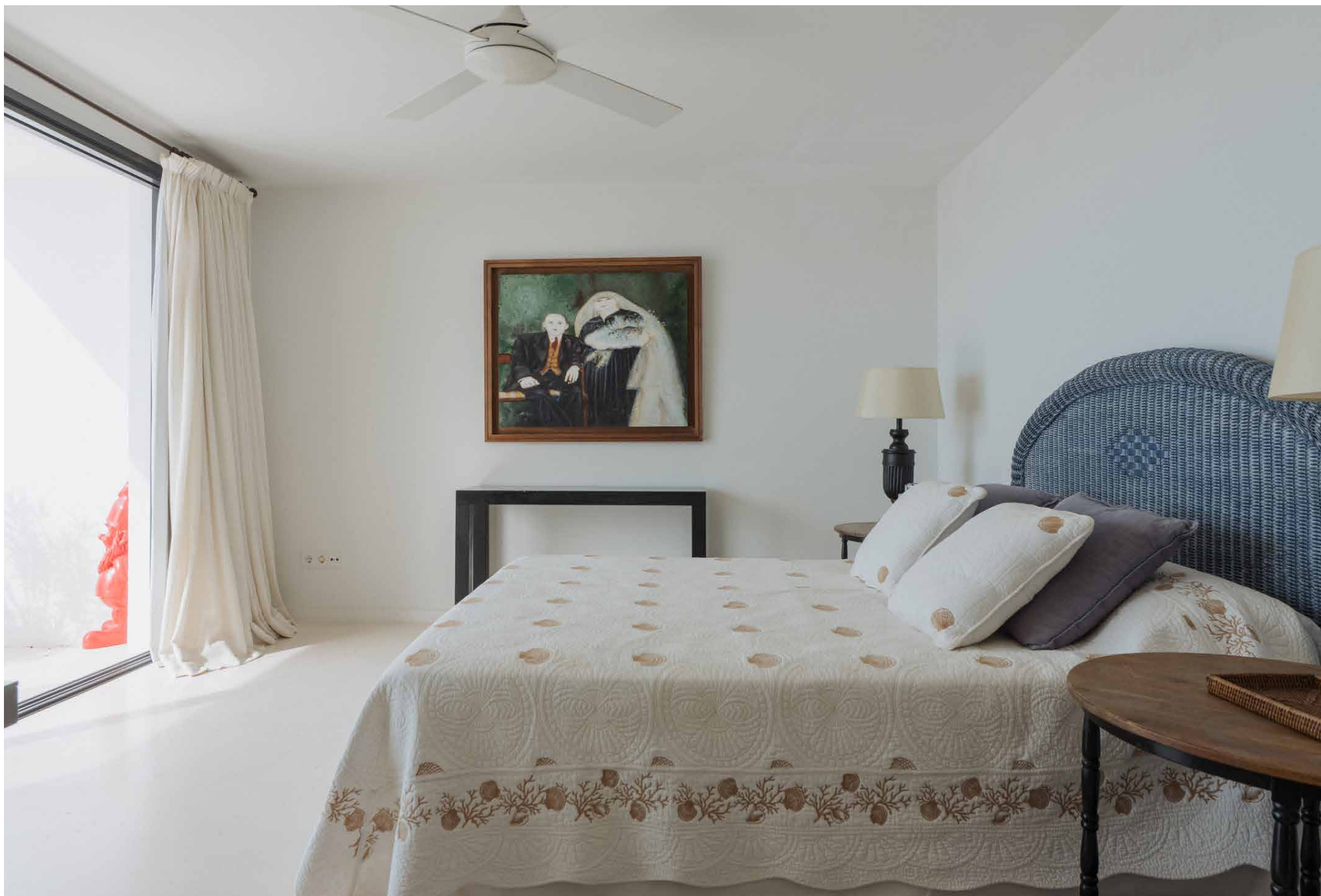
The landscape finds its way into all seven bedroom suites. Several open directly outside, while carefully positioned bathroom windows frame unexpected glimpses of sea and sky. Built-in wardrobes and understated finishes keep the mood quiet and composed. The result is a home that feels consistently calm, with every room connected to the setting beyond.

















Property Details

7 Bedrooms, 7 Bathrooms
Villa in the exclusive Roca Llisa community
Unbeatable sea views
Impressive frontline terrace
Infinity pool
Seven bedroom suites
Open-plan reception and dining room
Contemporary kitchen
Dining terrace and sundeck
Close to Cala Llonga, Santa Eulalia and Jesús
Gated community with 24/7 security
Covered car port

Build size: 400 sq m

Plot size: 1,201 sq m



Location

With its uninterrupted views and peaceful hilltop position, Villa Mediterraneo offers a gateway to Ibiza's more tranquil side, set within a residential community that remains one of the island's most discreet coastal enclaves. Casually stroll to Cala Espart – a secluded rocky bay – or while away the days stretched out on the sands of picturesque Cala Llonga, hopping between the restaurants and bars of vibrant Jesús or walking along the seafront promenade at Santa Eulalia. If you want to turn up the tempo, Ibiza Town's buzzing nightlife and culture are within easy reach.

Ibiza Airport: 20 mins

Ibiza Town: 15 mins

San Josep: 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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