

# DOMUS NOVA



Villa Pietra, Cala Tarida - €7,200,000

*In partnership with* **BARNES**  
INTERNATIONAL REALTY



High above Cala Tarida, this five-bedroom villa for sale commands sweeping views – a sculptural new build shaped by the land and Mediterranean living. There's a quiet drama to Villa Pietra. Elevated above the coast, it looks out over bands of blue where sea and sky dissolve into one. Design by Balzar Arquitectos is confident and clear-cut: concrete forms play host to contemporary interiors, while thoughtful native planting backdrops streamlined outdoor living. Currently in construction and due for completion in summer 2026, this new-build villa arrives almost ready to inhabit – with scope to add your own imprint through the final details. Interiors will come fully furnished, with hand-picked pieces from collections by Serax and Vincent Van Duysen, Gordon Guillaumier and more.

A central walkway creates a cinematic sense of arrival, drawing you through the house straight to its social core. This is where the setting takes over. Full-height electric windows stretch across the living space, sliding open to create one seamless sun-washed scene. Materials have been meticulously selected: travertine floors, warm stone and Bauwerk limewashed walls that amplify light. Generous but relaxed, the kitchen and dining area is made for company; its Moblaco Organic Series kitchen is refined and fitted with high-spec appliances from Gaggenau and Miele and taps by ICÓNICO O Collection.







Outside, the villa opens up in layers. Main terraces step down with the building, dotted with open decks, shaded corners and a Barraza stainless steel outdoor kitchen. The infinity pool is its pièce de résistance, stretching the length of the terrace. A quieter corner reveals the secret garden – a tucked-away hideout with a sunken seating area beneath a weeping willow.

Back indoors, five bedrooms are arranged for privacy and rest. Each has its own en suite bathroom in Titanium travertine – all clean lines and brushed copper details. Comforts are woven quietly into the background: smart home technology lets you control lighting, climate and underfloor heating with ease. Plus, a Siber double-flow ventilation system installed in all rooms.

















## Property Details

5 Bedrooms, 5 Bathrooms  
New build villa due to complete summer 2026  
Exceptional sea views  
Design by Balzar Arquitectos  
Open-plan kitchen and dining area  
Reception room with integrated home cinema  
Five bedroom suites  
Multiple terraces  
Swimming pool  
Outdoor dining terrace  
Landscaped grounds  
Smart home technology  
Parking spaces

Plot size: 1,158 sq m  
Build size: 436 sq m

\*Villa Pietra is currently in development, with completion due in summer 2026. CGI's are for illustrative purposes only and do not necessarily represent final specification.



## Location

Perched on the picture-perfect western coastline, this new-build villa offers enviable proximity to Ibiza's best sunset beaches. It's a few minutes down to Cala Tarida – a kilometre-long stretch formed of three white coves, home to the infamous Cotton Beach Club. Cala Moli boasts clear waters that are ideal for snorkelers, while Cala Comte gazes out to the little islands of Es Bosc, Sa Conillera, Ses Bledes and S'Espartar. Head to the village of San José, where island creatives showcase their produce and handmade goods at artisanal markets, followed by a meal at family-run Sa Soca. For nature enthusiasts, drive down to the ecologically diverse UNESCO World Heritage Site of Ses Salines.

Cala Tarida – 2 mins  
Cala Comte – 5 minutes  
Cala Jondal – 15 mins  
Ibiza Airport – 18 mins  
Ibiza Town – 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

Specialising in London  
and Ibiza's design-led homes

Let's talk

+34 871 51 53 02

[ibiza@domusnova.com](mailto:ibiza@domusnova.com)

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