DOMUS NOVA



La Astria, West Ibiza

In partnership with BARNES INTERNATIONAL REALTY



A modernist hideaway with Cala Bassa on its doorstep, this eight-bedroom Ibiza estate for sale is a world of its own. La Astria knows its angles. Sharp modernist lines and a nod to Frank Lloyd Wright give this landmark estate its edge. Brought to life by architect Jorge Rivas, a main house and guest casita sit among pine-wrapped grounds – a private world where the sea is never far from sight, and the white sands of Cala Bassa are just a 10-minute stroll away down a dedicated path.

Landscaping by Terravita softens the geometry with carob trees, golden grasses and Mediterranean aromatics. By day, the sea commands attention. After dark, with little light pollution to interrupt, the night sky puts on a show of its own.

Wall-to-wall glazing draws the landscape into a series of living spaces that unfold across one level. Retractable glass disappears at the touch of a button, opening the lounge, dining area and reading nook to the terraces and views sweeping from San Antonio Bay to Cap Nuno.































The kitchen makes a statement. Designed by Eginstill, an island in richly veined Rosso Carrera marble takes centre stage, with Gaggenau appliances on hand for entertaining or a private chef taking the reins. Pull up a stool at the bar, gather around the dining table or follow the sunshine to the terrace.

Outside becomes another room. A covered kitchen sets the scene for long lunches, while terraces and tucked-away chillouts emerge between the trees. Come evening, the sunken firepit offers the best seats beneath the stars.

There's a playful side to the estate, too: a yoga deck, volleyball court, woodland playground with rope tunnels, and an outdoor cinema where sand replaces carpet. At the centre of it all, a 30-metre infinity pool cuts a striking line through the landscape, its mosaic-tiled waters spilling into the horizon.

Inside, the house has a whole other personality. The clubhouse, meanwhile, is made for after dark – moody lighting, a dramatic black-and-white marble bar and room for poker or pool.





















The bedrooms are designed with the same sense of ease. On the main level, the principal suite is a retreat in its own right, complete with a dressing room, lounge and private lawn. Two further guest suites are also found on this floor. Below, four independent suites open directly to the gardens, each with its own lounge and kitchenette. A short distance from the main house, the east-facing casita catches the first light of morning.







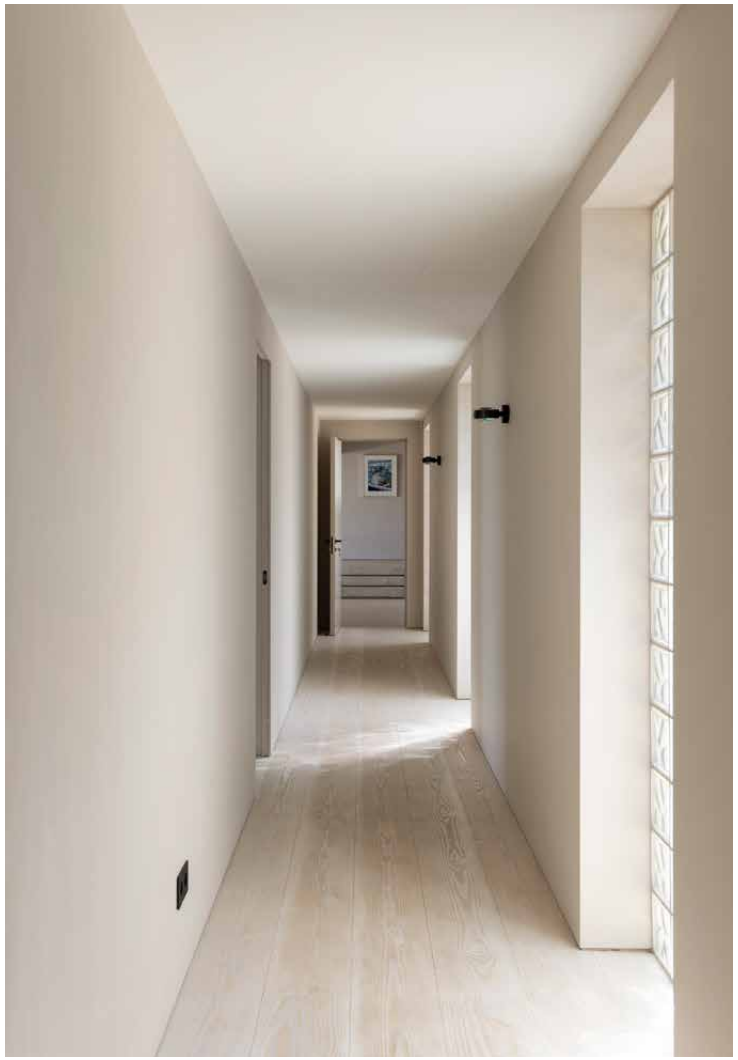




















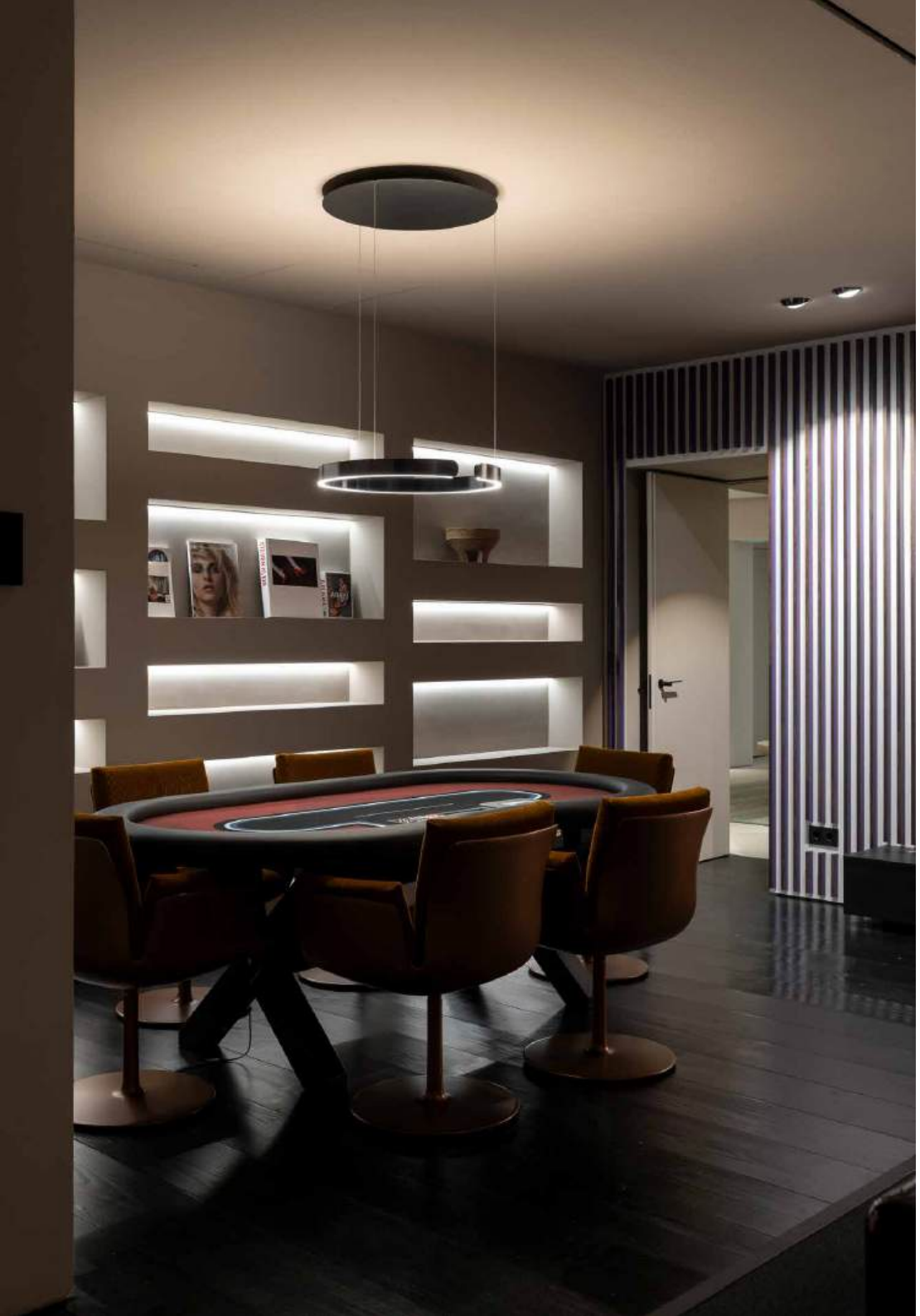


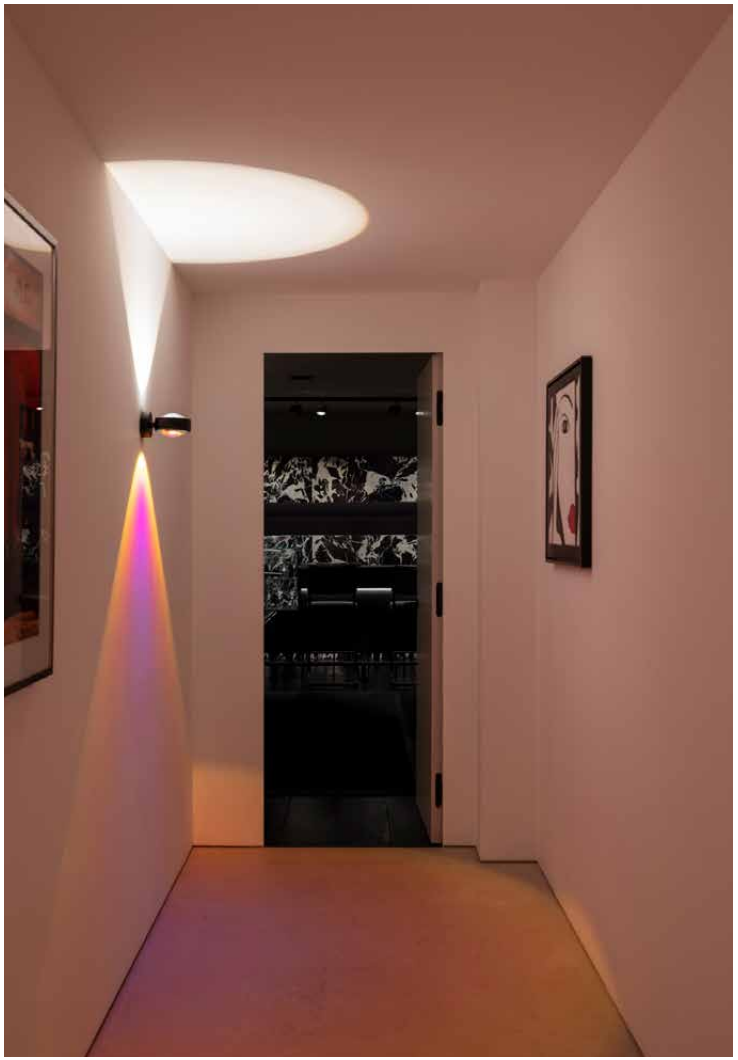




































Property Details

8 Bedrooms, 11 Bathrooms
Sprawling sea-view estate
Walking distance along a dedicated path to Cala Bassa beach
Modernist architecture by Jorge Rivas
A seven-bedroom main villa, plus one-bedroom casita
Expansive lounge, dining room and kitchen
Multiple terraces, outdoor kitchen and firepit
Mediterranean landscaping by Terravita
30-metre infinity pool
Volleyball court, yoga deck and outdoor cinema
Children's playground
Principal bedroom suite with dressing room and private terrace
Six further guest suites in main house, four with kitchenettes
Four-car garage with electric charging point
Perimeter fence, CCTV and built-in safety deposit boxes
Sonos system and smart technology throughout

Build size: 1,450 sq m
Plot size: 58,456 sq m



Location

Set among the pines above Ibiza's west coast, La Astria has some of the island's most beautiful beaches on its doorstep. A 900-metre stroll along a rural path puts the white sands and turquoise waters of Cala Bassa between your toes. A short drive away, Cala Comte is made for long afternoons swimming, snorkelling and watching the sun go down – perhaps with a sundowner at Sunset Ashram or something more low-key at Cala Escondida. For everyday essentials and local restaurants, the village of Sant Josep is close at hand. And when the day draws to a close, there's no need to venture far – the estate has its own front-row view of the evening sky.

Ibiza Airport: 28 mins
Ibiza Town: 29 mins
Sant Josep: 15 mins
Cala Comte: 12 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

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