

DOMUS NOVA



The Farmhouse, Central Ibiza - € 7,900,000

In partnership with **BARNES**
INTERNATIONAL REALTY



Mediterranean gardens, orchards and cultivated land surround this newly completed finca-style estate, where architecture and agriculture are held in careful balance. Designed by Joan Roig, one of Ibiza's leading contemporary architects, the property bears the hallmarks of his work: cathedral-like volumes, Mediterranean character and exceptional craftsmanship.

Just minutes from the vibrant village of Santa Gertrudis, with the marina, restaurants and amenities of Santa Eulària also within easy reach, The Farmhouse feels deliberately removed from it all. Here, the pace slows among old stone terraces, swaying palms and shaded rattan verandas. A dusty terracotta exterior settles naturally into the greenery, while inside, a minimalist framework is softened by natural textures, bespoke joinery and a palette drawn from the surrounding landscape.







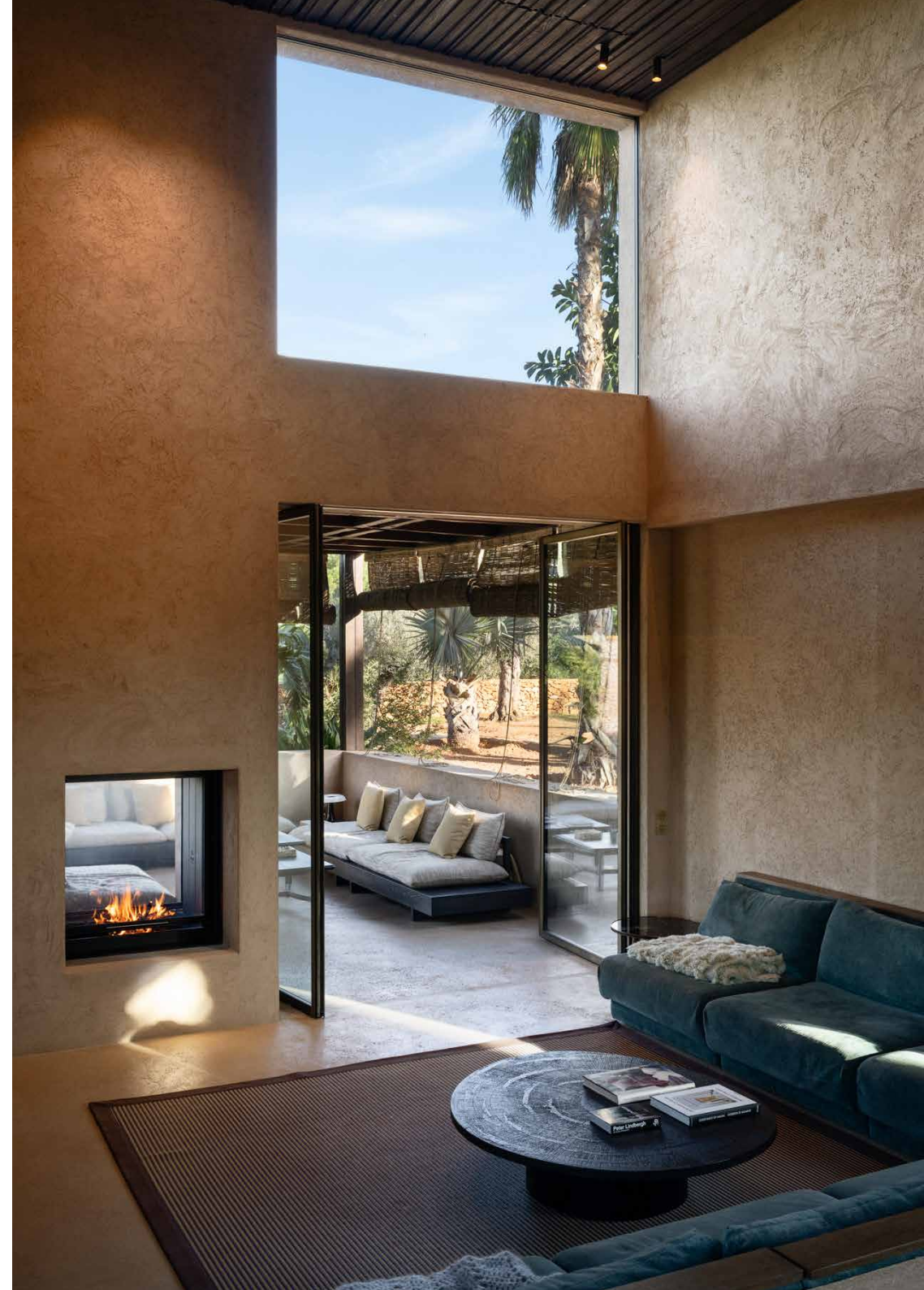


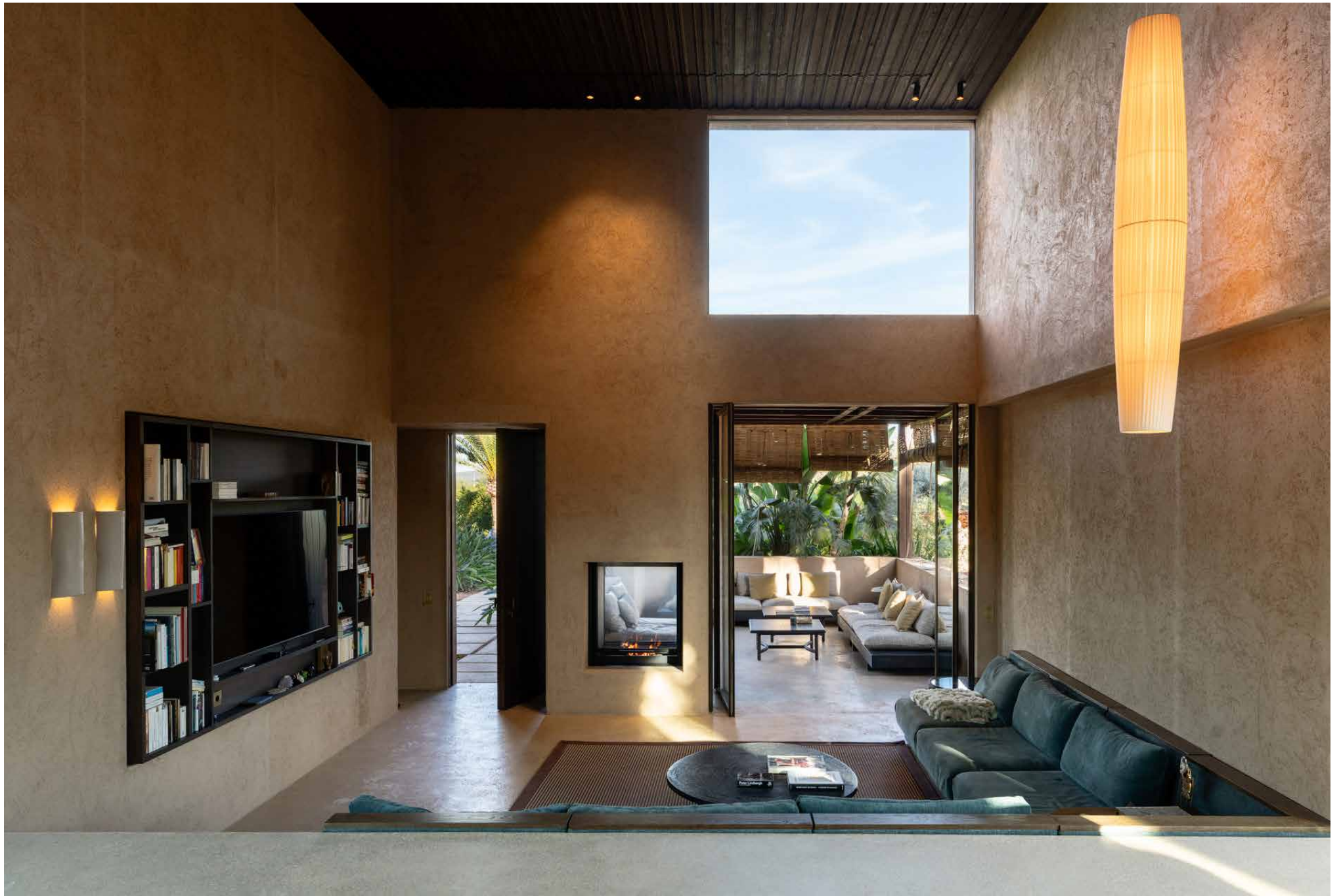


The home unfolds across a series of connected spaces designed for open-air living. At its centre, a double-height atrium acts as the main gathering point, drawing light through wide picture windows and opening to the gardens beyond. On one side, a sunken TV room of impressive scale leads to a shaded outdoor lounge. On the other, a refined main kitchen connects to an al fresco kitchen and dining terrace, setting the stage for long lunches and evening gatherings.

Throughout the house, every interior has its outdoor counterpart. Bedrooms flow onto private terraces, lounges are dotted between orange trees, and a moodier indoor spa finds its outdoor equivalent in a sun-drenched saltwater pool.

Across the grounds, a distinctive soil-to-table lifestyle takes the lead. Landscaped patios and chill-out areas frame peaceful views across the estate – a patchwork of orchards and olive groves that feel both productive and restorative. The fertile land is cultivated with seasonal vegetables, aromatic herbs and Mediterranean plants, all grown according to ecological principles. A dedicated agricultural annex supports storage and processing, while a traditional balsa irrigation pool helps maintain a constant water supply.











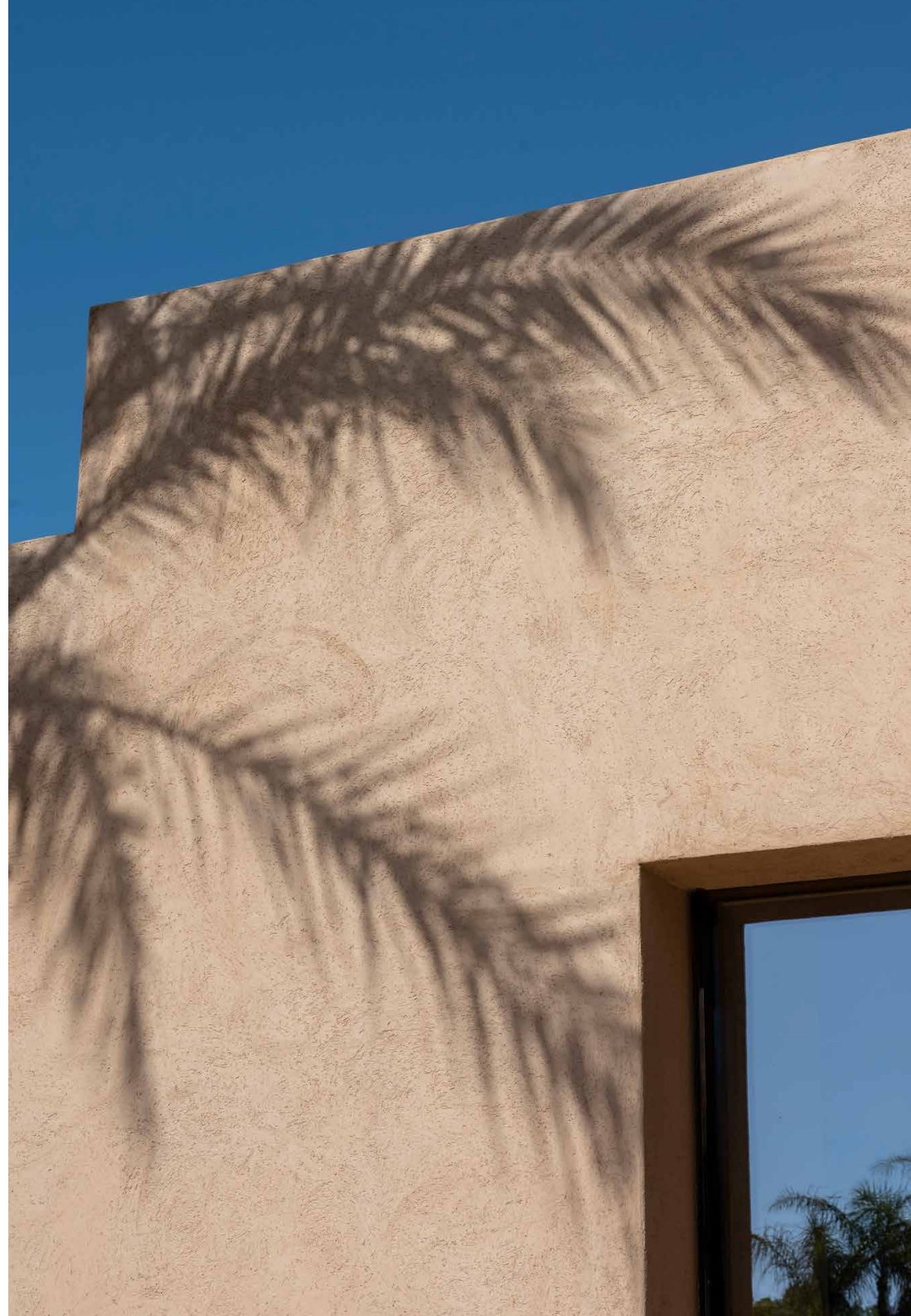


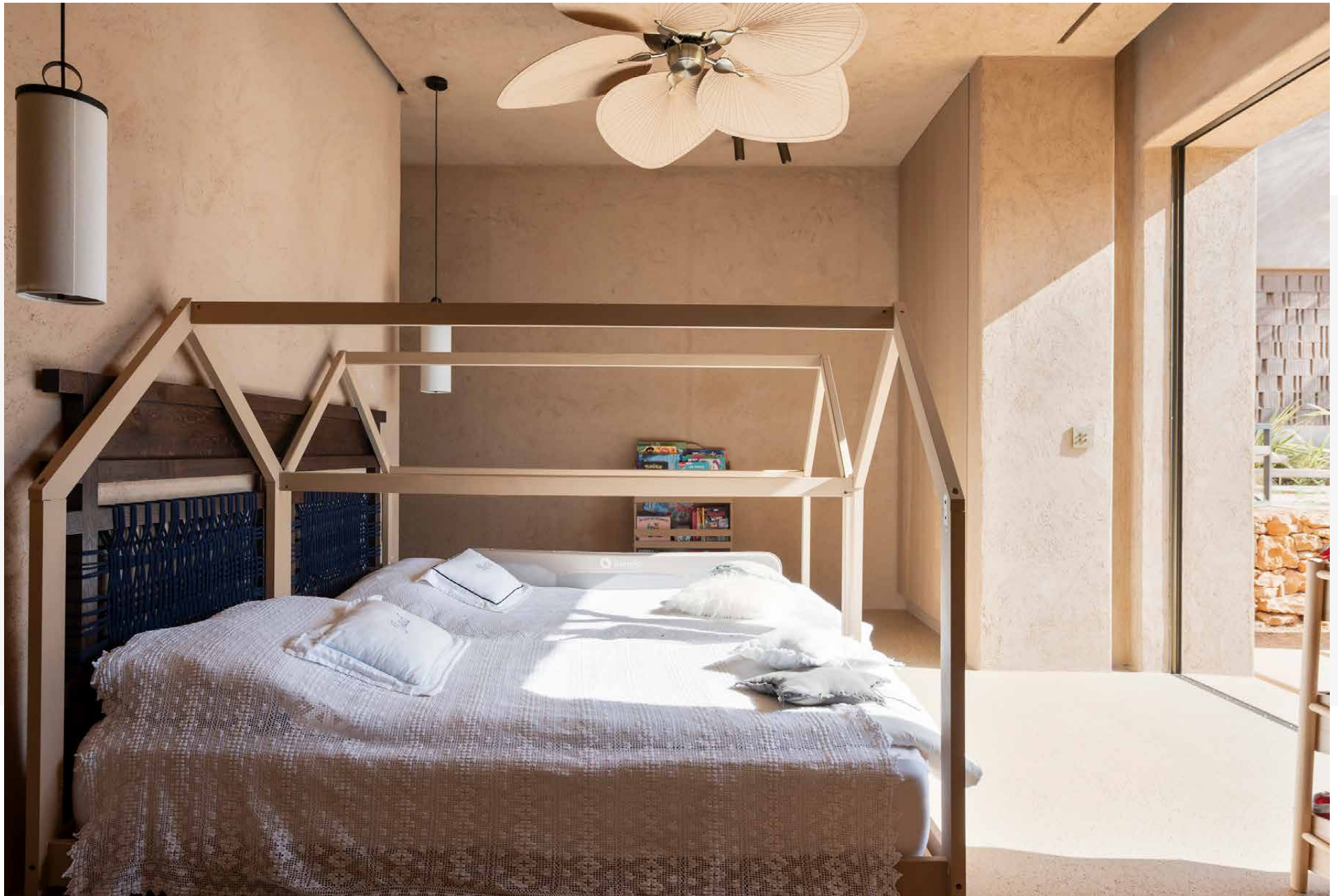


All six bedroom suites continue the home's earthy restraint, with pared-back details, tiled bathrooms and, in several cases, direct access to terraces. Wellness spaces add another layer to the living experience, including an indoor heated spa pool, sauna, cold plunge and fully equipped gym.

Self-sufficiency and sustainability are touchstones throughout. A private well, rainwater collection, greywater recycling and blackwater treatment systems support irrigation, while solar panels, osmosis filtration and low-consumption landscaping reduce the estate's environmental impact. Inside, underfloor heating and an aerothermal climate system ensure year-round comfort.













Property Details

Architecture by Joan Roig
Newly built finca set within a working agricultural farm
Designed for sustainably minded living
Double-height living spaces
Contemporary kitchen
Summer living room, kitchen and dining room
Six bedroom suites
Saltwater pool
Indoor pool, spa and gym
Extensive grounds and established orchards
Private well and water recycling
Solar panels
Automated irrigation
Parking for four cars
Close to Santa Gertrudis

Build size: 520 sq m
Plot size: 16,483 sq m



Location

The Farmhouse enjoys the best of Ibiza's quieter side without sacrificing connection. Santa Gertrudis – with its thriving year-round community, destination restaurants, galleries and independent boutiques – is just minutes away, while Santa Eulària's marina, beaches and everyday amenities are equally close. Golf Ibiza, the east coast's walking trails and hidden coves, and the weekly Punta Arabi market in Es Canar are all within easy reach. The prestigious Morna International College is also less than 10 minutes away, making The Farmhouse an ideal base for families seeking a permanent home or long-term island base.

Santa Gertrudis – 10 mins

Santa Eulària – 10 mins

Ibiza Airport – 20 mins

Ibiza Town – 20 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
+34 518 88 00 78
ibiza@domusnova.com

The property particulars are a guide not statements. Descriptions, photographs, and plans are for guidance and should be checked a prospective purchaser or tenant. The Property is offered "subject to contract". No warranties, representations, or Tenancy is given by Domus Nova. Expenses incurred by a prospective tenant or buyer will not be reimbursed if the Landlord or the Seller withdraws prior to the Tenancy Agreement being signed, dated and exchanged and cleared funds received. Further details of the Disclaimer together with trading names and our Privacy Policy is shown on our website The IVA position relating to the property may change without notice.

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](#).

© 2026 Domus Nova in partnership with BARNES International. All rights reserved.

In partnership with
BARNES
INTERNATIONAL REALTY