

# DOMUS NOVA



Villa Adriana, San Miguel  
€4,700,000



A secluded six-bedroom villa with uninterrupted views over the pine-tufted hills of Ibiza's northern coastline. This contemporary island home blends modern design principles with textural tactility.

Moments from the crashing waves of Na Xamena Bay, a hillside retreat pairs peace and privacy in design-led surrounds. From a loop road serving only three homes, double doors set into a thick white wall grant access to a tranquil oasis.

Characterising the main house, a spacious reception room combines cooling tones and organic accents. Polished concrete flooring flows directly into the sunroom extension. Sabina beams stretch to meet floor-to-ceiling glazing, which draws natural light into the villa. Alcove shelving maintains a sense of calming simplicity within the media area. Alternatively, take in the views from a seated position, or step outside to surveil the sea, sky and land from the terrace.

A separate kitchen features integrated appliances, a monolithic stone sink and an American-style fridge freezer. A breakfast snug with banquette seating is a fitting spatial innovation. An ideal dining area, the turret room's chequered flooring wears regal green tones. Outside, this space is wrapped in unshaped honey-toned stone.

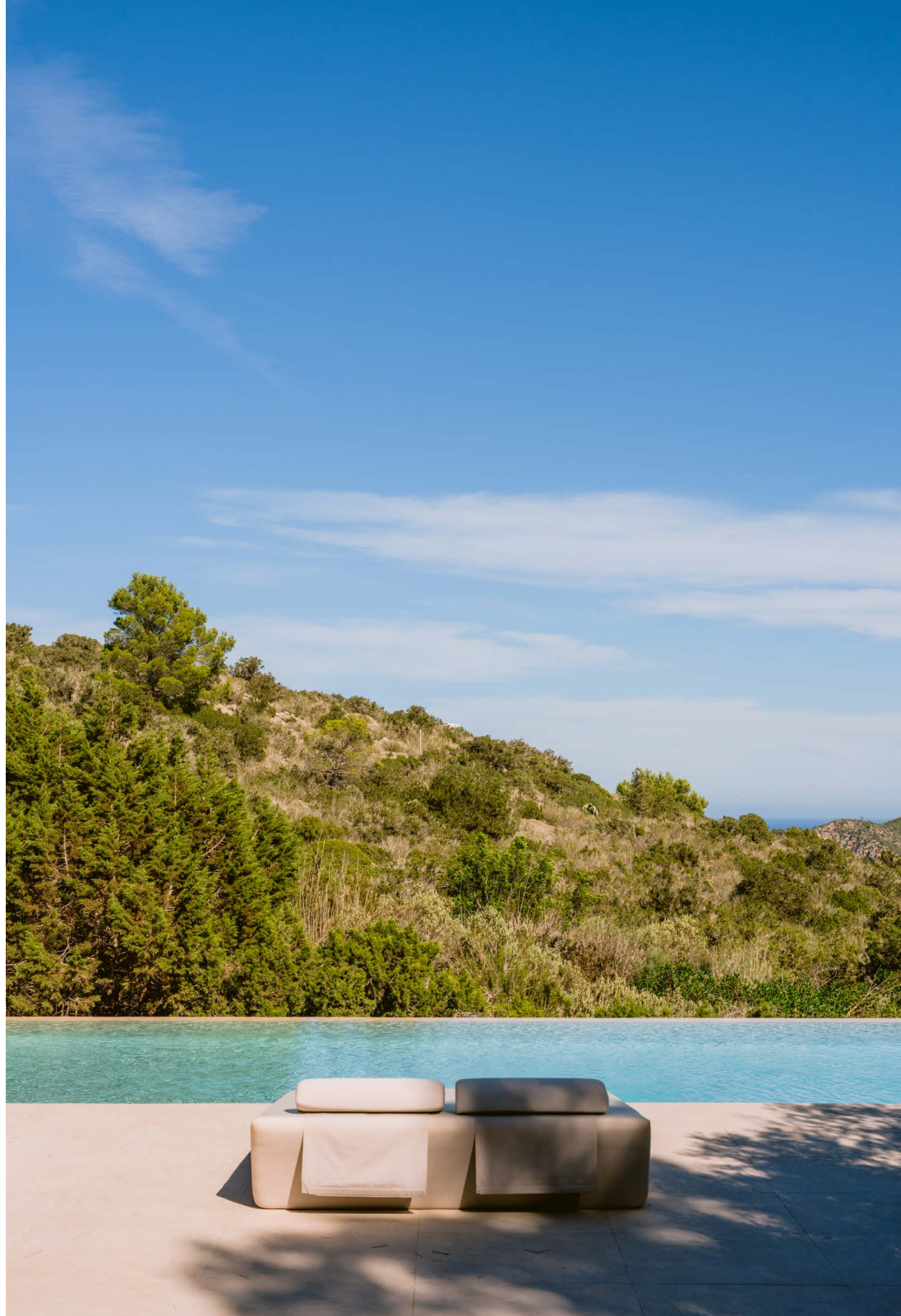






















With the feel of a private courtyard, the outside space draws together fig trees, olive trees and native shrubs. Several terraces provide options for sheltered dining or al fresco entertaining. Mature pines envelop the villa, receding only from the home's panoramic vantage point over the northern coast. The pièce de résistance, an infinity pool soaks in the views while appearing to slip into the horizon.

Crowning the main house, the principal bedroom suite has the feel of a crow's nest. This generous space benefits from a stylish en suite and an integrated dressing area. Wraparound windows provide panoramic views in every direction. Outside, its private terrace features a freestanding bathtub. Between the main house and the guesthouse, a further five bedrooms enjoy neutral tones and an abundance of natural light.























## Property Details

6 Bedrooms, 4 Bathrooms

Uninterrupted sea views

Generous reception room

Fully-equipped kitchen

Dining area with micro-cement flooring

Principal bedroom suite with panoramic views

Three further bedrooms in the main house

Two-bedroom guesthouse

Additional reception room

Four terraces

Landscaped gardens with fig and olive trees

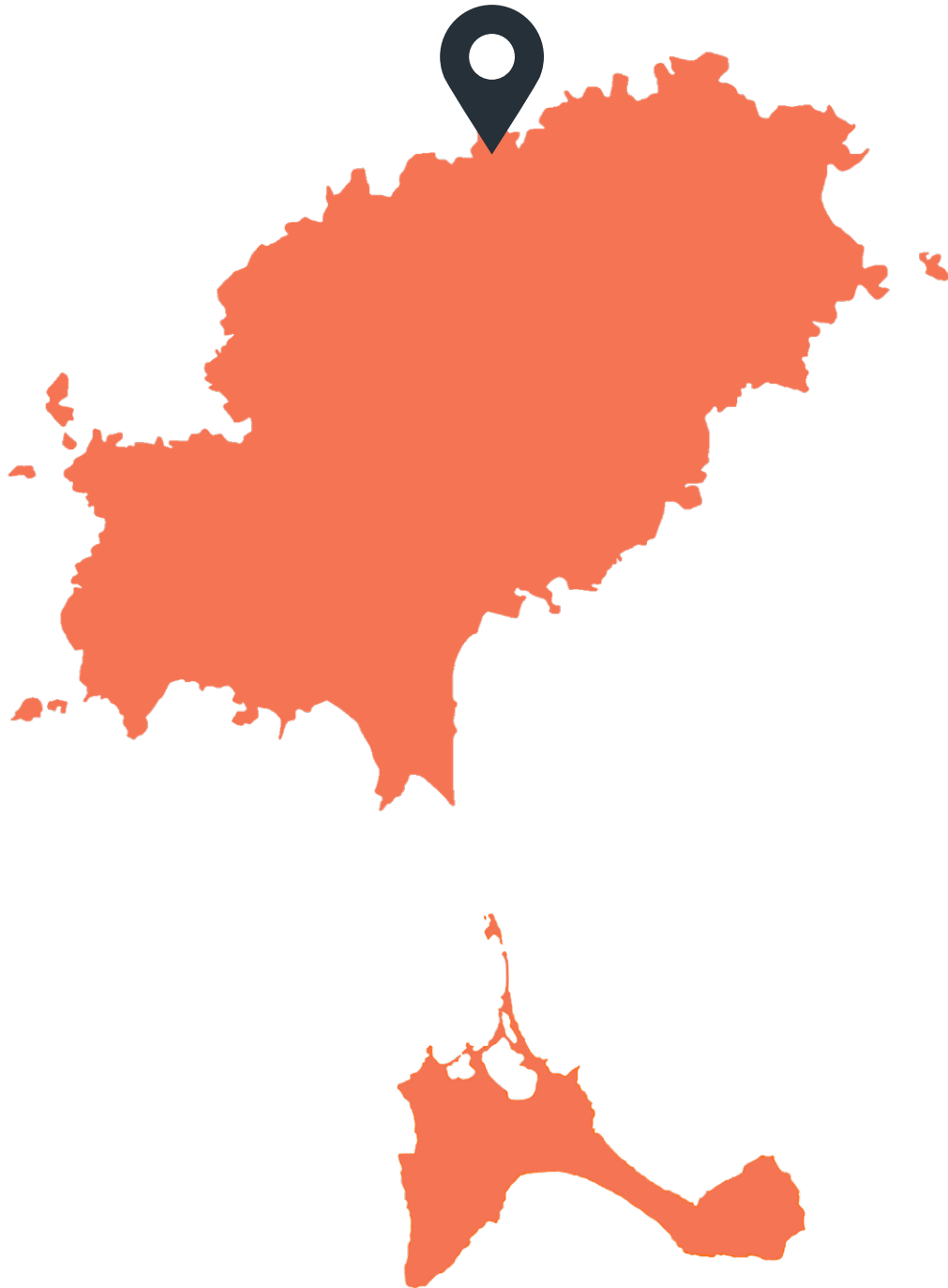
Infinity pool with sea views and outdoor bathroom

Two-car garage

Air conditioning, underfloor heating and solar energy

Build Size: 300 sq m

Plot size: Approx. 2,000 sq m



## Location

Villa Adriana is perfectly placed for exploring the unspoiled north of the island. Benirrás Beach, with its famed beach bar Elements, is a short drive away. Or head to Es Portixol Beach and make a day of it. The buzzy Puerto de San Miguel is just a few minutes further afield. Be sure to order the Bullit de Peix at Port Balansat – Ibiza’s best fish bar. Alternatively, enjoy farm-to-fork lunches at the bougainvillea-clad finca of Can Muson de sa Vila, located in the farming village of San Lorenzo. Renowned as the cultural heart of Ibiza, Santa Gertrudis is an 18-minute drive inland.

Puerto de San Miguel (10 mins)

San Miguel (12 mins)

Santa Gertrudis (18 mins)

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+34 871 515 302

ibizasales@domusnova.com

domusnova.com/ibiza

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