

# DOMUS NOVA



Villa Azul, North West Ibiza – For 10 guests

In partnership with **BARNES**  
INTERNATIONAL REALTY



Sculptural spaces and panoramic sunset sea views. Rising from the rock 200 metres above the ocean, this five-bedroom rental villa showcases elevated island living.

Enveloped in verdant greenery, Villa Azul is the highest residence on Na Xamena – a west-facing cliff and enviable vantage point. Steps lead up to this Modernist-inspired villa, which forges a connection between land and sea.

A cylindrical atrium grounds the home. Reminiscent of a lighthouse, this voluminous space features an elliptical staircase that unites the three levels. An entranceway flows into a large open-plan kitchen and reception room. Floor-to-ceiling glazing creates the impression that the villa is floating and provides a panoramic perspective of the ocean and shoreline. The glass slides away completely, imbuing the space with an even stronger sense of oneness with nature.

The room is thoughtfully delineated between cooking, dining and living spaces. A clean-line kitchen is punctuated by two islands, each cut from a single piece of travertine stone. Integrated appliances make this space a functional affair. Across the room, a comfortable seating area creates a welcoming atmosphere.





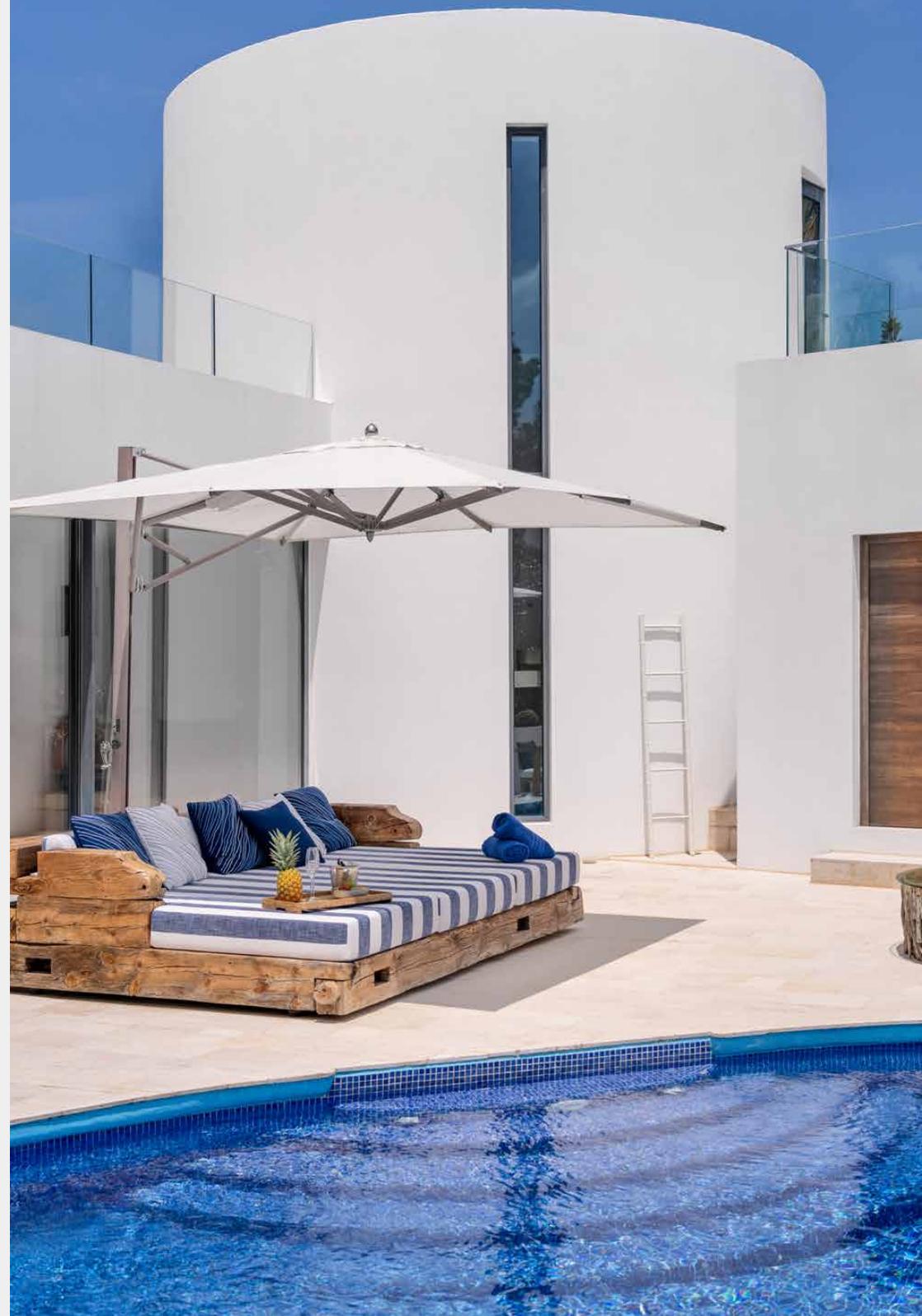




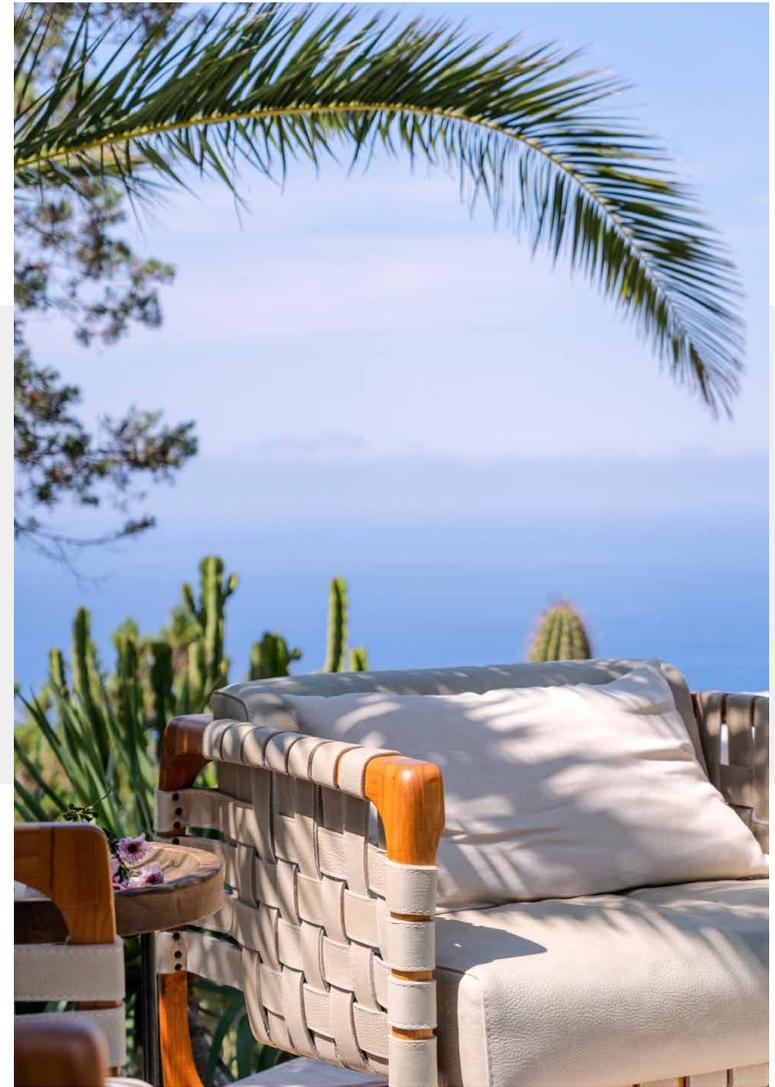




Glass doors open out to a large freeform pool. It takes centre stage at the back of the home, the villa's L-shaped form providing both shelter and a cinematic backdrop. The plot unfolds further to reveal landscaped gardens and a sheltered dining terrace overlooking the shore. At the top level, past a rounded study room, the plan fans out into two expansive roof terraces.







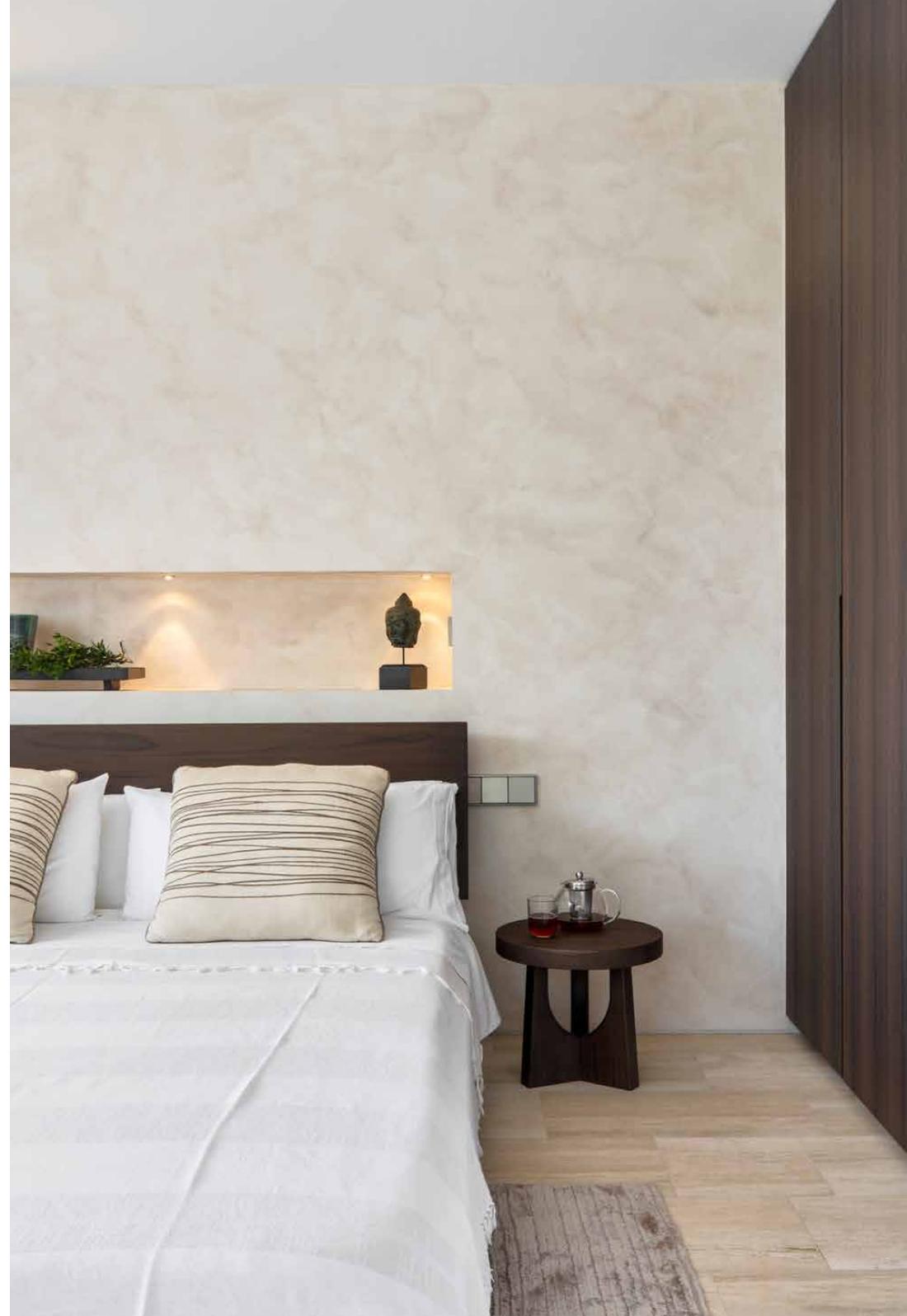








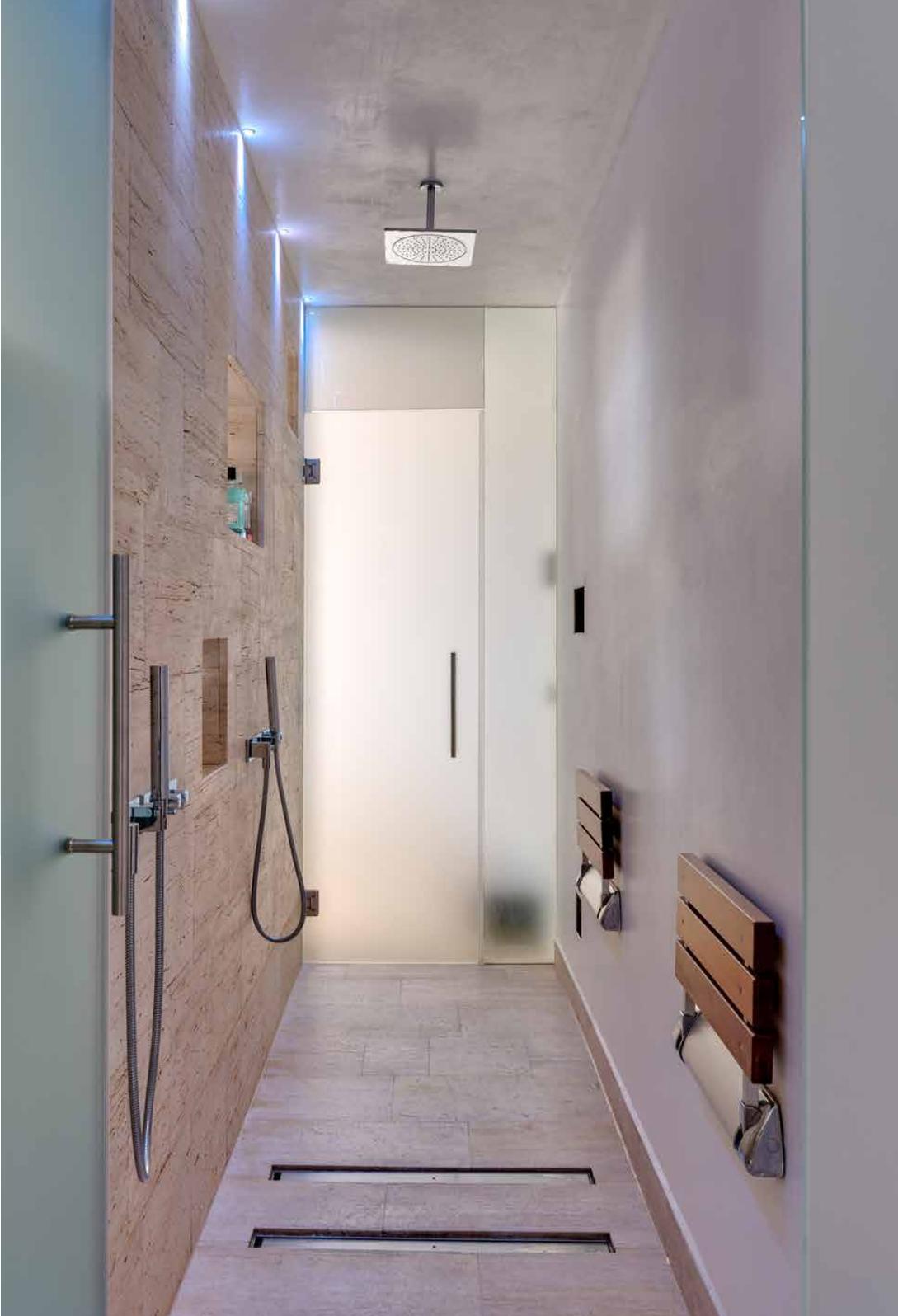
The villa was constructed by local craftspeople using high-quality finishes, most clearly showcased in the bedrooms. On the lower level, the principal bedroom suite benefits from bespoke joinery and a contemporary layout. Truly open plan, the space features dual showers, two vanities and a hot tub. Boundaries disappear as full-height glazing slides back, granting access to a private terrace. Four further bedroom suites feature calming neutral tones, fitted storage and sea views.









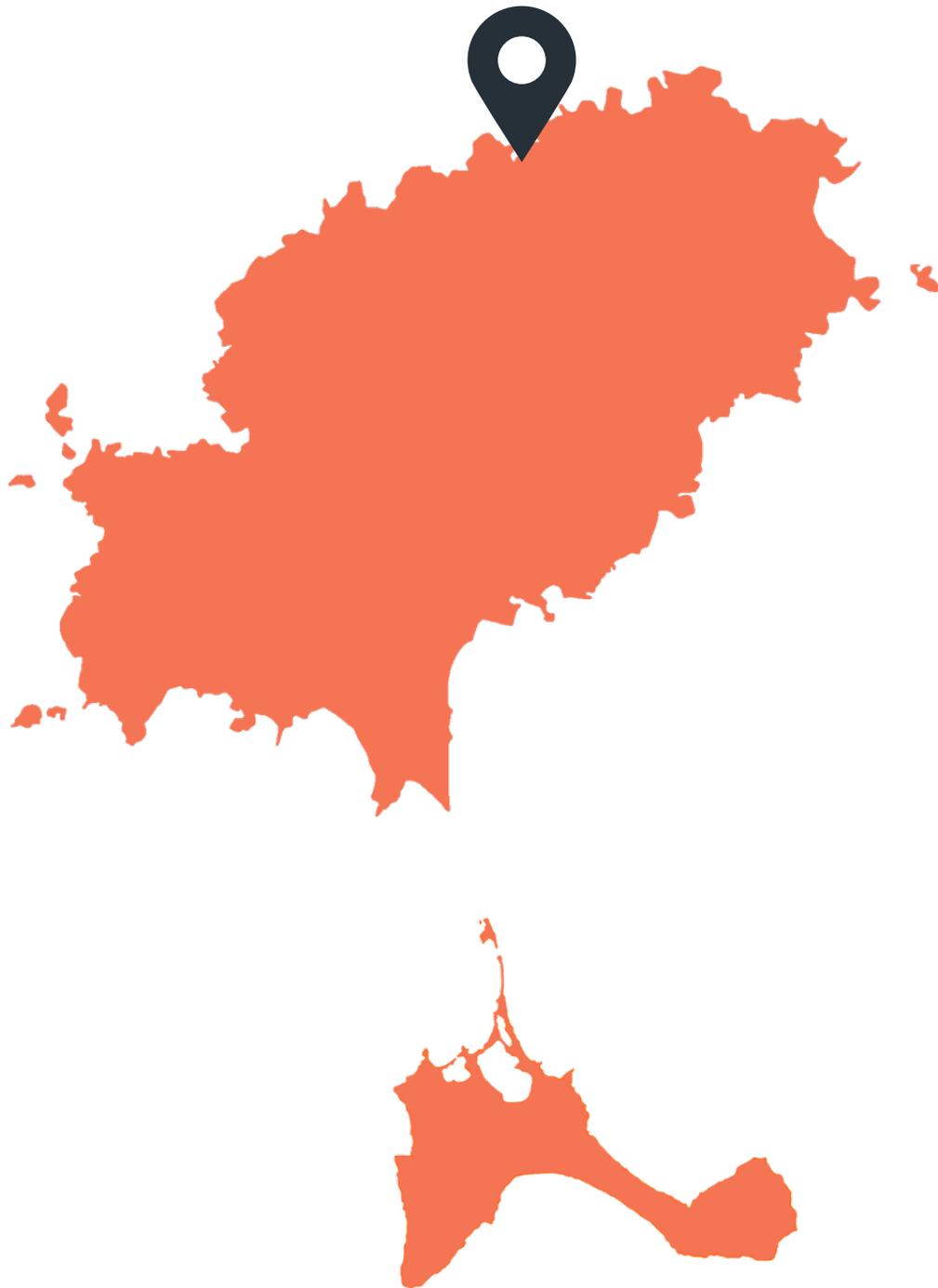




## Property Details

5 Bedrooms, 5 Bathrooms  
Panoramic sea and sunset views  
Principal bedroom suite with private terrace  
Four further bedroom suites  
Additional staff suite  
Open-plan kitchen and reception room  
Additional service kitchen  
Landscaped gardens  
Two rooftop terraces  
Large swimming pool  
Gated private driveway

Build size: 422 sq m  
Plot size: 10,000 sq m



## Location

Perched high above the breaking waves and ocean sunsets of Ibiza's north-western coast, Villa Azul is perfectly placed for exploring the unspoiled north of the island. Benirrás beach, with its famed sunset drums, is a short drive away. Or head to Es Portitxol 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 a 20-minute drive inland.

Puerto de San Miguel – 10 mins

San Miguel – 12 mins

Santa Gertrudis – 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

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