

DOMUS NOVA



Villa Azzurra, Roca Llisa - €12.750.000

In partnership with **BARNES**
INTERNATIONAL REALTY



Perched high on Roca Llisa's protected hilltop, this six-bedroom villa for sale commands the landscape. Panoramic sea views meet a sense of seclusion. Set apart on a gated hilltop, this six-bedroom villa brings a contemporary grandeur to one of Ibiza's most established enclaves. Here, the pace slows among elevated terraces and far-reaching views. Modern architecture meets the setting with restraint: clean lines, vast panes of glass and living spaces oriented towards the sea.

Ground floor living areas open generously: a dining and sitting room is wrapped by a terrace positioned to pull life outdoors. A streamlined Gaggenau kitchen anchors the everyday, its island bar a natural gathering point, with easy passage to the terrace beyond. Below, a lower-level lounge and bar offer a quieter retreat, with direct access to the garden.

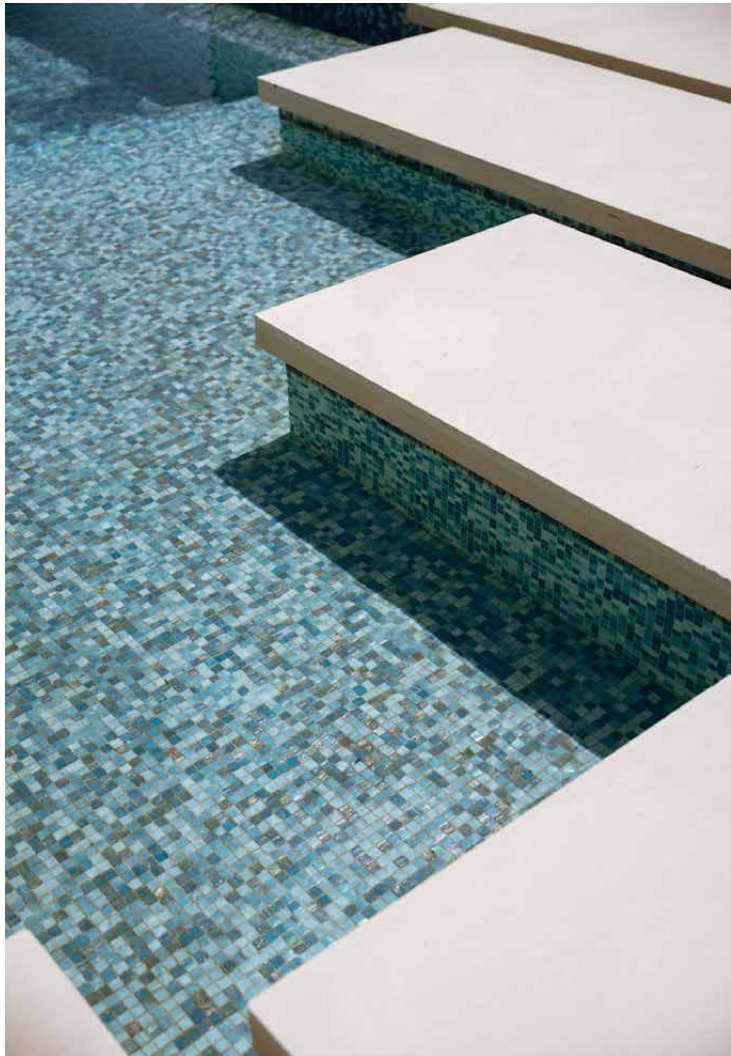
Beyond the villa, the grounds become the principal living space. A wraparound terrace unfolds with sheltered spots to settle and soak up the view, while an illuminated infinity pool sits stepped into the landscape. Sun loungers catch the warmth of the day; come evening, a sunken fire pit draws a crowd. From here, the view sweeps unbroken across the sea.



















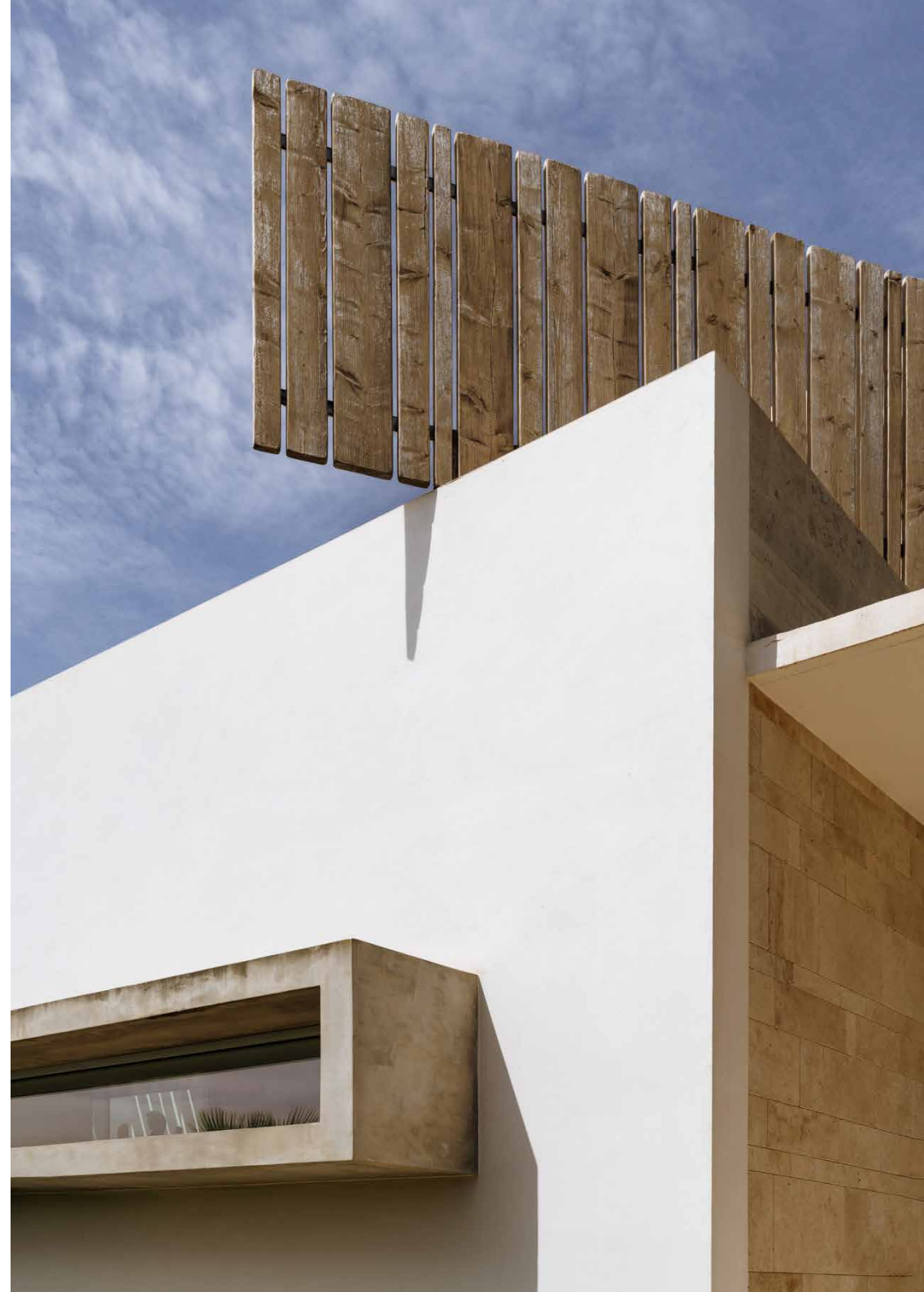






All six bedroom suites are designed for island living: light floods in or vanishes entirely thanks to blackout systems in every room. On the first floor, the principal suite claims its own domain: a generous room with a walk-in dressing room, sunken hot tub and a private terrace for sunset soaking. Five further suites, set across the villa, continue the pared-back ease with custom oak wardrobes and en suite bathrooms.

Throughout the house, considered detail runs quietly beneath the surface. A KNX Domotica system orchestrates climate, lighting and security from in-room displays or via iPad, while water osmosis filtration keeps everything pure.









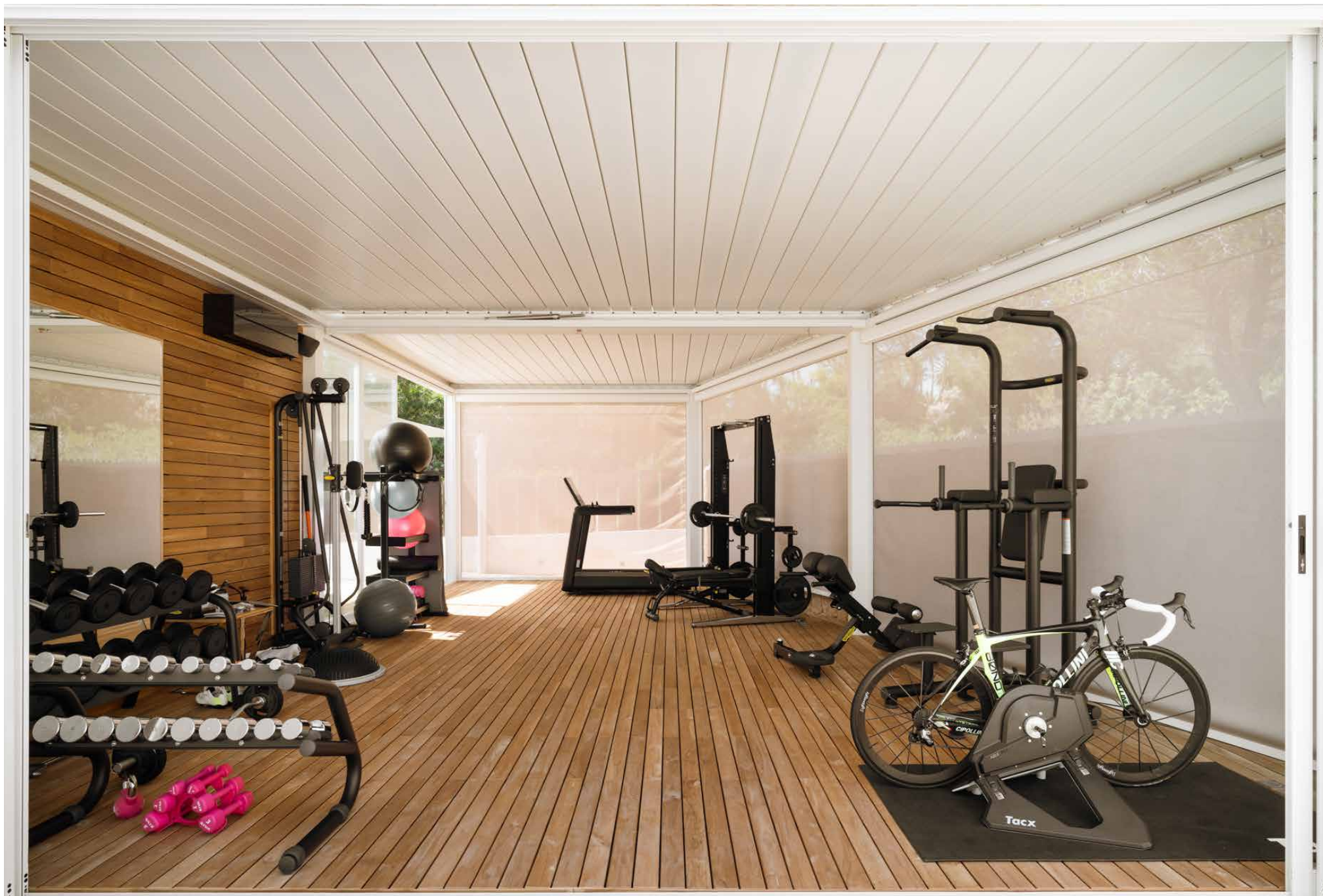














Property Details

6 Bedrooms, 6 Bathrooms

Set within the gated community of Roca Llisa

Hilltop location with panoramic sea views

Three levels of contemporary architecture

Generous open-plan living and dining area

Gaggenau-equipped kitchen

Principal bedroom suite with hot tub and private terrace

Five guest bedroom suites

Blackout capability in all bedrooms

Infinity pool with illuminated terrace

Multiple shaded chill-out terraces

Smart home climate control via KNX Domotica

Underfloor heating

Build size: 700 sq m

Plot size: 2,266 sq m



Location

With its uninterrupted views and peaceful hilltop position, Villa Azzurra offers a gateway to Ibiza's more tranquil side. Casually stroll to Cala Espart – a secluded rocky bay – or while away the days stretched out on the sands of picturesque Cala Llonga, hopping between the restaurants and bars of vibrant Jesús or walking along the seafront promenade at Santa Eulalia. If you want to turn up the tempo, Ibiza Town's buzzing nightlife and culture are within easy reach.

Ibiza Airport: 20 min

Ibiza Town: 15 min

San Josep: 25 min

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

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