

DOMUS NOVA



Spyglass, Central Ibiza - €13.750.000

In partnership with **BARNES**
INTERNATIONAL REALTY



Set high on a mountaintop, this extraordinary eight/nine-bedroom villa for sale combines panoramic sea and campo views, set in absolute privacy.

Hidden among lush vegetation, Spyglass is enveloped in 40,000 square metres of its own landscaped grounds.

From this elevated vantage point, enjoy spectacular sunrises and sunsets, as pine forest and terraces roll away towards the sea. Up here, views span the entire east coast – reaching all the way to the island of Tagomago in one direction – and sweeping straight across the campo in the other.

Despite the sense of escape, the island's social heart is just moments away – perfectly positioned between Ibiza Marina, Santa Gertrudis and Santa Eulalia. Designed for independence, the villa itself sits within a secure, gated estate, with its own well, solar panels and generous parking area for multiple cars – offering the potential to live entirely undisturbed from the outside world.

Through the gates, a winding driveway showcases the scale – and secluded nature – of the plot, taking you past a 115 square metre three-bedroom guest house and caretaker's cottage on the estate's western edge, to the main villa, which gazes east towards the first light.











Life here is lived largely outdoors. Set among swaying palms and Mediterranean gardens, a striking pool with a tide machine is wrapped in handcrafted Mallorcan tiles and sits beside an exceptional furnished pool house, with a wine cooler and ice machine. Shaded seating areas, two outdoor kitchens, dining terraces and a delightful greenhouse create a setting for long lunches that slip easily into late evenings.

The main villa is angled towards the sunrise, with a vast tiled porch where inside and outside blur into one continuous living space. Originally built in 2001, a signature restraint is evident throughout: think warm woods, dark stone and a palette that allows the landscape beyond the windows to remain the main event.

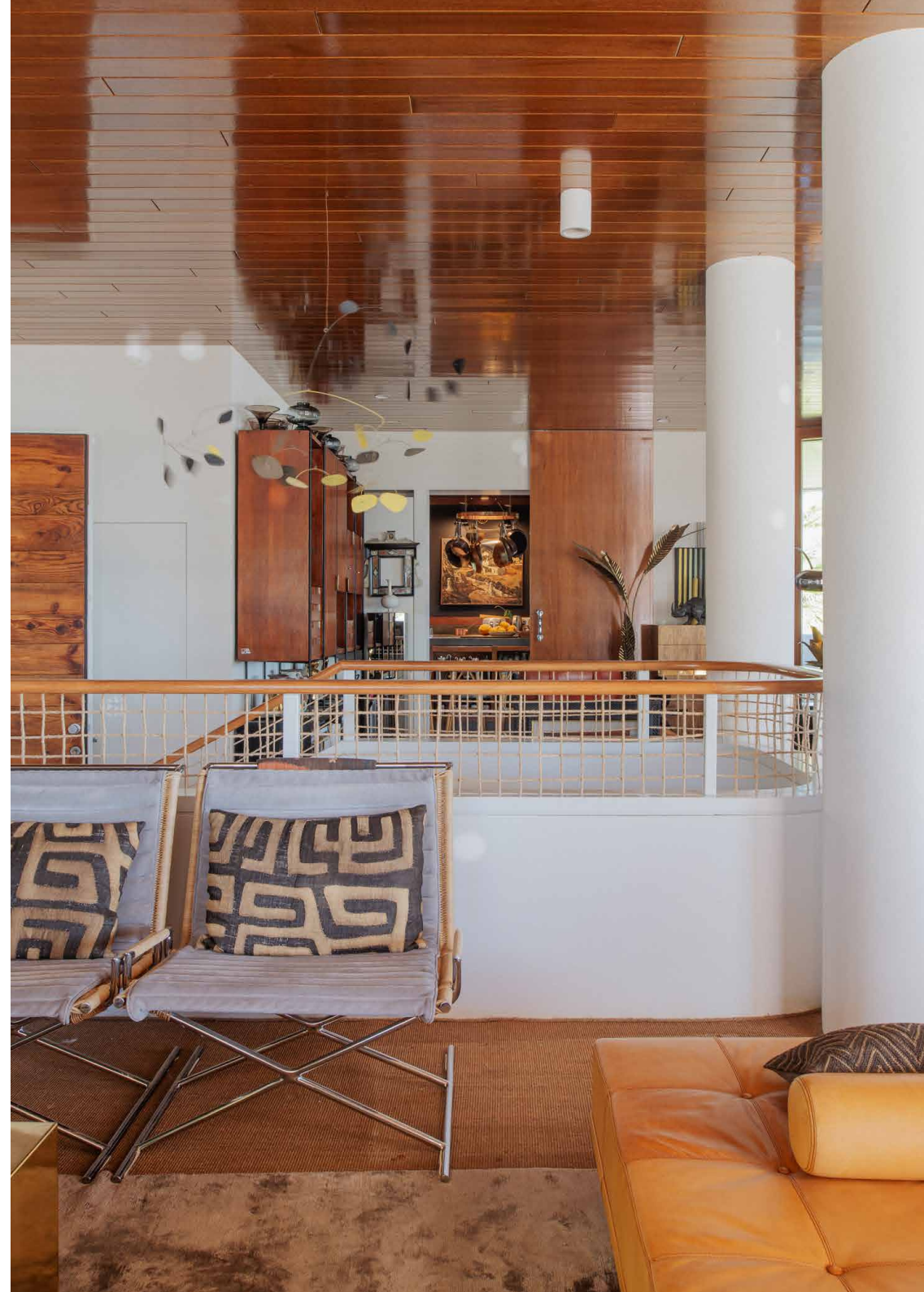








A natural gravitation point, the reception room is oriented towards Santa Eulalia and Formentera in the distance, with floor-to-ceiling glazing pulling the scenery inside. From here, the layout flows into a functional kitchen with a pantry. This connects directly to a professional-grade outdoor kitchen, complete with grills, an ice machine and fridges. A discreet staff entrance ensures seamless entertaining, while steps lead up to the atmospheric greenhouse and vegetable garden.





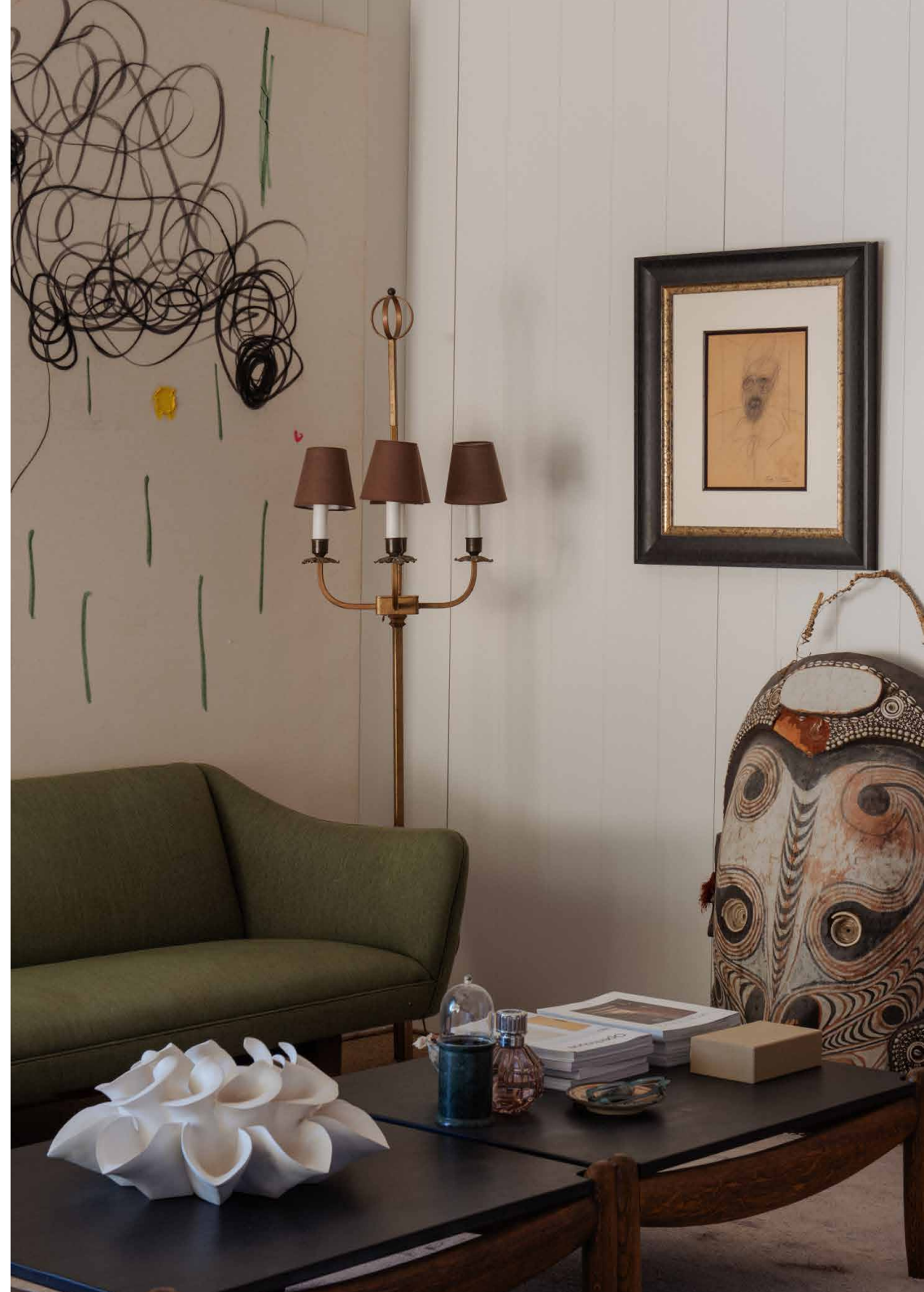






Four generous bedrooms are found in the main house, alongside an Italian wood panelled study with walk-in wardrobes, which could serve as an additional en suite bedroom. The principal suite is the standout: spacious and serene, with two walk-in wardrobes, an elegant en suite and direct access to the garden. All guest bedrooms also open onto the beautifully maintained grounds, where ancient olive trees punctuate the landscape.

Beyond the villa, the plot unfolds in layers, tumbling down the hillside before levelling into unspoilt pastureland with its own entrance. From this commanding position suspended over pine forest and sea, Spyglass combines breathtaking scenery with exceptional scale – a truly unique property, and a rare opportunity to own a piece of Ibiza at its most private and profound.



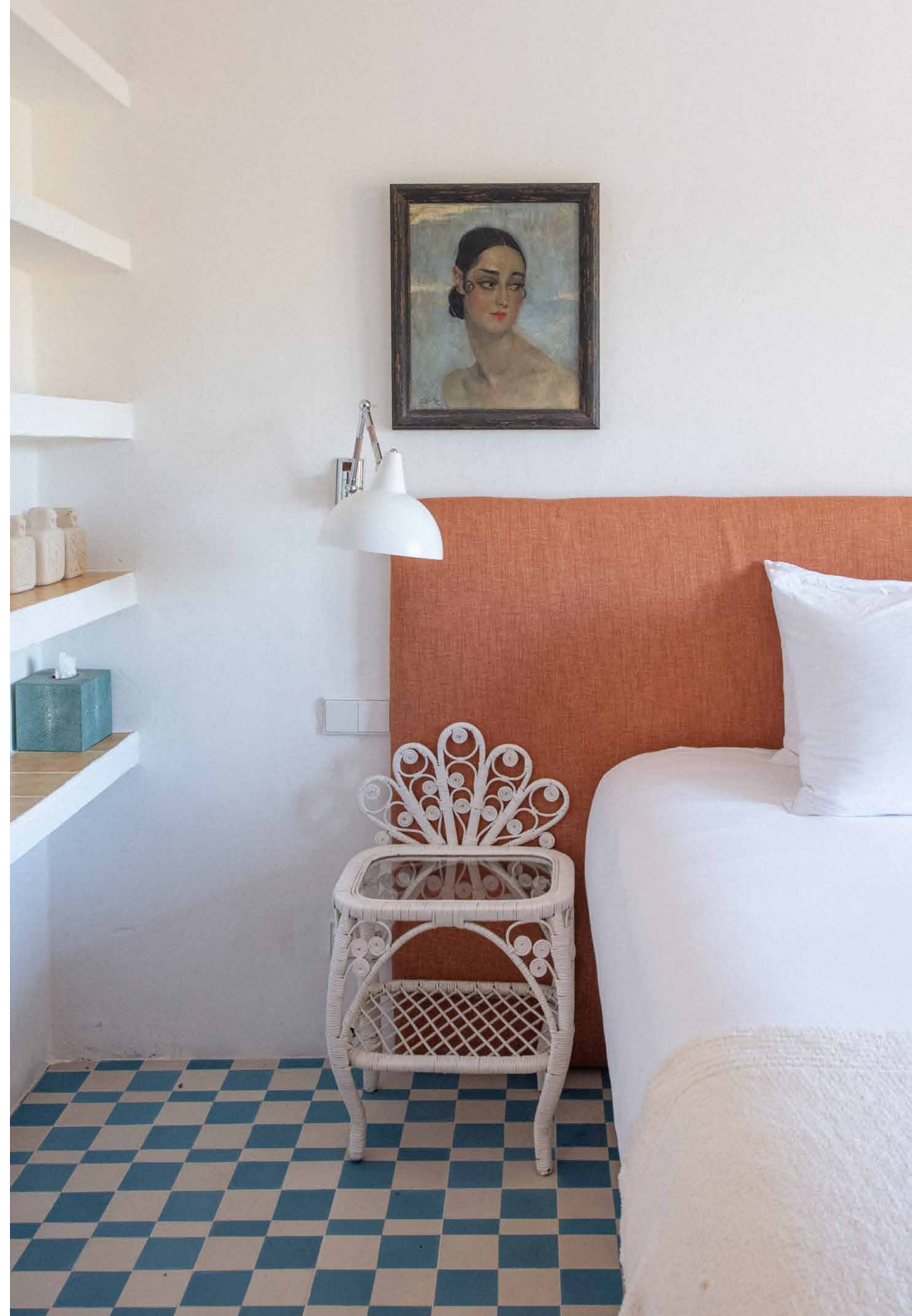






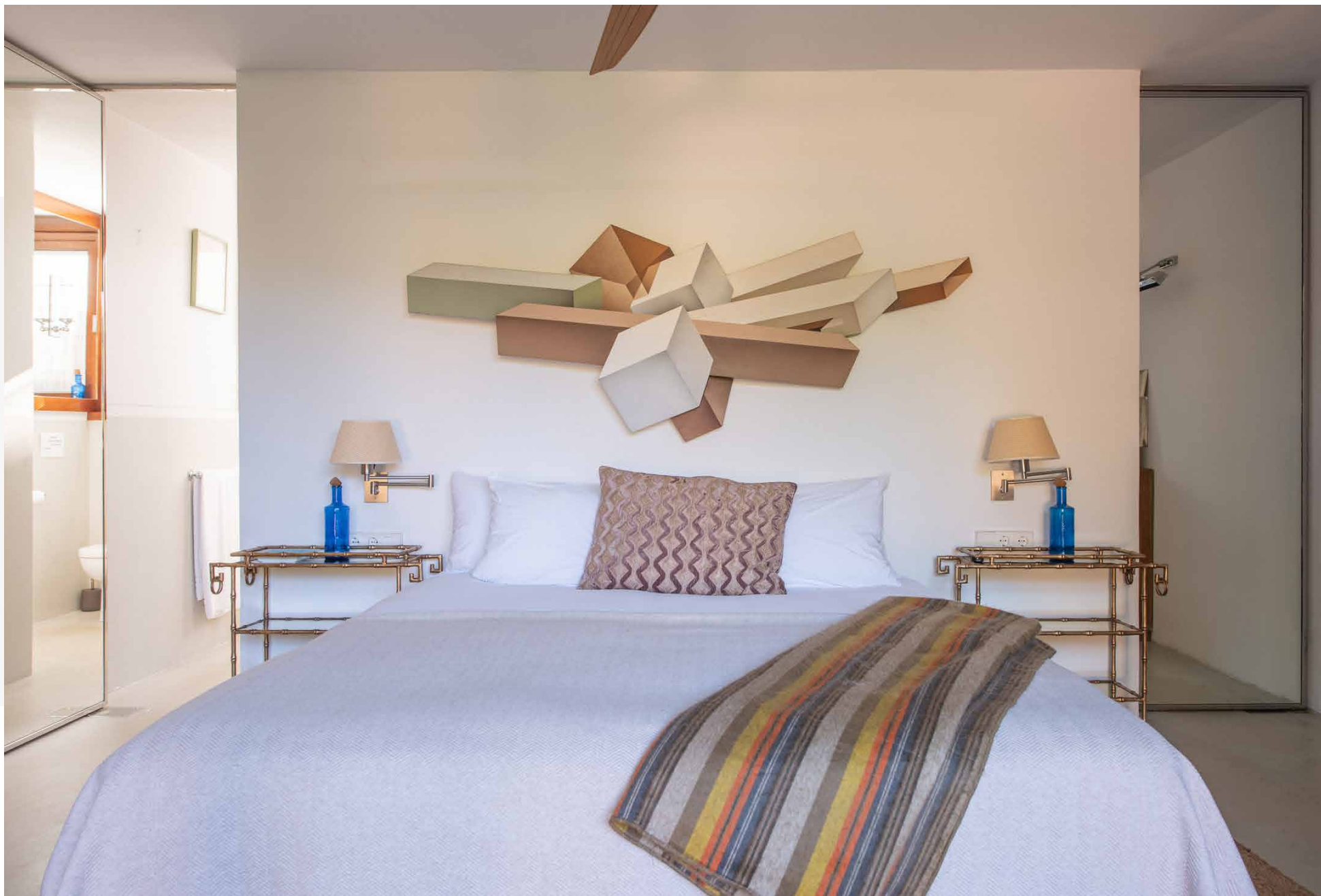


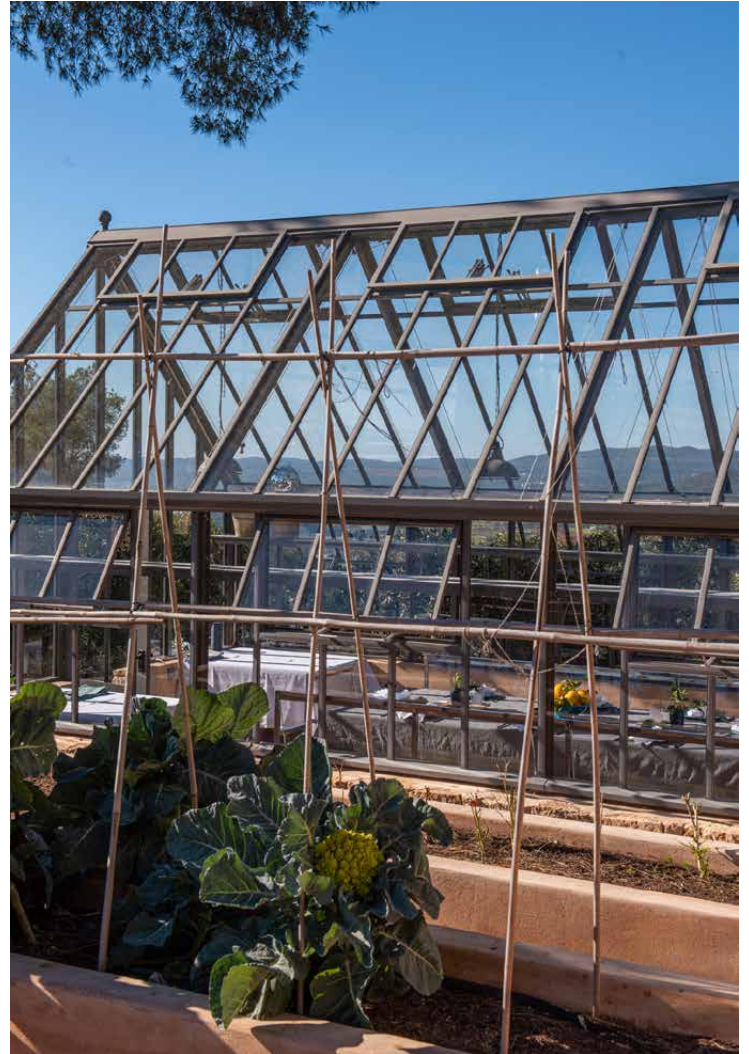


















Property Details

8/9 Bedrooms, 8 Bathrooms
Unrivalled hilltop position
Sea, sunrise and sunset views
Expansive gated plot
Indoor-outdoor living spaces
Scenic reception room with a gas fire
60 sq m pool with tide machine and custom tiles
Beautifully landscape gardens and terraces
Two well-equipped outdoor kitchens
Well and solar panels
Four bedroom suites and an en suite study in main villa
Three-bedroom guest villa
One-bedroom caretaker's casita
Private driveway with parking for multiple cars

Build size: 650 sq m
Plot size: 40,000 sq m



Location

Just minutes from Santa Gertrudis, Spyglass feels wonderfully secluded but accessible. A short drive from Morna International College and the beaches of the east coast, there's a best-of-both worlds feel here. When you want to immerse yourself in the surroundings and the year-round local community, bars, galleries and restaurants are on the doorstep. Or if unwinding is on the agenda, head to the inviting sandy shores of Cala Llonga or the hidden cove of Cala Olivera.

Ibiza Town – 10 mins
Ibiza Airport – 15 mins
Santa Gertrudis – 7 mins
Santa Eulalia – 5 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

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