

DOMUS NOVA



Villa Alta, Roca Llisa - €3,500,000

In partnership with **BARNES**
INTERNATIONAL REALTY



In Roca Llisa's acclaimed community, a three-bedroom new-build for sale by award-winning Fran Silvestre Arquitectos.

Set into the hillside at Roca Llisa, this three-bedroom villa is currently taking shape within an exclusive boutique development – a rare opportunity to take on a Fran Silvestre design before its final details are fixed. Due for completion in winter 2027, the house reads as a series of folded planes stepping down the slope, each shelf pushing out toward the horizon.





The architecture stays deliberately quiet. Crisp white volumes and openings placed with precision hold the interiors cool and shaded, while views look out to greenery and the sea in the distance. Daily life sits on the upper floor, where kitchen, dining and sitting areas run together as one open space. Interiors are conceived with a pared-back approach, and with the build still in progress, there's scope to shape materials and finishes to your own eye. Outdoors, the main terrace extends straight off the living space. Cool off in the pool or kick back and soak up the surroundings.

On the level below sit three bedroom suites, drawn away from the sociable floor above and given a calm of their own. Each opens through glass onto the terrace, generous in proportion and thoughtful in design.









Property Details

New-build villa due to complete Winter 2027

Opportunity to finalise finishes and materials

Part of an exclusive boutique development

Striking minimalist design by Fran Silvestre Arquitectos

Open-plan kitchen, dining and reception room

Multiple terraces

Three bedroom suites

Swimming pool

Parking space

Air conditioning

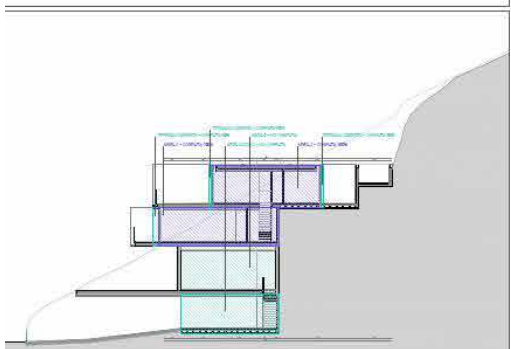
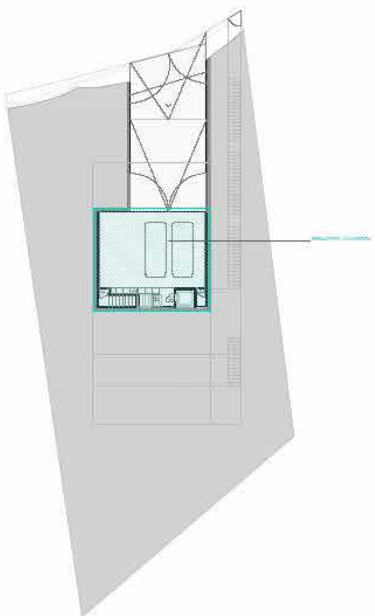
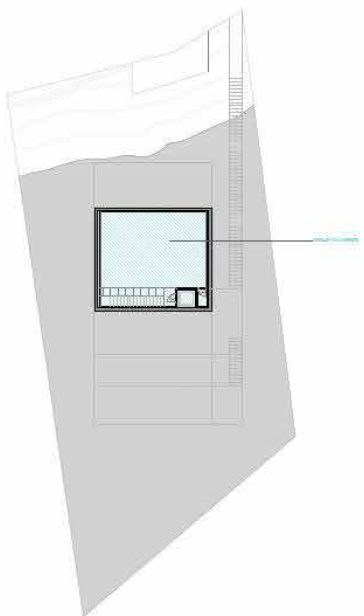
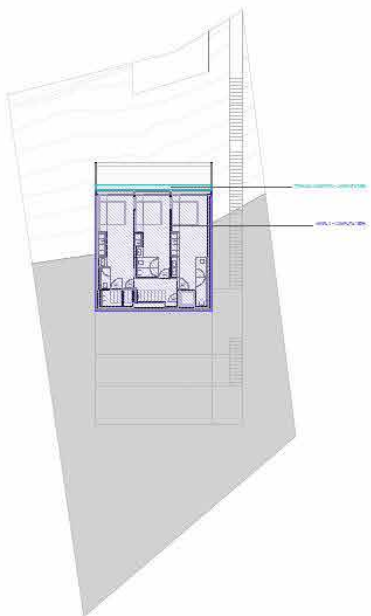
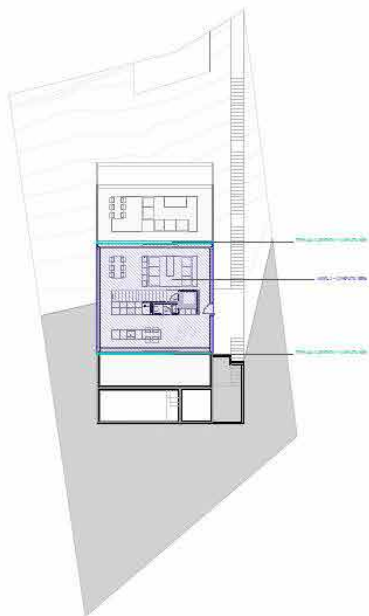
3 bedrooms, 3 bathrooms

Build size: 431 sq m

Plot size: 691 sq m

*Images displayed include CGIs and are for illustrative purposes only.

Floorplans





Location

Set in the exclusive urbanisation of Roca Llisa – an enclave brought together by good design and laid-back living – exceptional amenities are at hand here. Mood dependent, it's a sanctuary from and a springboard to Ibiza Town and Santa Eulalia. Closer to home: the lesser-trodden neighbourhoods of Jesús and Cala Llonga await or explore the unspoiled cove of Cala Olivera. Plus, it's just a 20-minute drive to the acclaimed Morna International College, which offers an international version of the British education system – teaching in both English and Spanish.

Santa Eulalia – 15 mins

Ibiza town – 20 mins

Ibiza airport – 25 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

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and Ibiza's design-led homes

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