

# SIESTA IN SANTA EULALIA DEL RIO | IBIZA | SPAIN



UNIQUE ULTRA-MODERN VILLA  
WITH SPECTACULAR WATER AND CITY VIEWS

# SPECIFICATION



## DESCRIPTION

Ultra-modern, Bauhaus Style Villa with spectacular Ocean-Views



## LIVING AREA

Approx. 725 m<sup>2</sup> (airconditioned) plus approx. 340 m<sup>2</sup> terraces



## NUMBER OF BEDROOMS

5 + one (Den) incl. bedroom in staff-quarters



## NUMBER OF BATHROOMS

5 (incl. one in staff quarters)



## YEAR OF CONSTRUCTION

Completed in 2012 by German developer, all appliances, fixtures and home-automation installed by German craftsmen in high-end quality  
Renovated 2018/2019



## LOCATION

Siesta, a quiet community in St. Eulalia only 5 minutes by car to the City-Center and the port of St. Eulalia  
15 Minutes by car to Ibiza-Marina and the city of Ibiza. 25 Minutes to Ibiza-Airport  
The villa is located at a mountain site with unrestricted 270° views of the mediterranean sea and the port of St. Eulalia

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## POOL

Heated infinity pool (approx. 66 m<sup>2</sup>) with LED-RWB illumination



## PARKING

Two-car garage, approx. 39 m<sup>2</sup>



## INTERIOR

Puristic, state-of-the-art architecture

Light-flooded rooms

Real oak parquet flooring in all living areas, rest of the house with high quality tiles

Bathrooms with double basin, bidet, bathtub and/or shower, Korean and Wenge-Wood-Design

4 bedrooms: Master, VIP, all with ensuite bathroom, 2 guest-bedrooms with shared bathroom + a Den, which can be converted into a 5th bedroom

Guest-toilet on level 0 is fully fitted with bathtub and shower

Staff quarters on level -1 with bedroom, kitchen and bathroom

Master bathroom fittings (stainless steel) by Dornbracht, big rain shower by Dornbracht

All doors throughout the house in glass with aluminum frames

State of the art indoor and outdoor furniture with Bauhaus style elements

All windows by Schüco with electric aluminum shutters

All switches and sockets with glass frames by Busch-Jäger

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## MAIN KITCHEN

Allmilmö Kitchen with white high gloss lacquer surfaces and black granite working surface, all appliances by Miele and Gaggenau



## FURNITURE

House is fully furnished, in ultra-modern Benz-Furniture



## CENTRAL AIR CONDITION

„Airmec” throughout the house, single A/C-split-unit for staff-quarter



## CENTRAL HEATING

Floor heating system by Viessmann including hot water floor heating in all living areas wall mounted connectors in the basement



## SMART HOME

Smart Home System by Gira, all functions controlled by iPhone or iPad with music library  
Sonos Music Distribution System throughout the house  
Alarm system with GSM-connection and fire alarm  
High speed WiFi internet access available throughout the house and in all exterior areas






## AUDIO/VIDEO

13 surveillance cameras by Mobotix, Ritto-Intercommunication System  
Flat screen (wall mounted) HD-TVs in Dining, Living, all Bedrooms and Master-Bathroom

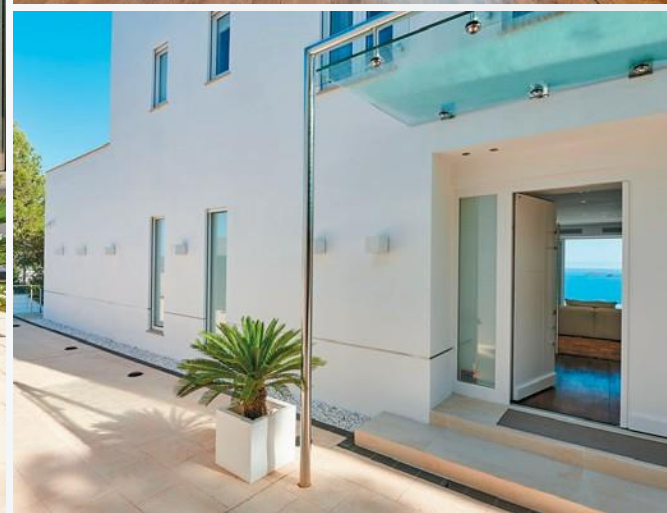
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	<b>UTILITIES</b>	Stand by Diesel Generator in case of Power-Cut, Cistern, Central Osmosis Maschine generating drinking water quality throughout the house
	<b>EXTERIOR</b>	4 terraces: 120 m <sup>2</sup> on level 0 30 m <sup>2</sup> on level 1 220 m <sup>2</sup> roof top terrace with jacuzzi on level 2 All terraces with spectacular views of ocean, city and port Sun sails on roof-top terrace, as well as on level 0 dining terrace hold by stainless steel poles
	<b>LOT AREA</b>	1.150 m <sup>2</sup>

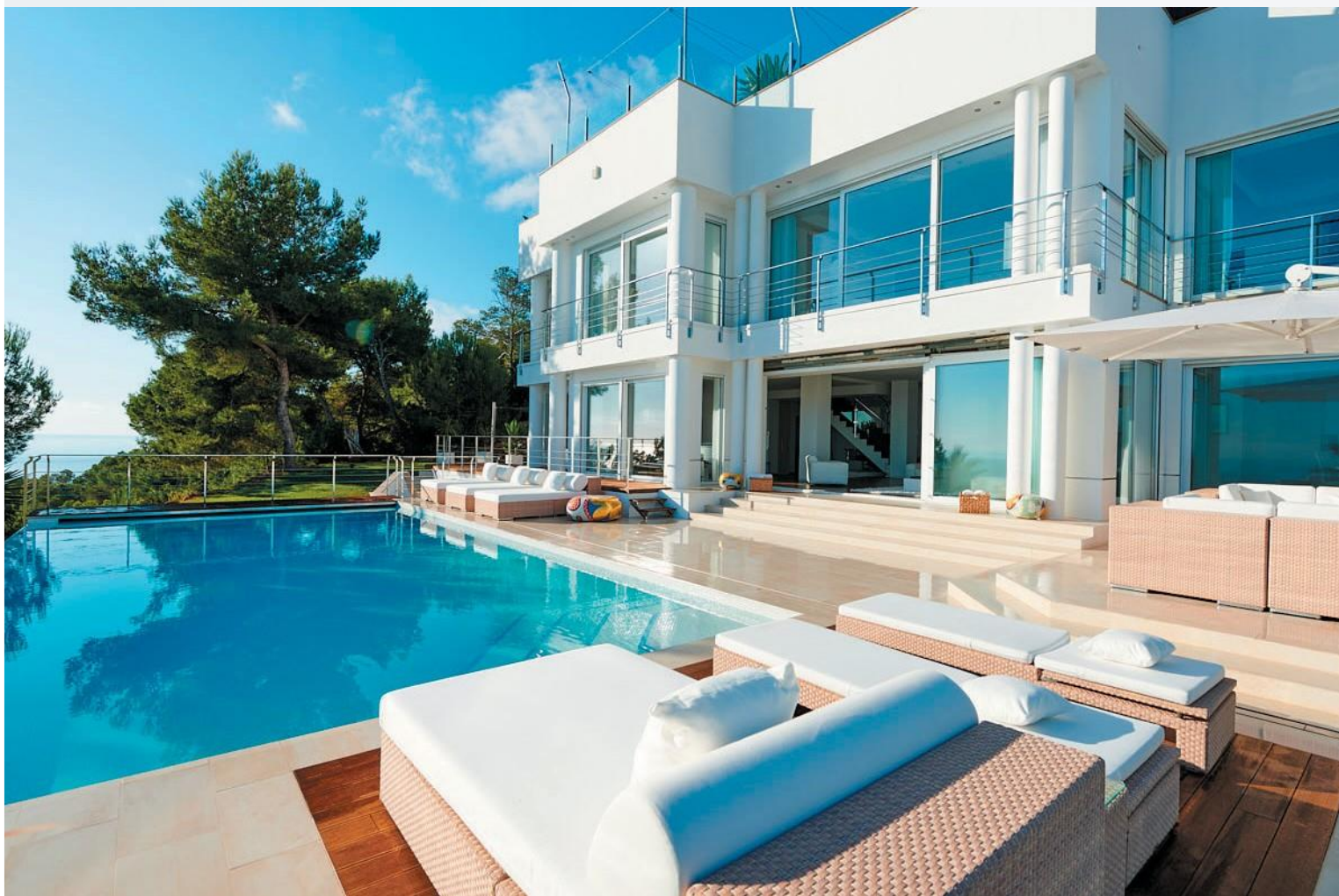
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# LEVEL 0 | FOYER



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# LEVEL 0 | POOL TERRACE



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# LEVEL 0 | LIVING ROOM



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# LEVEL 0 | KITCHEN & DINING



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# STAIRWAY | LEVEL 0 TO LEVEL 1



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# LEVEL 1 | MASTER ROOM

King-size bed  
200x200  
En suite bathroom  
Shower & bath



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# LEVEL 1 | VIP

King-size bed  
150x200  
En suite bathroom  
Shower & bath



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# LEVEL 1 | GUEST ROOM (ONE)

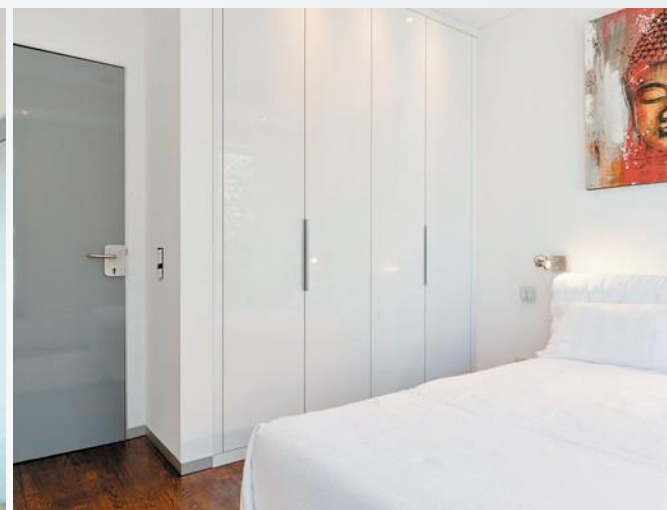
King-size bed  
160x200  
Shared bathroom  
Shower



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# LEVEL 1 | GUEST ROOM (TWO)

King-size bed  
140x200  
Shared bathroom  
Shower



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# LEVEL -1 | SERVICE APARTMENT



King-size bed  
200x200  
En suite bathroom  
Shower

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# LEVEL -1 | GYM



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# ROOFTOP



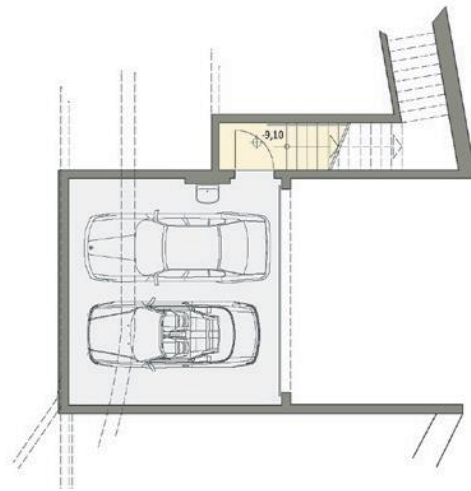
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# THE VIEW



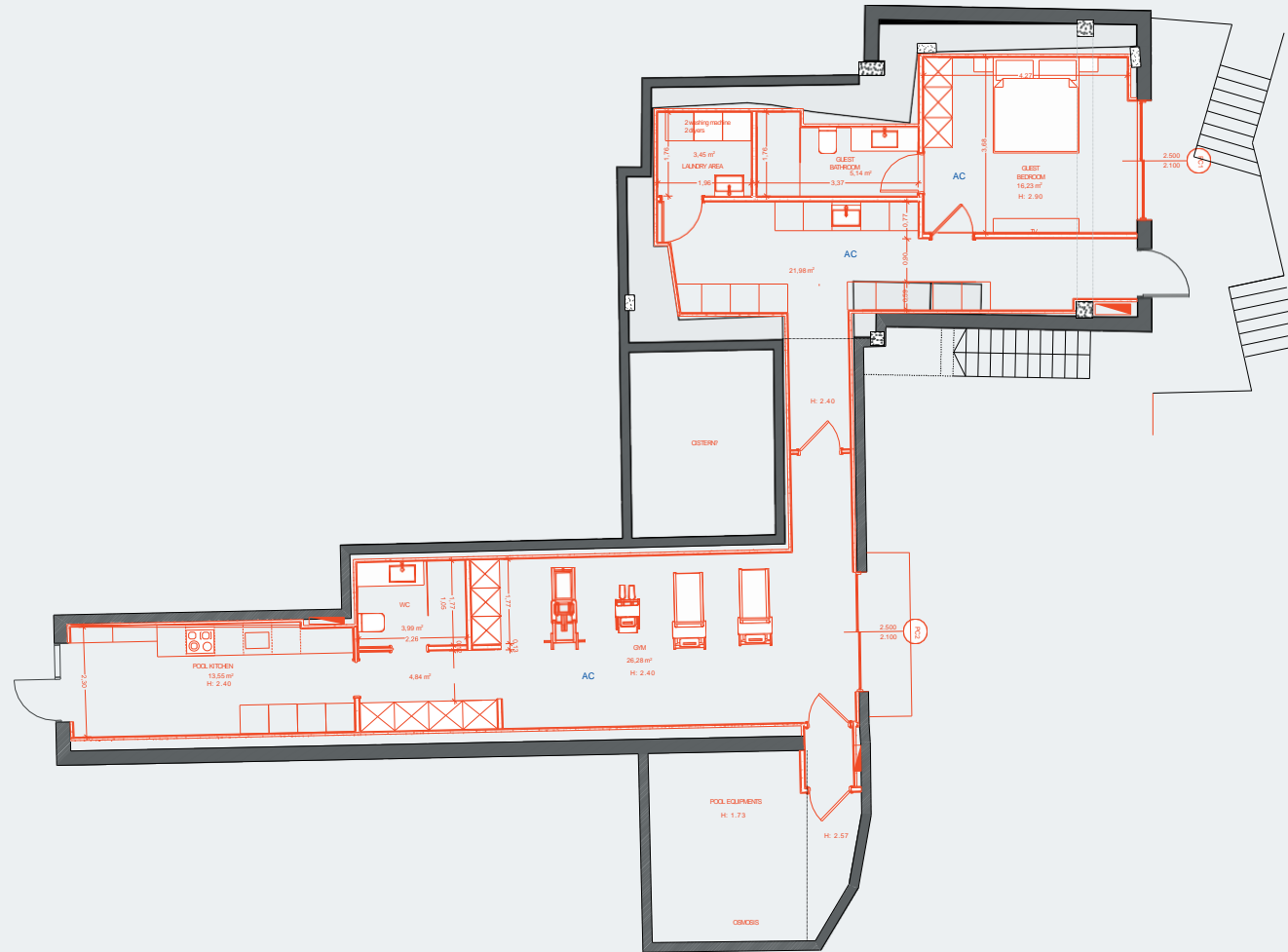
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# LEVEL -2



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# LEVEL -1



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# LEVEL 0



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# LEVEL 1



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