

AS OF AUGUST 06<sup>th</sup>, 2025

SIESTA IN SANTA EULALIA DEL RIO | IBIZA | SPAIN

# CASA HOLLYWOOD



UNIQUE ULTRA-MODERN VILLA  
WITH SPECTACULAR WATER AND CITY VIEWS

Axtmann  
Holding GmbH



## ASKING PRICE

€ 13.000.000 – fully furnished, inclusive art and decoration - seller financing available up to 80 %  
Trade in of Real Estate, Jet Aircraft or Super Yacht considered



## LIVING AREA

Approx. 750 m<sup>2</sup> (airconditioned) plus approx. 600 m<sup>2</sup> terraces

NUMBER OF  
BEDROOMS

5 + Staff-quarters + Pool lounge (with full bath) which could be converted into a second VIP-Suite (= bedroom no. 6)

NUMBER OF  
FULL BATHS

7 (incl. staff quarters)

NUMBER OF  
HALF BATHS

4

YEAR OF  
CONSTRUCTION

Completion in 2020, all finishes, appliances, fixtures, doors + cabinetry installed by german craftsmen in high-end quality



## 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 as well as the City & Port of St. Eulalia.

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## POOL

Heated infinity pool (approx. 89 m<sup>2</sup>) with LED-RYB illumination



## JACUZZI

Chillout area with Jacuzzi and table fireplace on the rooftop of the Pool house



## PARKING

Four-car garage (airconditioned), approx. 76 m<sup>2</sup>



## INTERIOR

Puristic state-of-the-art architecture

LED-light-flooded rooms

Aluminium windows by Schüco with electric aluminium shutters

All switches and sockets with glass frames by Gira

Thyssen glass elevator serving 4 floors with stainless steel framing

Master suite on level 2, VIP-Suite on level -1, 3 guest-suites on level 1

Poolside lounge with wet bar and full bathroom

Large laundry with walk-in cooling cell, 4 ea. "Samsung" professional washers and dryers

Porcelanosa-tiles in all levels incl. terraces + pool

Bathrooms with double basin, bidet, bathtub and/or shower, bathroom furniture in white corian (wenge-design)

All bathroom fixtures from grohe's allure-collection, steam shower in master and vip-bathroom

Staff quarters on level 0 with bedroom, kitchen and bathroom

Security room with toilet



## MAIN KITCHEN

Large Miele kitchen with white high gloss lacquer surfaces, fully equipped, all appliances by Miele, cooking island and breakfast bar with LED illuminated marble countertop



## SUMMER KITCHEN

Barbecue area located on pool level



## FURNITURE

Furnished in ultra-modern style (Minotti beds and sofas)



## EXTERIOR FURNITURE

Outdoor furniture by Missoni



## CENTRAL AIR CONDITION

Central „Daikin“ air-condition system throughout the house incl. garage, single a/c-split-units for server-room and security room



## CENTRAL HEATING

Floor heating throughout the house



## WATER TREATMENT

Osmose System delivering drinking water throughout the house



## SMART HOME

Smart home system by Gira, all functions controlled by iPhone or iPad. Sonos music system throughout the house. Alarm system with GSM-Connection and fire alarm. Starlink high speed wifi internet access available throughout the house and in all exterior areas.

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## AUDIO/VIDEO

Flat screen (wall mounted) 4K Ultra HD-TV's in all suites and master-bathroom  
Home cinema with 85" 4K Ultra HD-TV  
Poolside Outdoor Cinema with 4k ultra HD projector



## SURVEILLANCE

13 surveillance cameras by Mobotix, Ritto-Intercommunication system



## POWER+

Independent 20 kV power line leading to a 40 kW transformer on site for independent electrical power.  
City water stored in cisterns. Central osmosis machine generating drinking water quality throughout the house



## EXTERIOR

All 4 terraces of the main house with spectacular views of the mediterranean sea, the city and the port of Santa Eulalia  
228 m<sup>2</sup> on level 0, 150 m<sup>2</sup> on level 1, 125 m<sup>2</sup> on level 2, 89 m<sup>2</sup> roof-top terrace with jacuzzi on top of the pool-house on level 1, ipad controlled sunsails on roof-top terrace  
High-end landscaping throughout the property



## LOT SIZE

1.496 m<sup>2</sup>

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# CASA HOLLYWOOD DRIVEWAY

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CASA HOLLYWOOD

# LEVEL -1 | GARAGE/TUNNEL

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# LEVEL -1 | MAIN HOUSE (VIP-SUITE)

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# LEVEL 0 | POOL TERRACE (MAIN HOUSE)

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# LEVEL 0 | MAIN HOUSE (LIVING ROOM)

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# LEVEL 1 | MAIN HOUSE (EXTERIOR)

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# LEVEL 1 | MAIN HOUSE (LIVING GUEST)

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# LEVEL 1 | MAIN HOUSE (GUEST ROOM)

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# LEVEL 2 | MAIN HOUSE (MASTERFLOOR)

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# POOLHOUSE

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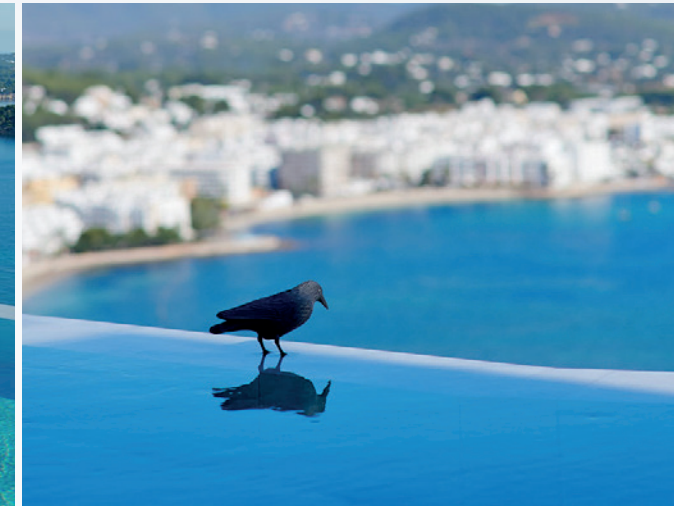
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# THE VIEW

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# LEVEL 0 | SERVICE APARTMENT

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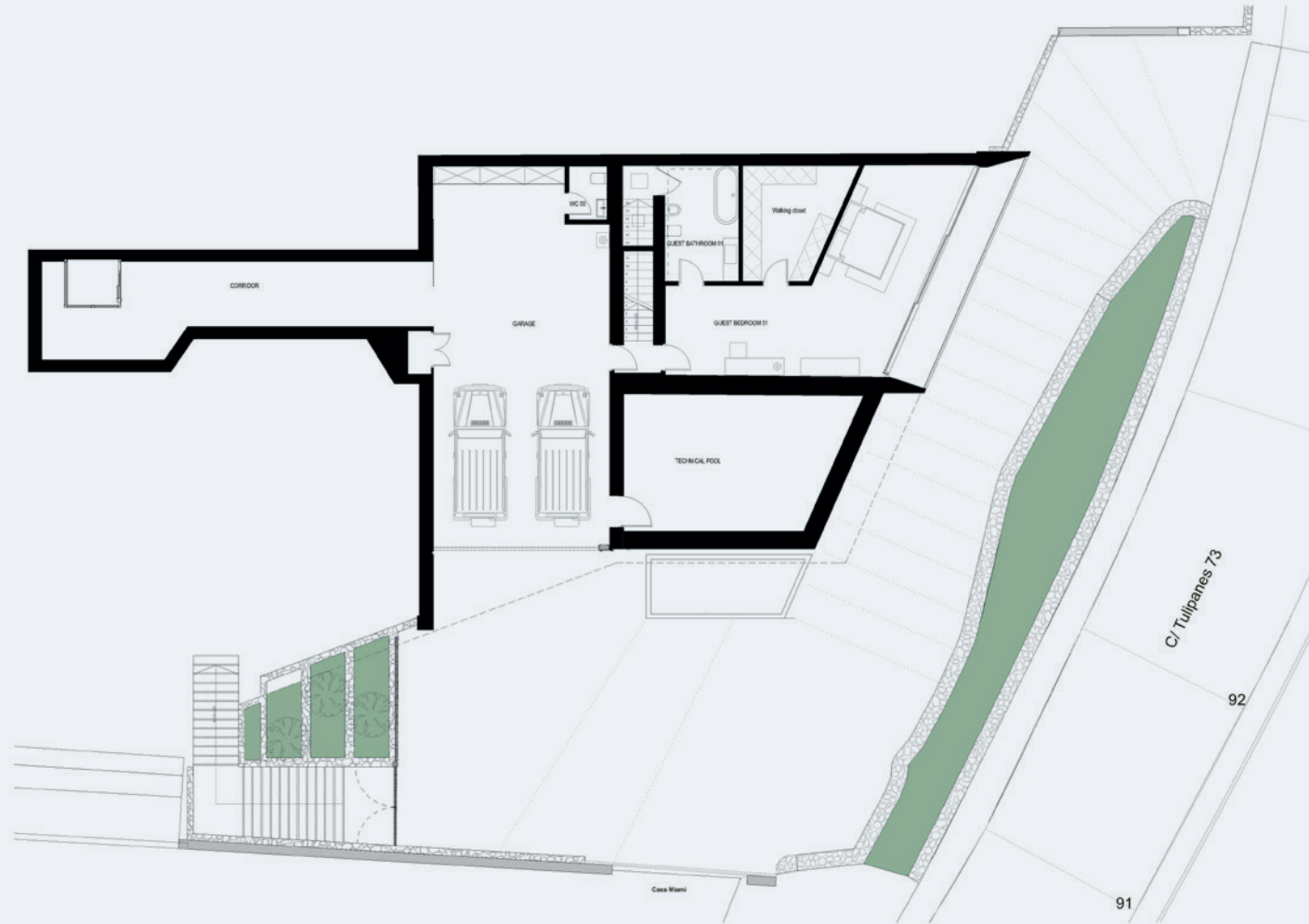
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# LEVEL -1 | FLOORPLAN POOLHOUSE

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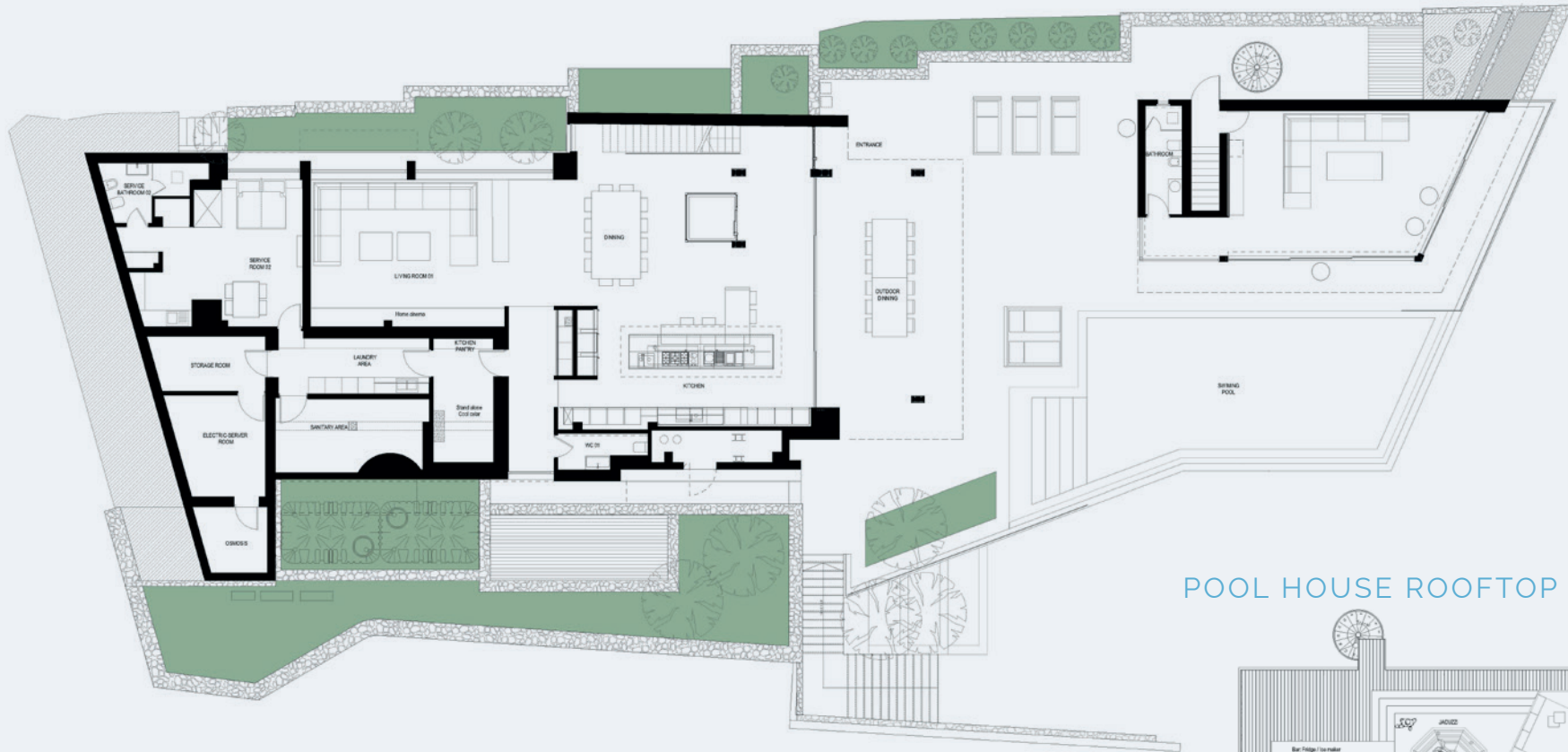


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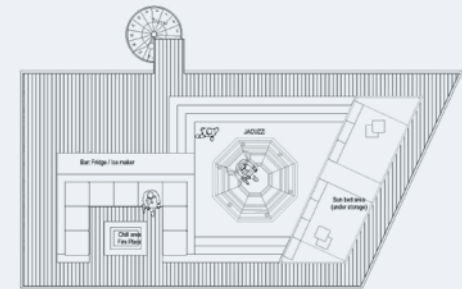
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MAIN HOUSE

POOL HOUSE



POOL HOUSE ROOFTOP LEVEL 1

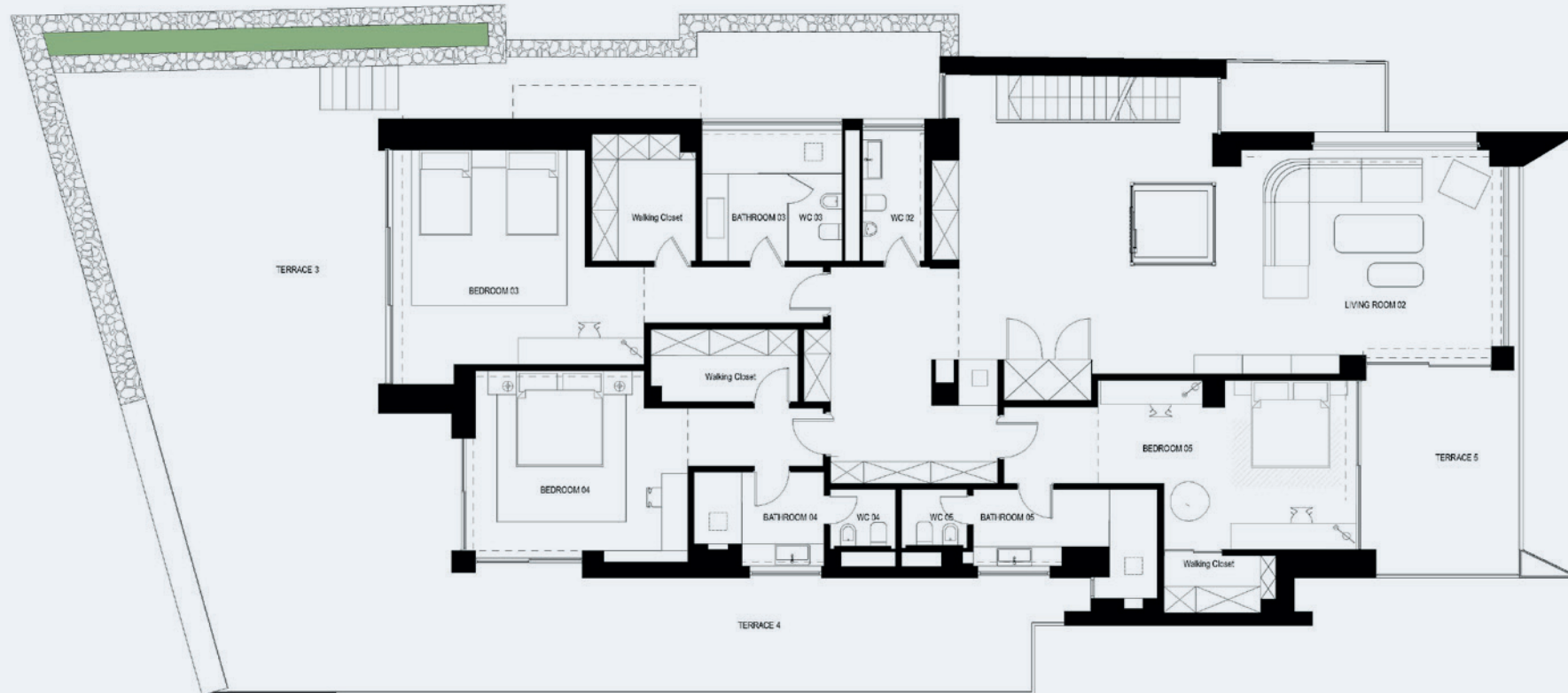


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# LEVEL 1 | MAIN HOUSE

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