

# Villa Alessia

Region: San Agustin **Sleeps: 12**

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## Overview

This absolutely stunning villa in a hillside location in St Agustin boasts the most wonderful panoramic views over the valleys below, olive farms and down towards the shoreline. The villa sits in a tranquil location, however is still within walking distance to St Agustin where you will find a handful of quaint restaurants, bars and shops. The larger towns of Sant Josep de sa Talaia and the iconic Ibiza Town are only a short drive away.

Villa Alessia has been lovingly restored to create a truly beautiful and comfortable holiday home. With the ability to accommodate up to 12 guests in 5 stunning bedrooms, each with private ensuite bathrooms, Villa Alessia is the ideal choice for a large group of friends or families wanting to enjoy quality time together. The highest attention to detail has been used throughout and the overall result means Villa Alessia is the height of luxury and sophistication.

Spread over 2 levels, each room is cool and comfortable. At ground level, there is a large L-shape living area with lounge, dining room and fully-equipped kitchen, all with full-length windows and patio doors leading outside and bringing the outside-in. There is a cosy media room located just off the lounge where you will find a large TV and sofa and this room can also be used as a handy additional bedroom when needed! Also on this level, there is a large bedroom with king-size bed and double sofa bed. The other 4 bedrooms are located on the first floor, all have been perfectly decorated to create a contemporary yet comfortable ambience. The master bedroom also boasts a private balcony with glorious views.

Head outside to make the most of the Ibizian sunshine! Take a dip in the private swimming pool or if relaxing is more your thing, then lounge on one of the sun loungers or shelter from the midday sun under the covered terrace on the benches with a good book! Villa Alessia also boasts a wonderful outdoor dining terrace, the perfect place to dine al fresco after cooking up a storm of the barbecue. Sit back and watch the sun-set over the horizon with a glass of wine and good company.

If you do fancy a day away from paradise, then make sure you explore the stunning beaches, starting with Cala Bassa and working your way round. Take a day trip into Ibiza Town or just drive around the explore the quaint hidden villages.



Villa Alessia really is the height of luxury!

# COUNTRY & TOWN HOUSE

## Facilities

Wow Factor • **Recommended** • **Exclusive** • Private Pool • Child-Safe Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • All Bedrooms En-Suite • TV • Working Fireplace/Woodburner • High Chair(s) • Fenced Grounds • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Romantic

# Interior & Grounds

## The Villa

The villa sits in a tranquil location, however is still within walking distance to St Agustin where you will find a handful of quaint restaurants, bars and shops. The larger towns of Sant Josep de sa Talaia and the iconic Ibiza Town are only a short drive away.

### Ground Floor

- Large open-plan L-shaped living room with comfortable sofa and patio doors leading to wonderful dining terrace
- Open-plan dining room with fireplace, dining table, chairs and patio doors leading to patio terrace
- Open-plan and fully equipped kitchen with oven, hob, microwave, kettle, fridge, freezer, blender, coffee machine, dishwasher, washing machine and breakfast bar
- Cosy media room off the main living room with L-shaped sofa and flat-screen TV (**This room can also become an extra bedroom if required**)
- Bedroom with king bed/twin beds and double sofa bed with en-suite bathroom

### First Floor

- Master bedroom with queen-size bed and ensuite bathroom and private terrace
- Bedroom with queen-size bed and en-suite bathroom
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with kind-size bed and en-suite bathroom

### Exterior Grounds

- Private swimming pool (12x4m dimensions, 1.8m depth, built in steps)
- Gas barbecue
- Covered dining terrace
- Sun loungers and day beds
- Covered and uncovered terraces
- Beautiful Mediterranean garden
- Electronic gate
- Private parking for up to 5 cars

### Additional Facilities

- Air-conditioning in all bedrooms and media room
- Unlimited Wi-Fi connection
- British Sky TV including Sky Sports and Apple TV
- High quality music system both inside and out
- Two safes for your valuables





## Location & Local Information

Villa Alessia holds a fabulous hillside location in St Agustin and only a short distance from the municipality of Sant Josep de se Talaia and of course the stunning beaches.

Tucked in between the municipalities of Eivissa (to the east) and Sant Antoni (to the west) lies the municipality of Sant Josep de se Talaia and comprises the parishes of Sant Jordi, Sant Agustí and es Cubells, all of them quiet picturesque Ibiza little villages with beautiful churches to wander around and admire, at leisure.

With nearly 80 Kms of coastline on offer, some of the most beautiful coves in this area (like Ses Salines or Cala Vedella), or visit the many quaint fishing villages set in their own remote coves (like Sa Caleta and es Xarco), are very much worth exploring. Modern life has encroached very little in these fishing villages, and life goes on as it has done for many years.

It is a magnificent landscape with Ses Salines Natural Park incorporating 1,786 hectares which are made up of salt flats, beaches, wetlands, dunes and forests. The Natural Park is home to hundreds of species of birds perfect for bird enthusiasts; and offers a multitude of scenic walking/hiking routes for those who like to explore by foot, including around Sa Talaia. Sant Josep mountain is the highest woodland-point standing at a height of 475 meters. It dominates the island and offers the best 360° views.

The rocky island out-posts of Vedrà & Vedranell, as well as the Islotes de Poniente (islets) are official Nature Reserves. Vedrà & Vedranell are full of classic myths and legends, including the one where it is believed that the entrance to the lost land of Atlantis, is located. Whether you are exploring the rocky islands with their abundance of migrating bird species, on foot; or scuba-diving off their coast to explore the marine life, make sure not to use up all your energy, as this region has much more still yet to offer.

This region has some very interesting archaeological sites like the Punic-Roman settlement of Ses Païses de Cala d'Hort; or the Phoenician village of Sa Caleta's (founded in 7 B.C.) by the first settlers on the island has been designated a UNESCO World Heritage.



## Local Amenities

Nearest Airport

**Ibiza Airport  
(14 km)**

Nearest Ferry Port	<b>Sant Antoni Ferry Port (6 km)</b>
Nearest Village	<b>Sant Agusti (500 m)</b>
Nearest Town/City	<b>Sant Josep de sa Talaia (4 km)</b>
Nearest Restaurant	<b>Soul Kitchen Restaurant (100 m)</b>
Nearest Bar/Pub	<b>Can Guillem (650 m)</b>
Nearest Supermarket	<b>Eroski (1 km)</b>
Nearest Beach	<b>Es Port d'es Torrent Beach (4 km)</b>
Nearest Golf	<b>Minigolf Sant Antoni (5 km)</b>
Nearest Tennis	<b>Viva Tennis Ibiza (5 km)</b>

## What we love

- Each room has been designed with love and has created a truly luxurious and stunning holiday home to enjoy
- The elevated position of Villa Alessia means that guests can enjoy the splendid panoramic views across the landscape and down towards the coastline
- The location is great because you can enjoy the privacy and tranquillity whilst being within walking distance of a good restaurant or driving distance to the glorious beaches and bigger towns

## What you should know...

- There are only 5 bedrooms and therefore the final 2 guests will need to sleep on a double sofa bed situated in the downstairs bedroom
- The swimming pool does not have a fence so we suggest that this villa is not suitable for very young children, please ensure there is an adult supervising children around the pool at all times
- There is an electric safety alarm which activates when someone enters the swimming pool

# Terms & Conditions

- Security deposit: £2,000 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4 pm
- Departure time: 11 am
- End of stay cleaning included?: Yes, included in the rental price.
- Heating costs included?: Not available on this property.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: No.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 4 nights during low season. All other durations on request.
- Changeover day: Saturday during peak season.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not available on this property.
- Tax: Balearic Eco Tourist Tax of €2.20 per person per night between 1/5- 31/10 for over 16's is not included in the rental price and will need to be paid prior to arrival within the second payment.  
Balearic Winter Local Tax of €0.55 per person per night between 1/11 -30/4 for over 16's is not included in rental price and will need to be paid prior to arrival within the second payment.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.