

# Gran Villa Cipres

Region: Menorca **Sleeps: 14 - 24**

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## Overview

Gran Villa Cipres is a stunning luxury holiday home and private swimming pool with up to eleven bedrooms set on a beautiful estate of Menorcan countryside, just outside the small town of Sant Clement. It has been meticulously restored with great attention to detail to ensure guests experience outstanding accommodation with the services of a five-star boutique hotel.

The main villa offers seven beautifully decorated bedrooms, all ensuite, some with their own balconies or terrace. The separate Boyera annexe is available for larger groups of 15 guests or more by offering a further four ensuite bedrooms, each with a delightful private terrace and garden.

The spacious living room is perfect for cooler evenings offering comfort and sophistication, and there is a well-stocked bar, wines can even be ordered in advance. Across the holiday home, great attention has been paid to the elegant furnishings, clean neutral decor and sumptuous beds and linen, the property has been restored to a spectacularly high standard.

The 250-acre estate offers amazing sea views in the distance and secluded surroundings. It is the perfect location for gatherings of friends and family or an elegant venue for a special occasion. The 26-metre swimming pool and terrace area set in immaculate gardens full of Mediterranean splashes of colour, shady olive trees, pretty winding paths and stone walls. The estate is also home to a vineyard as well as lavender fields, herb gardens and lovely Menorcan countryside.

The services on offer also aim to exceed your expectations. Breakfast is served daily, and guests are cooked for by professionally trained chefs on a regular basis – both lunch and evening meals are prepared and included in the price for part of your stay. Dining is a truly indulgent experience with delicious inspirational Mediterranean cuisine freshly prepared each time using only the finest ingredients of the highest quality, sourced locally when possible and sometimes even grown in the estates own herb and kitchen garden. You may choose your wines in advance to ensure that the well-stocked bar has everything you desire.

Spa lovers will adore the wellness room with a highly trained professional therapist available to pre-book for a variety of treatments and massages. The villa's concierge will also be able to pre-arrange additional services for your



stays such as a pilates and yoga instructor, a personal trainer and even qualified childcare for when you may need it. The concierge is there to meet your needs and fulfil your wishes in any way they can.

As well as complimentary airport transfers, a private chauffeur is available to look after you on a daily basis with an eight-seater car; further vehicles can also be booked at an additional cost or car hire arranged. Whether it's a short drive to an authentic local restaurant in nearby Sant Climent or a little further to one of the island's precious beaches, there is so much to discover nearby.

The beautiful island of Menorca offers an array of activities and the perfect holiday experience can be curated, from guided bike rides, kayaking at sunset, chartered boat rides or walks around the beautiful Cami de Cavalls, the former horse trail following the entire coastline of the island.

### **Good news! This property is available as a Vill'otel**

#### **Yey! Wait... what is that?**

It's the perfect combo of the privacy of your own personal villa, with all the luxury and convenience of a hotel.

#### **What's included?**

Breakfast, cleaning, welcome drinks and hamper, plus more! Check the Extras tab for all the details.

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## **Facilities**

Wow Factor • Vill'otel (Like a Hotel!) • Private Pool • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • All Bedrooms En-Suite • Ideal for Parties • Spa/Massage • Gym/Fitness Room • Table Tennis • Cot(s) • High Chair(s)  
• Watersports • Rural Location • Horse Riding • Outstanding Landscapes  
• Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## BEDROOMS

There is a total of eleven rooms – seven in the main house and a further four bedrooms in the Boyera Annexe.

Please note that when booking the property for up to 14 guests you will only have use of the main house (seven rooms) and the price reflects this. Should you wish to book the annexe as well, please enquire for prices. This excludes July – mid September when it is only possible to book both the main house and the annexe.

All bookings for 15-22 guests will have use of both the main house and the annexe.

All rooms can be made up as a double or twin – please advise when booking. All rooms are ensuite with a shower or bath.

## MAIN HOUSE (7 bedrooms)

- San Climent, first floor, 18m square (ensuite 7m square with bath)
- Sa Forana, first floor, 27m square (ensuite 8m square), west facing sea-views from bedroom
- Rosa, first floor, 24m square (ensuite 10m square) with west facing sea-views from bedroom
- Poligalia, ground floor, 23m square (ensuite 10m square) with private terrace
- Lavanda, ground floor, 27m square (ensuite 8m square) with private terrace
- Romero, first floor, 24m square (ensuite 10m square) with large private balcony
- Monte Toro, first and second floor, 59m square (ensuite 13m square). Tower suite with 360 degrees views

**BOYERA ANNEXE - 4 bedrooms** (only available for bookings of 15 guests or more). All rooms are on the ground floor and one has wheelchair access. Boyera is just 30 seconds walk from the main house.

- Cipres, 20m square (ensuite 6m square) with private garden
- Camelia, 24m square (ensuite 6m square) with private garden
- Calas Coves, 25m square (ensuite 6m square) with private garden



- Hibiscus, 52m square (ensuite 6m square) with private garden

Each bedroom features a Samsung 48" HD LED Satellite TV's, a safe, fridge, tea and coffee making facilities, hairdryer, beach bag, slippers, and a White Company bathrobe. Linen and candles are from The White Company and the amenities are by L'Occitane

#### **OTHER FACILITIES FOR GUESTS**

- The property is fully air-conditioned and has under floor heating for the cooler months

- Large living room with beautiful furnishings for guests comfort. Sky TV, Apple TV, a DVD player and Projector for movies are available in the sitting room with the option to use Bose indoor and outdoor speakers

- Bar (drinks payable locally)

- Please note that the kitchen facilities are not for guests use. If you require food on a day when the chef is not available the staff can prepare simple snacks or meals for children, for example, which are payable locally

- 26m swimming pool (heated by solar panels which start to become effective in April)

- Immaculate gardens and terraces, the estate also has its own vineyard and herb and kitchen garden (used by the chefs for cooking). Outdoor chill out areas with comfortable seating and outdoor terraces for al-fresco dining

- Massage and treatment room (a variety of spa treatments can be booked, payable locally)

- Gym - the equipment in the gym includes top of the range treadmill, rowing machine and weights

- There is a wide selection of games to amuse children, both in the villa and in the grounds, including an outdoor play area (tree house, swing), ping pong, giant Jenga, outdoor chess, boules and a croquet lawn.

#### **ADDITIONAL COMPLIMENTARY SERVICES**

- Airport transfers are included for all guests (for flights arriving after 12pm or departing before 12pm)

- Breakfast is included daily

- 1 chauffeured vehicle for up to eight passengers included daily (10am to midnight). Additional vehicles may be booked from 300 Euros per day

- For 3 night stays you will be provided with two lunches and two evening

meals by a highly professionally trained chef. For 7 night stays you will provided with five lunches and five evening meals. This can be arranged with concierge in advance. Drinks are payable locally

- Concierge service included
- Daily cleaning and turndown service
- Naturally filtered water from the estate

**ADDITIONAL SERVICES AVAILABLE (all payable locally, please enquire in advance)**

- Well stocked bar (wines can be ordered in advance)
- Babysitting / nanny service
- Personal trainer and nutritionist expert
- Yoga and pilates instructor
- Spa treatments including massage
- Dry cleaning / laundry service

## Location & Local Information

Gran Villa Cipres is set in 250 acres of Menorcan countryside just 1.5km from the small whitewashed town of Sant Climent and conveniently close to the airport. Dating back to the 13th century, the town has a variety of local shops such as a supermarket, butchers and bakery and a variety of bars and restaurants including the well known 'Moli de Foc' which serves authentic local cuisine to locals and visitors alike. The town comes alive in the summer months when jazz concerts take place one of the bars of the town which attract celebrity musicians and jazz lovers worldwide.

Mahon (Maó), just a few kilometres by car, boasts a stunning natural harbour and is surrounded by a colourful collection of old fisherman's houses and a plethora of fine cosmopolitan eateries and café bars. Walk up the ancient steps to the old town with characterful cafes, interesting shops and the colourful food and fish markets.

To their immense credit, the Menorquins have taken great steps to protect their environment. As a result, the island's rugged coastline still offers a huge number of beautiful sandy coves (calas) to explore. The south of the island has lush pine groves, white sandy coves, isolated rocky inlets and busier beaches. The best-known beaches in this area are Binibeca, Son Bou and Punta Prima.

Menorca is an island full of diverse charm, beauty and extremely welcoming inhabitants. Over the centuries, diverse cultural influences have bestowed on the island a distinctive character, evident in its landscape today. Ancient dry stone walls can be seen dividing the surprisingly lush green fields all over the island, stone monuments and burial mounds are plentiful and charming traditional Spanish Fincas can be seen scattered throughout this very pleasant landscape.

Located on the western side of the island is the lovely old port of Ciutadella with its maze of cobbled streets and striking architecture and many plazas and squares. This is such a delightful town, great for walking and people watching, as well as dining al fresco at one of its many fine restaurants and café bars.

For those who enjoy the outdoors, and are keen to explore, why not walk along a section of the Cami de Cavalls, the ancient bridle path that encircles the island and there are also many other lovely well-signposted footpaths and cycle routes.



## Local Amenities

Nearest Airport

**Menorca Airport  
(5km)**

Nearest Ferry Port	<b>Mahon Ferry Port (10km)</b>
Nearest Village	<b>Sant Climent (2km)</b>
Nearest Town/City	<b>Mahon (7km)</b>
Nearest Restaurant	<b>Es Moli de Foc Restaurant (2km)</b>
Nearest Supermarket	<b>Cas Tix Supermarket (2km)</b>
Nearest Beach	<b>Cala Binidali Beach (7km)</b>
Nearest Golf	<b>MiniGolf Canutells (7km)</b>
Nearest Tennis	<b>Canutells Tennis Court (7km)</b>

## What Oliver loves...

- Daily breakfasts, a chauffeur driven car, personal concierge and daily maid service - this is luxurious accommodation with the services of a five star boutique hotel.
- The highly trained private chef who cooks for you for part of your stay uses the finest ingredients, many sourced from the estates own herb and kitchen garden.
- Who will be lucky enough to stay in the Tower Suite over two floors with panoramic views of the island?

## What you should know...

- Smaller parties of up to 14 guests have use of the seven ensuite bedrooms in the main villa whilst larger groups of up to 22 guests also have four further beautiful bedrooms available to them in the nearby annexe.
- The kitchen facilities at the villa are not for guests use but the chef or concierge are always available to help you with whatever you may need.



# Terms & Conditions

- Security deposit: 3000 Euros for stays of 7 nights or more, 1500 Euros for stays of 3 nights. Guests are presented with an invoice 12 weeks before departure.
- Arrival time: From 2pm (the villa will be flexible whenever possible)
- Departure time: Before 11am (the villa will be flexible whenever possible)
- 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 rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Bed linen, bath and pool towels are included in the rental price.
- Energy costs included?: Yes, included in the rental price.
- Internet access?: Wi-Fi internet access included in rental price.
- Minimum stay: 5 nights
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not permitted.
- Pool heating charge?: Please note pool heating is via solar panels which tend to be effective from April onwards
- Tax: Balearic Eco Tourist Tax of €2.20 per person per night for over 16's is not included in the rental price and will need to be paid prior arrival via a link direct to the supplier.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Other Ts and Cs: Please note that when booking the property for up to 14 guests you will only have use of the main house (seven rooms) and the price reflects this. Should you wish to book the annexe as well, please enquire for prices. This excludes mid June – mid September when it is only possible to book both the main house and the annexe. All bookings for 15-22 guests will have use of both the main house and the annexe.
- Other 2: Note from the villa management - It is normal practice to give a minimum of 10% of the total holiday cost. This is a guideline and clients are encouraged to do as they feel appropriate for their stay. Any gratuity will be shared amongst the staff at the discretion of management or as directed by the client.