

# Casa Del Mar Ana

Region: Menorca Sleeps: 10 - 12

## Overview

This stunning villa in the coastal town of Bindali is walking distance from many beautiful sandy coves characteristic of Menorca and enjoys exceptional views of the sea throughout. Able to accommodate up to twelve guests across its six bedrooms, this villa is finished to the absolute highest standard.

First, enter the living/dining room, utterly luxurious fitted with designer furniture, you can enjoy many an evening relaxing in here as the nights begin to cool. The kitchen extends just beyond this area, has fabulous granite worktops and is fully equipped to ensure meal preparation is a joy throughout your stay here. There is also a door to the terrace leading straight from here!

There are six bedrooms, three of which enjoy super King-size beds and their own private bathrooms, the other three all feature two single beds and share a family bathroom, and separate toilet. The rooms are uniformly decorated in soothing tones, and many enjoy direct access to the garden area! One of the three double rooms is separate from the main house, in the adjacent cottage which also includes a sofa-bed, bathroom with shower, small kitchen and a private terrace area.

The main garden also comprises a private terrace area and a large pool (with removable safety fence for children), a range of seating options from cushioned benches to a dining table, and is enveloped in a variety of trees, shrubs and flowers. From anywhere on the terrace or by the pool you will enjoy the most fabulous sea views. There is also a small play area for children in the garden, making this an ideal holiday home for families!

While the property feels very private, it is only a short walk to the nearest shops and restaurants, and many of the islands loveliest towns are just a few miles away, including the capital, Mahon!

## Facilities

Villa/House • Modern • Private Pool • Child-Safe Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Restaurant • <1hr to Airport • BBQ • Ground Floor Bed & Bath • Satellite TV • DVD • Cot(s) • High Chair(s) • Baby Proofing • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

This lovely air-conditioned villa and adjacent cottage sit on a large double plot with stunning sea views in the residential resort of Binidali, a five-minute walk from the pretty sandy cove. The furnishings by Indian Ocean and Neptune make it a very special home-from-home that will delight the most discerning clients.

### Ground Floor

- Kitchen: oven, stove, dishwasher, American style fridge/freezer, washing machine, microwave and complete set of crockery, cutlery and utensils
- Living/dining area: A/C, TV with English satellite channels, DVD player and terrace access
- Bedroom: A/C, super King-size bed with ensuite including walk-in bathtub, shower and double sink
- Bedroom: A/C, super King-size bed with ensuite including Bath, Shower, WC
- Bedroom: A/C, 2 single beds
- Bedroom: A/C, 2 single beds
- Bedroom: A/C, 2 single beds
- Bathrom: shower, WC

### Annexe

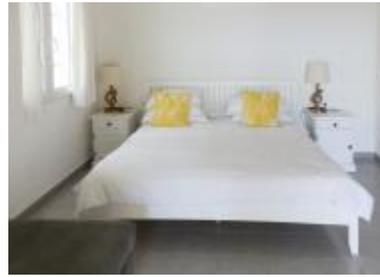
- Small kitchen: fridge, cooker, toaster and kettle
- Bedroom: super King-size bed,
- Bathroom: shower, WC
- Terrace: table, chairs, hammocks and swing seat

### Exterior Grounds

- Private heated swimming pool (9 x 4.85 m) (can be fenced and heated at an extra cost, see T&Cs, on request)
- Large patio and garden area
- Various sun loungers
- Outdoor dining
- Covered terrace
- Garden furniture
- Various parasols
- Barbecue

### Additional Facilities

- Wi-Fi connection
- Air conditioning
- Hairdryer
- DVD player
- Satellite TV
- Washing machine



- Dishwasher
- BBQ

Registration Number: ET1252ME

## Location & Local Information

The Balearic island of Menorca is the quieter, unspoilt version of its big sisters Majorca and Ibiza.

While it is partly known for its traditional summer fiestas, which take place in different towns around the island all summer long (with origins dating back to the 14th century!) it's really the place for those who enjoy a calmer, slower pace of life.

Aside from its traditional fiestas, Menorca is better visited for its white-sand bays such as Pregonda and Cala Macarella, clear, turquoise water and more gentle activities like walking, cycling or horse-riding. With a coastline punctuated by beautiful coves and a landscape awarded the UNESCO Biosphere Reserve status, strewn with ancient stone monuments and an estimated 70,000km of dry-stone walls, this is an island for the nature lovers, and anyone looking for a little rest and relaxation.

Just a short walk away, Binidali is a small village in the south-eastern corner of Menorca. It provides a wonderful escape from the more crowded, resort-filled areas of the island. The coastal areas around here have an abundance of small inlets with clear turquoise waters where you can enjoy a swim or simply soak up the sun. Just a 5 minute drive away is the village of Sant Climent providing access to more shops, restaurants and essential amenities.

## Local Amenities

Nearest Airport	<b>Menorca Airport (8 km)</b>
Nearest Ferry Port	<b>Mahon Ferry Port (12 km)</b>
Nearest Village	<b>Binidali (250 m)</b>
Nearest Town/City	<b>Mahon (9 km)</b>
Nearest Restaurant	<b>Restaurante Binidali (550 m)</b>
Nearest Bar/Pub	<b>Binidali beach bar (550 m)</b>
Nearest Supermarket	<b>Spar (5 km)</b>



Nearest Beach	<b>Cala Binisafüller (3 km)</b>
Nearest Golf	<b>Es Canutells Mini Golf Course (4 km)</b>
Nearest Tennis	<b>Es Canutells Tennis Court (4 km)</b>

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## What we love

- The open plan living area benefits from terrace access at both ends and the resulting light and airiness that floods in from the large glass-panelled doors
- We love the wooden beams that stretch the length of the ceiling throughout the house, enhancing the traditional feel of this otherwise utterly modern villa
- The sea views from the pool and terrace area are something to behold, reminding you how near the stunning Menorcan coves and beaches are!

## What you should know...

- While you can easily stroll to the nearest shops and restaurants, having access to a car is highly recommended here to maximise your freedom and ability to explore the rest of the beautiful island

# Terms & Conditions

- Security deposit: Credit card details are required 2 weeks prior to departure for pre-authorisation.
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accomodation clean, tidy and in the same condition as on their arrival. Any extra cleaning , laundry, maintenance and/or rubbish disposal will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included in rental price.
- Minimum stay: 7 nights.
- Changeover day: Friday.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & vaping are not permitted
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €400 (low season and €300 (high season) (to be paid locally on arrival). This extra is only available on request, and with prior arrangement before arrival. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Tourist Tax included in the rental price.
- Insurance: Guests are required to be in posession 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: Pool safety fence available for an extra €75 per week