

# Villa Xami

Region: Costa Blanca Sleeps: 8

## Overview

Just moments from the picturesque Mediterranean coastline, this beautiful modern villa enjoys glorious views down to the sea, whilst the spacious pool and terrace offer the perfect spot to relax with the entire family.

Villa Xami is bright and spacious, with a modern and sophisticated aesthetic. Arranged across two floors, the main living area is set on the upper level making the most of the splendid views out to the coast.

An integrated living-dining space enjoys lots of natural light, with large sliding doors spanning the front of the room that frames the lovely view whilst giving access out to the upper balcony. Leave the doors open to invite in a fresh breeze and enjoy a fluid indoor-outdoor living space. An enormous L-shaped sofa sits in the centre of the room, whilst a generous dining table is positioned at the back.

Leading off to one side is a double bedroom with a private bathroom and shower, whilst to the other is the kitchen. Fully fitted with modern equipment, the kitchen displays a minimal aesthetic with sleek surfaces and a central island that is perfect for preparing food or enjoying a quick coffee. There is also a washing machine and tumble dryer for added convenience. Double doors open out from the kitchen to the upper balcony, where a set of armchairs and informal tables are well-positioned to enjoy a relaxed breakfast in the warmth of the morning sun.

For an even better view, a charming terrace is nestled in the roof, offering a secluded spot to dine. With a small kitchen area and table that accommodates eight, this is a wonderful setting to spend long evenings with friends. Share a bottle of *vino* whilst watching the sunset and make the most of the balmy nights having dinner under the stars.

From the living room, a staircase leads down to the ground floor to the main sleeping area. Bright and roomy, three large double rooms are characterfully decorated, with generous openings to the outdoor space. Each enjoys its own tastefully finished bathroom, with tiled floors, modern fittings and lovely walk-in showers.

From this lower level, steps lead down to the spacious exterior. With exotic plants and leafy palms lining its edges, the terrace opens up to the wonderful



view down to the coast. A private outdoor pool sits in the centre, inviting you to take a refreshing swim, whilst a number of sun loungers along its edge are perfect for relaxing beneath the clear blue skies. There is also a handy outdoor shower for rinsing off and an additional bathroom. To escape the heat, a spacious covered area sits to one side, where you can enjoy a leisurely lunch beneath the shade or make use of the barbecue and prepare a delicious meal to treat the family.

## Facilities

Villa/House • Modern • Private Pool • Heated Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Coffee Machine • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • TV • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Seaview • Watersports • Sailing • Canoeing/Kayaking • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips

# Interior & Grounds

## The Villa

Villa Xami is a modern villa with a heated pool and rooftop terrace that offers guests some amazing views of the Mediterranean sea.

### Ground Floor

- Three bedrooms with double beds and en-suite showers
- Small living room with TV, treadmill, and access to the exterior terrace

### First Floor (street level)

- Open-plan living room with dining table, fireplace, and access to the terrace
- Fully-equipped kitchen with central island unit, high stools, and access to the exterior
- Bedroom with double bed and en-suite shower
- Guest toilet

### Rooftop

- Rooftop terrace with dining table and food preparation area with a sink and small fridge

### Exterior

- Exterior space with amazing sea views
- Private heated pool (8 x 4 m - please see T&Cs) with surrounding sun loungers
- Outdoor shower
- Covered terrace with seating
- Covered dining area with table and barbecue
- Parking for 2 small cars or 1 large car

### Additional Facilities

- Wi-Fi connection
- Air conditioning
- Heating
- Smoke detector
- Washing machine
- Dishwasher
- Cot (on request, please see T&Cs)
- Highchair (on request, please see T&Cs)

Tourist License Number: V-T493415-A



## Location & Local Information

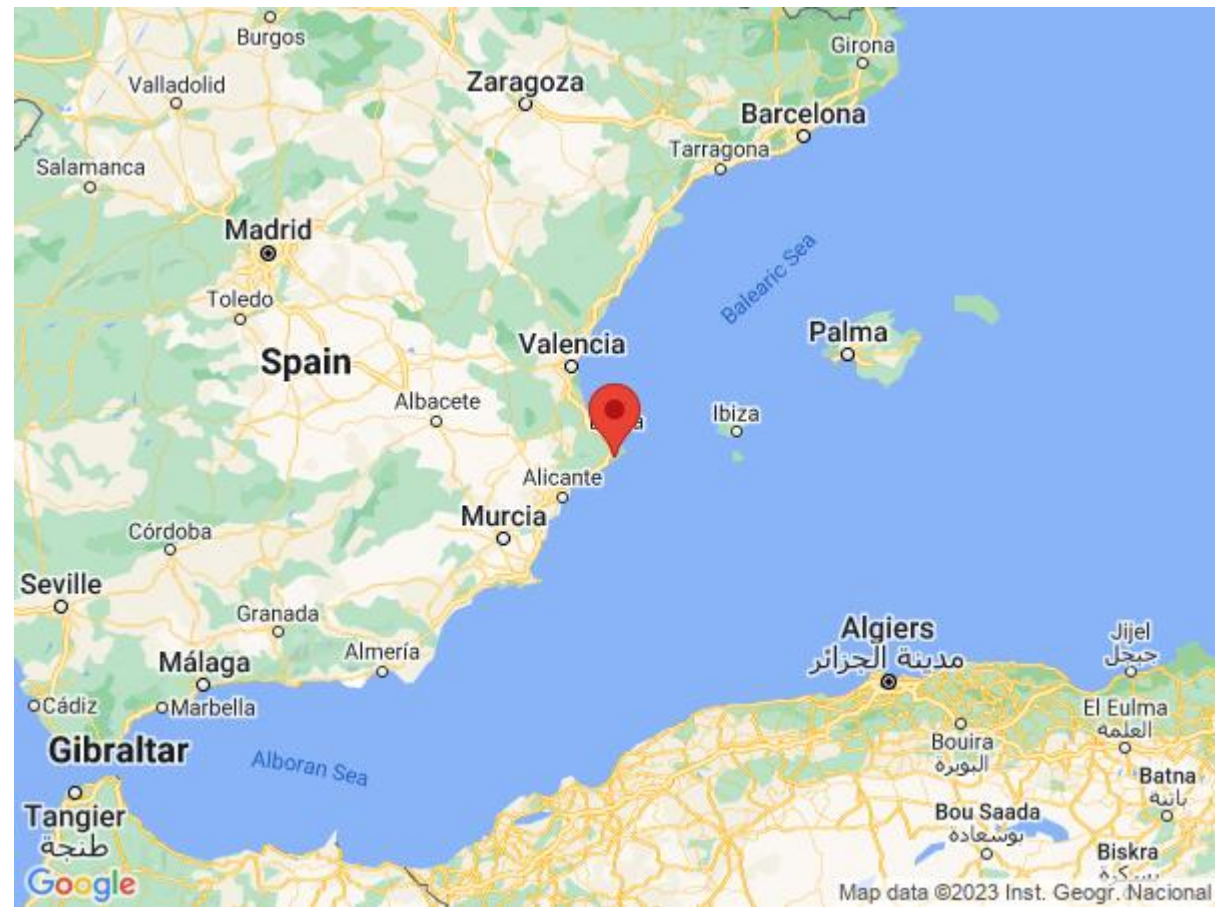
Situated in a safe residential neighbourhood, Villa Xami is just moments from the sea, making it easy to explore the charming coastline and laid-back towns of the picturesque Costa Blanca region.

Jump in the car and head down to Cala Advocat, just five minutes drive from the villa. Protected by a rocky outcrop, this beautiful cove has a short stretch of sand and a long quay extending out into the ocean. The colour of the sea is simply stunning, perfect to enjoy a swim in the calm water or borrow a snorkel and explore the grasses and formations along the sea bed. There is a local *chiringuito* (beach bar) just off the beach, where you can sit in the shade with a cold beer or snack. A few bays to the south, Cala de la Fustera offers another idyllic spot with its crescent of fine white sand and gentle shore, or head up to the town of Moraira to find a handful of larger beaches.

Just a 10-minute drive away, the coastal town of Moraira has recently been developed, and the Old Town still offers a rich cultural heritage. Wander between the whitewashed buildings and enjoy the network of cobbled streets. Stop in the central square to admire the Iglesia Fortaleza de Santa Catalina with its grand nave and beautiful interior. For a bit of history, walk out to the 16<sup>th</sup>-century watchtower that sits out on the waterfront atop the Mount of Cap D'Or. Typically constructed, the defensive structure has a circular plan and reaches 11m tall. Occupying a strategic position, it is a great spot to sit and take in the wonderful views along the coastline before returning to the main town for a drink and some lunch.

Numerous cafes and restaurants line the marina offering plenty of places to choose from, but for some freshly grilled fish, seek out locally-owned Pescador to enjoy some delicious plates whilst watching the boats pull up to the moor. Alternatively, head to the lovely Terra Vian, a wine bar tucked in the Old Town near the Castillo Moraira. Run by charming hosts, the bar serves a menu of quality tapas and a superb collection of wines, making it a wonderful place to enjoy a relaxed evening.

Further down the coast, the larger town of Calpe is just 20 minutes by car. Particularly known for the monumental Penon de Ifach mountain, which gives the landscape its distinctive shape, the vibrant city boasts a long history dating back to the Valencian Bronze Age around 1500 B.C. For those after a bit of an adventure, it is possible to hike to the summit, a trail takes you through a splendid tunnel cut through the enormous rock before opening out to the stunning views over the bay and surrounding coast. There are a number of urban beaches offering activities, boat trips and water sports, or for something a bit unique, make a visit to the Banos de la Reina. This archaeological site was built between the 2<sup>nd</sup> and 4<sup>th</sup> centuries to serve as a royal spa, and it is



possible to follow in the footsteps of the Queen and swim in the site free of charge.

### Local Amenities

Nearest Airport	<b>Alicante Airport (90 km)</b>
Nearest Ferry Port	<b>Port of Javea (20 km)</b>
Nearest Train Station	<b>Benissa Tram Stop (5 km)</b>
Nearest Town	<b>Moraira (6 km)</b>
Nearest City	<b>Alicante (74 km)</b>
Nearest Restaurant	<b>La Tartana (2 km)</b>
Nearest Bar/Pub	<b>Xiringuito Olala (3 km)</b>
Nearest Supermarket	<b>Pepe la Sal (3 km)</b>
Nearest Beach	<b>Cala Baladrar Beach (3 km)</b>
Nearest Golf	<b>Ifach Golf Club (3 km)</b>
Nearest Tennis	<b>Buenvista Benissa Tennis Club (3 km)</b>

## What we love

- Just five minutes from the coast, Villa Xami is a great base to explore the picturesque coastline of this Mediterranean region!
- Nestled on the roof, the charming top-floor terrace is the ideal spot to enjoy entertaining dinners whilst looking out across the sea
- The spacious outdoor terrace and heated pool are perfect for spending long summers days without leaving the comfort of the villa
- Modern and spacious, all the rooms enjoy plenty of natural light and air conditioning, making them comfortable and inviting

## What you should know...

- The pool is great for all the family but does not have a fence, so young children should be supervised at all times
- Loud music and excessive noise should be kept to a minimum to avoid causing disturbance to the neighbouring properties
- A car is recommended to reach the villa and make the most of the surrounding area

# Terms & Conditions

- Security deposit: €800, paid via cash or credit card, upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4-7 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?: Not available.
- 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.
- Internet access?: Wi-Fi internet access included in the rental price.
- Minimum stay: 5 nights. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: Not permitted.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €250/week (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 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.
- Other Ts and Cs: Please be aware that the pool cleaner and the gardener will be access the property's exterior ground unannounced once a week. They must always be given access to the property.
- Other Ts and Cs: Extras available, on request and at an extra charge, are:
  - Cot: €4/day
  - Highchair: €4/day
  - Additional guest: €12/day