

# Villa Falco

Region: Costa Blanca **Sleeps: 8**

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## Overview

Situated in a quiet residential area on the Cap de la Nau, this striking modern villa enjoys a glorious garden and pool area with beautiful Mediterranean sea views.

Enclosed by pine trees and leafy palms, Villa Falco offers a secluded setting with a large terrace and sunny garden. Arranged over two floors, the modernist-style villa is bright and spacious, with polished concrete floors running throughout the rooms and natural stone walls offering complimentary warmth to the minimal white walls. Both levels enjoy plenty of natural light, with large floor-to-ceiling openings that frame the picturesque views over the sea.

An impressive double-height entrance opens to the upper floor, where the main living area is minimally decorated with stylish furnishings and wonderfully high ceilings. Large sliding doors wrap around the front of the rooms giving access to the balcony beyond, inviting you to leave them open and enjoy a gentle breeze whilst creating a fluid indoor-outdoor living space. To one side, a comfortable sofa and stylish armchair offer space to relax in front of the view, whilst to the other end, a stunning kitchen with sleek surfaces and a generous island counter provides all the equipment and appliances to prepare meals throughout your stay. A large wooden table sits to the front of the room, where you can enjoy a meal whilst looking over the tree tops out to sea or step outside and share a leisurely breakfast in the warmth of the morning sun.

Wrapping around the front of the upper floor, the terrace offers various perspectives over the surrounding area, and a variety of seating options invite you to enjoy the elevated position. Recline in a sun lounger, enjoy the peaceful setting, or head down to the pool area via the external staircase.

A central lift and contemporary stairwell offer access to the lower floor, where a second living area opens to the terrace and pool. A series of designer armchairs sit to the side whilst a neat kitchen and bar offer the perfect place for entertaining. The cantilever of the upper floor creates a shaded area where an outdoor dining table and impressive barbecue invite you to enjoy long lunches beside the pool.

The terrace opens out around the pool, and a lovely grassy lawn wraps around the villa, extending to the property boundary. Take a swim to cool off or recline



in one of the sun loungers and enjoy the peaceful setting, looking out between the swaying palms to catch glimpses of the sea.

Four bedrooms are organised across both levels, each offering large double beds and luxurious bathrooms. On the upper floor, the stunning master suite features a large bathtub where you can soak in the evening and access a private terrace, inviting you to wake up and enjoy a coffee in peace.

## Facilities

Villa/House • Wow Factor • Modern • Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Electric Car Charger • Hairdryer • TV • Lift • Working Fireplace/Woodburner • Heating • Cot(s) • Parking Space • Seaview • Watersports • Sailing • Canoeing/Kayaking • Walking/Hiking Paths • Tennis Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Scuba Diving • Boat Trips

# Interior & Grounds

## The Villa

Villa Falco, perfectly situated on the Cap de la Nau headland, offers a short drive to the coast, where numerous picturesque coves beckon to be discovered both to the north and south.

### Upper Floor

- Open kitchen with bar and dining table
- Spacious and bright, very modern and luxuriously furnished living room with open-hearth fireplace, satellite TV, air conditioning and forced-air heating
- Dining room with air conditioning and forced-air heating
- Bedroom with double bed (200 x 200 cm) with ensuite bathroom, air conditioning and forced-air heating

### Lower Floor

- Spacious kitchen with bar and access to the exterior
- Bedroom with double bed (200 x 200 cm) with ensuite bathroom, TV, air conditioning and forced-air heating
- Bedroom with double bed (160 x 200 cm) with ensuite bathroom, TV, air conditioning and forced-air heating
- Bedroom with double bed (160 x 200 cm) with ensuite bathroom, TV, air conditioning and forced-air heating
- Terrace
- Luggage room with hand-basin

### Exterior

- Large garden space with lawned area
- Long covered terrace with outdoor dining table, barbecue, and separate seating area
- Upper floor terrace with partially-covered seating area, accessed via external stairs
- Heated private pool with surrounding sun loungers (*size: 12 x 4 m, depth: 100 - 200 cm, please see T&Cs*)
- Outdoor shower
- Parking

### Additional Facilities

- Solar panels
- Photovoltaic system
- 100% renewable electricity
- Water-efficient toilets/showers
- E-charging station
- Fireplace
- Baby cot



- Community garage
- Single garage
- Swimming Pool
- Dishwasher
- Washing machine
- TV
- Air-conditioning
- BBQ
- Sun-loungers
- 4 induction hot plates
- Toaster
- Kettle
- Freezer
- Electric coffee machine
- Combination microwave
- Washing machine
- Dryer
- Iron
- High chair
- Baby cot
- Lift
- Hair dryer
- WiFi

*Tourist License Number: VT-488279-A*

## Location & Local Information

Located on the Cap de la Nau headland, Villa Falco is a short drive to the coast, with plenty of picturesque coves to explore to the north and south. A half an hour's walk takes you out to the Mirador de Cap Negre, where its outlying position offers spectacular views up and down the coastline, or follow the road out to the Cap de la Nau lighthouse and enjoy an evening meal at the Restaurante Mirador de Jávea where you can make the most of the views over a classic plate of *paella* or delicious fresh seafood.

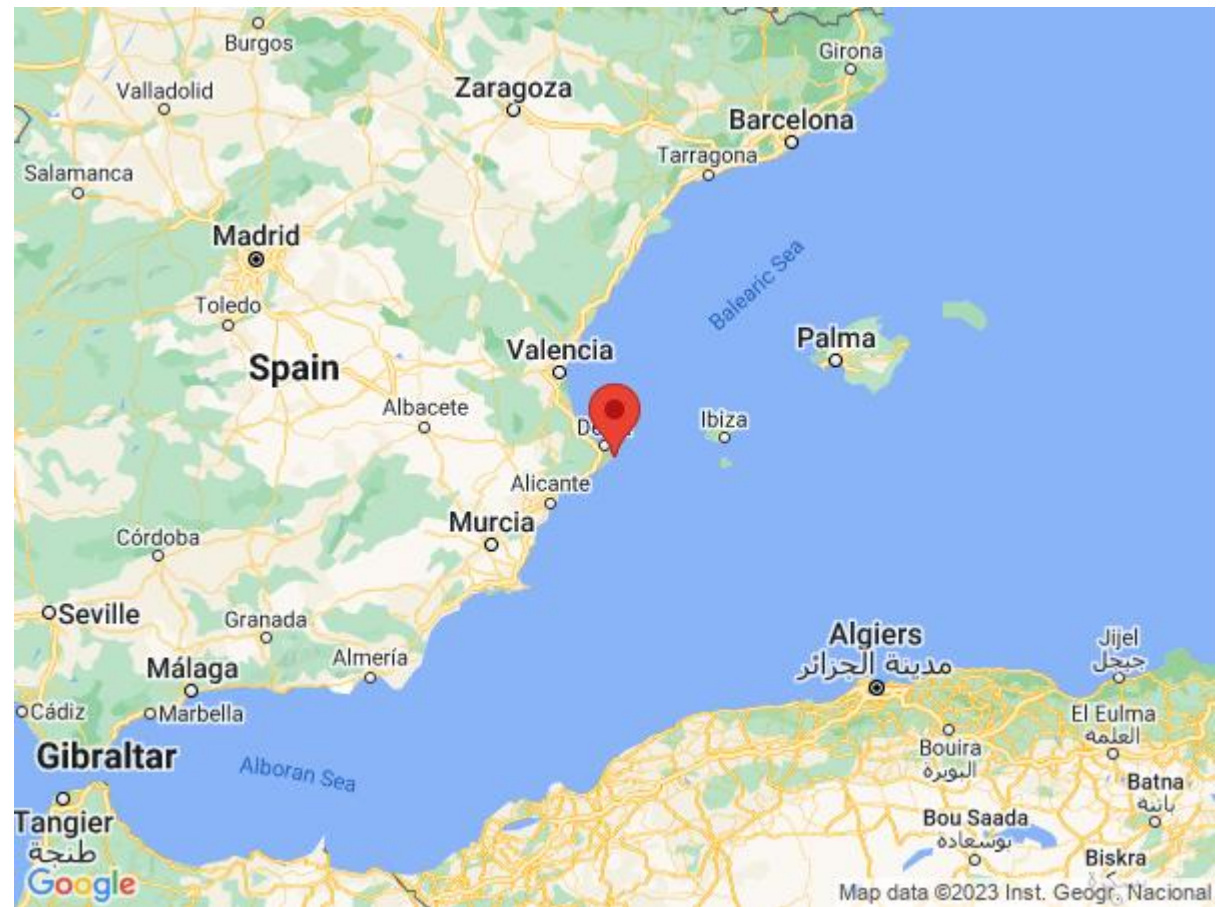
There are lots of little coves and inlets to explore, and just 10 minute's drive brings you to the delightful Platja de la Granadella. Follow the winding road down between the pine trees to find the hidden bay enclosed by rugged cliffs and wild vegetation. The calm turquoise waters are perfect for swimming or grabbing a snorkel and exploring the seabed. There are a couple of beachside restaurants where you can sip a beer whilst admiring the view or enjoy a delicious plate of arroz a banda, a traditional rice dish cooked in fish stock.

A short drive to the north, Cala Portitxol is another lovely spot, with a stunning shell-shaped bay lined with white and blue 'barracks' (old fisherman's houses). The white-pebbled beach is great for swimming, or hire a kayak to explore the rocky inlets and paddle out to the Isla del Portitxol. Sitting to the side of the bay, Cala Clemence offers beautiful views which you can enjoy over a plate of fresh seafood.

To the south, the charming town of Moraira and lively Calp have plenty to enjoy, whilst the centre of Jávea is just 15 minutes to the north.

Explore the historic streets of the town's old quarter and discover gothic architecture and traditional whitewashed houses adorned with colourful pots and flowers. In the Plaza Celestino Pons, a daily food market is held in the former monastery, whilst every week, a host of stalls are set up in the Plaza de la Constitución where you can wander the rows of fresh produce and purchase some local delicacies to enjoy back at the villa. A handful of tapas bars dot the old town, where you can sample the traditional meat and cheese plates or wander down to the waterfront and enjoy a plate of fresh fish whilst watching the boats bring in their daily catch.

For the more active, there is a golf course and a number of tennis courts nearby, or head over to the Montgo National Park, where you can explore its wonderful trails and discover the rich landscape with its diverse plants and wildlife.



## Local Amenities

Nearest Airport	<b>Alicante-Elche Airport (ALC)</b> <b>(104 km)</b>
Nearest Ferry Port	<b>Ferry Port of Denia</b> <b>(21 km)</b>
Nearest Village	<b>El Poble Nou de Benitatxell</b> <b>(11.7 km)</b>
Nearest Town/City	<b>Jávea/Xàbia</b> <b>(9 km)</b>
Nearest Restaurant	<b>Restaurante Mirador de Jávea</b> <b>(1 km)</b>
Nearest Bar/Pub	<b>Los Amigos.Cabo la Nao</b> <b>(900 m)</b>
Nearest Supermarket	<b>Wimark Supermercado</b> <b>(500 m)</b>
Nearest Train Station	<b>Teulada</b> <b>(16.6 km)</b>

## What we love

- Enclosed by leafy trees and a beautifully maintained garden, Villa Falco offers a secluded setting whilst enjoying beautiful views out to the Mediterranean sea
- A variety of seating arrangements on both terraces invite you to make the most of the sunny days, sharing meals beside the pool or enjoying entertaining evenings under the stars
- Located on the Cap de la Nau, Villa Falco is just a short drive to the sea, making it easy to explore the picturesque coves that dot the region's coastline
- The interior spaces are finished to the highest quality, with beautiful materials and designer furnishings throughout

## What you should know...

- The swimming pool does not have a fence, so it is necessary to supervise young children at all times
- A car is recommended to make the most of the surrounding area
- The villa is very energy efficient, and there is an electric vehicle charging station as well as parking for three cars

# Terms & Conditions

- Security deposit: €1000 charged to client's credit card by the owner upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4 pm.
- Departure time: 10 am.
- Energy costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- 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.
- Changeover day: Flexible.
- Minimum stay: 7 nights. All other durations on request.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Internet access?: Wi-Fi internet access included in the rental price.
- Pets welcome?: Not permitted.
- Pool towels included?: Not available.
- 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.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of £24/day (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.