

# Villa Vivian

**Region:** Ibiza

**Sleeps:** 12 **Bedrooms:** 6 **Bathrooms:** 5

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## Overview

Elegantly built to accommodate 12 guests, this exclusive and secluded property is situated on a hilltop only 250 metres away from the sea with a spectacular view to the open sea and Es Vedra, just a stroll away from the beaches of Cala Conta and close to the village of San Jose on the western coast of Ibiza Island.

## Description

Stylish villa for 12 people with pool and sea views over Es Vedra, with beaches nearby and close to San Jose village.

This is an ideal villa rental for families. With its hilltop location, the 3300 sqm plot has an almost flat, safe, beautiful green garden, surrounded by a high natural fence. Children can easily be supervised around the entire plot and the pool area. Externally this villa features a huge terrace leading to a fantastic 13m x 3.5m pool and sun bathing area where the stunning views can be truly appreciated. There are sun loungers and parasols on all terraces as well as an outdoor dining area.

There are 10 professional security cameras that cover the entire outside area and the gated entrance from the street. Clients can choose to keep the cameras recording all the time or only once they are leaving the house and

high -end alarm system offers two modes of operation, a home mode and an away mode.

### LIVING AREAS

The lounge and kitchen areas are open plan, bright and spacious. The lounge boasts large comfortable sofas, TV and huge floor-to-ceiling windows which open out onto the main terrace leading to the pool area.

The fully equipped kitchen features a breakfast bar and all modern appliances.

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All areas are air conditioned and have access to WiFi. Using a cutting-edge home automation system, the cameras, the alarm system and all the outside

lighting can be managed from anywhere in the house with an iPhone or iPad and can also be fully accessed when you are away from the villa.

## BEDROOMS AND BATHROOMS

This villa has

6 good-sized double bedrooms, 2 of them in the guest house. All bedrooms in the main house are equipped with en suite bathrooms and walk-in showers. The two guest rooms in the guest house share a bathroom.

The **master bedroom**

is spacious and located on the first floor with a spectacular view to the sea and Es Vedra. It has a free standing bath tub, a walk in shower, lots of storage and a separate toilet.

The **orange guest**

**room** is located on the ground floor with direct access to the pool terrace with views to the sea and Es Vedra.

The **blue guest**

**room** is located next to the orange bedroom and is facing the garden. It is spacious and has a large bathroom with walk-in shower.

The **black guest**

**room** is located closest to the kitchen and the living room, next to a study that is equipped with a small office desk and an iMac computer that is available for all guests. This room also has a spacious bathroom.

**Two more double**

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**guest rooms** are located in the guest house and share a bathroom.

The GUEST HOUSE is located in the quiet part of the garden and ideal for those guests that return late at night or early in the morning to the villa without disturbing the guests in the main house.

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Layout	More Info	Features
ACCOMMODATION		<ul style="list-style-type: none"><li>• Aircon</li><li>• WiFi Internet</li><li>• Easy Walk to Beach</li><li>• Sea View</li><li>• Private Pool</li></ul>
<b>Ground Floor:</b>		
Living room		
Kitchen		
Double bedroom with en-suite shower room		
Twin bedroom with en-suite shower room		
Utility room, wellness area with sauna, Jacuzzi and shower, terrace		
<b>First Floor:</b>		
Living/dining room		
Kitchen		
Guest WC		
Double bedroom with en-suite shower room		
Twin bedroom with en-suite shower room, terrace		
<b>Second Floor:</b>		
Small living room.		

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Double bedroom, en-suite shower room, terrace.

**Grounds:**

Garden with ample lawn areas, terraces, private 12m x 5m salt-water swimming pool (depth: 1.50m: ladder) with jets corner, sunbathing area, gazebo with dining area.

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## Location

### DISTANCES

Airport (Comiso):60 km.

Airport (Catania):130 km.

Railway Station (Pozzallo): 9 km.

Rocky beach: 30 metres.

Sandy beach: 400 metres.

Delicatessen: 1. 6 km.

Restaurant: 1. 7 km.

Shops: 6 km.

Weekly Market (Scicli) - Tuesday: 15 km.

Fashion Outlet (Agira):170 km.

Golf (Donnafugata):45 km.

Tennis:2 km.

Diving 2 km.

Horseriding: 26 km.

Diving (Marzamemi):40 km.

Port (Pozzallo):5 km.

Ragusa:36 km.

Siracusa:71 km.

Etna (Nicolosi):140 km.

Taormina:178 km.



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## Photos



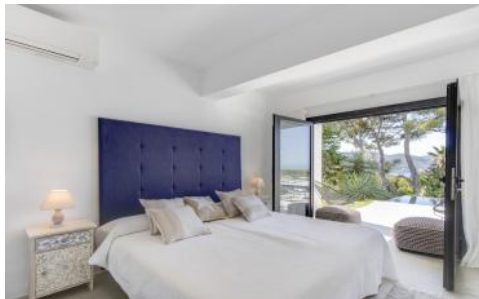


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