Xlendi Rocks

Region: Malta **Sleeps:** 12

Overview

Set on a hill away from the buzz of the city, this cliff-edged, house-of-character, with its elegant furnishings, limestone features and sublime plant-filled terraces guarantee a Gozitan 'alfresco-life'. With the capacity to sleep up to 12 guests, this one-of-a-kind villa offers the perfect setting for a family, friends, or group holiday, and forms an excellent base from which to explore the fascinating island of Gozo.

From the moment you enter Xlendi Rocks, Gozitan charm runs throughout with beautiful stone interiors everywhere you look. Just off the entrance hall, you will find a beautiful stone arched kitchen, fully equipped with an oven, stove, microwave, fridge, freezer, dishwasher, espresso machine, kettle, crockery and a 19-litre water-keg dispenser. Just off the kitchen is the dining room with an eight-seater dining table. There is also a family room with a TV, sofas and a log fireplace. After a delicious meal, head to the hot tub room with a digestif in hand. Situated in a cave, relax and bubble away in the spacious, six-seater hot tub.

This elegant villa has four spacious bedrooms and six bathrooms. The first bedroom is spacious with four single beds and ensuite shower room, a window overlooking street and a window overlooking the internal yard. This room forms the perfect den for children or teenagers! In the second bedroom, expect to wake up to gorgeous views overlooking the valley from a luxurious double bed, accompanied by an ensuite shower room. Upstairs, you will find a further two well-appointed bedrooms. A beautiful double bedroom overlooking the valley with a shower ensuite. Finally, the master bedroom has a comfortable double bed overlooking the valley and a lovely ensuite with a glamorous free-standing bath. A cot is also available.









Spend the days lounging around your private pool and admire the breath-taking views. Enjoy lunches in the cool shade under the parasols sitting around the outdoor dining table. Enjoy sundowners with a view and light up the barbeque ready to have some Gozitan inspired food.

Facilities

Great Value • Boat Trips • Sailing • Air-Con • Historical Sites • Watersports • Private Pool • Working Fireplace/Woodburner • Ideal for Kids • Villa • Special Offer • Ideal for Teens • Maid Service Available • Cots (Cribs) • Has Discount • Has Offer • Instagrammable • Ground Floor Bed & Bath • Parking Space • Walk to Restaurant • Wi-Fi/Internet • On-Street Parking • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Hot Tub • Heating • Ceiling Fans • Transfers Available • Fenced Grounds

Interior & Grounds

The Villa

Ground level:
- Entrance hall and internal yard with outdoor seating
- Family room with TV area, sofas
- Dining Room with 8-seater dining table
- Fully equipped kitchen
- Guest shower room with toilet, sink and shower
- Bedroom 1: 4 single beds and en-suite shower room, window overlooking street, window overlooking internal yard
- Bedroom 2: double bed and en-suite shower room, window overlooking valley
- Room with 6-seater hot tub

Top level:
- Bedroom 3: Double bed, free-standing bath and en-suite, toilet, window overlooking the valley, 1 baby crib
- Bedroom 4: Double bed and full shower room, window overlooking valley

Exterior:
- Large private pool with fountain overlooking the valley (11.6 m x 5.7m)
- 5 sun loungers
- 10-seater outdoor dining table
- 8-seater outdoor dining table
- Gazebo
- Laundry Room with washing machine
- Charcoal grill with BBQ utensils
- Mature garden

Additional facilities
- Espresso machine
- 19-litre water-keg dispenser
- Parasol
- Log Fireplace (Stove)
- Mosquito nets
- All bedrooms air-conditioned
- Standing fans
- On-street parking & private carport for x2 cars









Location & Local Information

Just a short ferry ride from Malta, the little island of Gozo is known for offering a less commercial experience, a slower pace of life and it is full of intriguing heritage.

Xlendi Rocks is nestled in the heart of a tiny village of Muxnar in the south of Gozo. Wedged between the sloping sides of two parallel valleys, Munxar offers some of the most beautiful landscapes in Gozo. The village of Munxar is quaint to say the least. Away from the buzz of the city, Munxar is a residential area that still carries that typical Gozitan vibe – the ultra-relaxed one. Grab a pair of pair of trainers, explore the quirks of the village and see where each little alleyway takes you. A hidden spot that boasts an outstanding view can be found a short walk from the village. Follow the Heritage Trail to Sanap Cliffs for the best viewpoints or go off the beaten track to discover something new.

Spend the days by the pool, lapping up the views down the sweeping valley that paves its way to Xlendi beach. Xlendi Beach is a popular spot for swimming and snorkelling – it is certainly worth a visit if you can pull yourselves away from the pool! Xlendi Beach is sandy with shallow waters, making it perfect for young families to enjoy together. For the more adventurous, visitors enjoy snorkelling in deeper water off the long stretch of rocks bordering the beach. Xlendi Beach also makes a fantastic diving site, even for beginners! Afterwards, walk through the Gozitan fishing village and find a spot to eat. Or, take a trip to the North Coast of Gozo and visit the famous chequerboard of rock-cut saltpans, famously known as the Qbajjar Salt Pans.

Not all of Gozo's greatest vistas are found along sea cliffs, you'll find Gozo has plenty of historical and natural treasures. Travelling history fans shouldn't miss the megalithic temples at Ġgantija, and the recently restored Il-Kastell fortress towering above the capital of Gozo, Victoria.

For the adrenaline junkies, mountain biking, kayaking,









horse riding and clifftop hiking are all opportunities for active visitors.

Local Amenities

Nearest Airport	**Malta International Aiport (46.1 km)**
Nearest Beach	**Xlendi Beach (2 km)**
Nearest Ferry Port	**Gozo Ferry Terminal (7.6 km)**
Nearest Restaurant	**Paulos Bar (500 m)**
Nearest Supermarket	**Lora's Supermarket (400 m)**
Nearest Town/City	**Victoria (2 km)**

What we love

- The island of Gozo is an ideal choice for escaping the crowds.
- All 4 bedrooms have lovely en-suites.
- Experience breath-taking views down the valley from your private pool.

What you should know...

- Air-conditioning in the bedrooms are coin-operated
- We recommend renting a car to explore the island
- There are no airports on the little island of Gozo. We recommend flying to Malta and catching a ferry to Gozo.

Terms & Conditions

- **Security deposit:** €500, Credit card details may be requested as guarantee by the owner

- **Arrival time:** 16.00

- **Departure time:** 10.00

- **Energy costs included?:** All electricity and water consumption is included. But for Electricity this is capped at 45 units consumption per day, which is far more than enough. If this is exceeded, the extra units will be charged from their security deposit at the rate of 0.38c (including VAT) per unit.

- **Linen & towels included?:** Bed linen and bath towels are included in the rental price. Please bring your own pool towels.

- **Pets welcome?:** On request

- **Other Ts and Cs:** For Air-condition/heating consumption guests will have to pay extra through a coin meter at the rate of 0.38c (including VAT) per unit of electricity. 2 euro and 1 euro coins can be changed during check-in.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. 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.

- **Smoking Allowed?:** Smoking & Vaping are not permitted.

- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.

- **Minimum stay:** 5 nights, 7 nights - high season

- **Tax:** Eco Tax to be paid by all tourists over the age of 18 as follows: €1.50 per guest per night

- **Internet access?:** The property has complimentary Wifi connection. It is good to note that the speed is dependent on local provider and technical issues may cause reduced speed or cut of service.