

# Falkensteiner Villa Bellavista

**Region:** Sardinia **Sleeps:** 7

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## Overview

Sitting on a hillside overlooking the soft white sand and the azure waters of the private beach below, you will discover Falkensteiner Villa Bellavista. This high-end, modern home enjoys a beautiful location for exploring southern Sardinia's nearby beaches and villages. For the days where you would rather unwind at a spa, dine at fine-dining restaurants and take yoga classes outdoors, you can do all these plus more at the exclusive resort where the villa is set.

Though the home is an independent villa which offers guests privacy and uninterrupted sea views, it is nestled within the landscaped grounds of a luxury resort. Guests staying at the villa have full access to all of the amenities at the main hotel, including sports facilities such as a tennis centre, pilates classes, fitness boot camps, a diving centre, an exclusive spa and great restaurants. A fantastic entertainment programme is also available, including shows for adults and kids.

The villa is equipped with a fully-fitted kitchen, but guests also have the option to indulge in breakfast and dinner service within the hotel. You could also book breakfast by your private pool or a range of meals prepared by the chefs from the comfort of the home. Everything you could need for a special and memorable trip is available for guests. Whether you wish to have your villa stocked with groceries before you arrive, take part in wine-tasting sessions or book a private helicopter tour, all you need to do is liaise with the guest experience manager, who will be happy to help.

Falkensteiner Villa Bellavista is a stunning place to stay for a trip with friends or family. The chic home is flooded with natural light and decorated in neutral beachy tones and sleeps seven guests across four bedrooms. The accommodation here is all on one floor, and throughout the home, you will find doors leading out to the garden and the sea-view terraces. The living spaces include a large living room with an L-shaped sofa and a lovely dining room. When you wish to retire for the night, there are four beautifully appointed bedrooms; two doubles, one room with twin beds and one with a single bed. All rooms are serviced by a contemporary en-suite bathroom.

Outdoors, the oasis-like garden offers a serene retreat away from the rest of the resort. The gorgeous grounds are dotted with olive trees, lush planting and spacious terraces. Just outside the home, you will discover an inviting infinity pool and a covered dining space where you can tuck into a delicious evening meal as the sun sets over the bay.

When you wish to head to the beach, it couldn't be easier as the resort has access to a pristine private beach with sun loungers for guests. There is even a restaurant at the beach which would be the perfect place for dinner.



## Facilities

Horse Riding • Wine Tasting • Air-Con • Golf Nearby • Private Pool • Ideal for Kids • Walking/Hiking Paths • Watersports • Historical Sites • Tennis Nearby • Cycling • Scuba Diving • Boat Trips • Villa • Maid Service Included • Ideal for Teens • Cots (Cribs) • Walk to Beach • Wow Factor • Chef/Cook Available • Beach Nearby • All Bedrooms En-Suite • Instagrammable • Beachfront • Ground Floor Bed & Bath • <1hr to Airport • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Seaview • Coffee Machine • Outstanding Landscapes • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Spa/Massage • Laptop Friendly Workspace • Gym/Fitness Room • Dishwasher • Safety Deposit Box • Smart TV • Sauna/Steam • Heating • Kid-friendly museum • Half Board • Kid-friendly excursions • Water excursions/Boat trips • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Catering Available • Babysitting Available • On-Site Concierge • Breakfast Included • High Chair(s)

# Interior & Grounds

## Villa Interior (240m2)

- Split level living and dining room with garden access, sofas and dining table seating 8
- Fully-fitted kitchen with oven, hob, fridge freezer, dishwasher and Nespresso coffee machine
- 2 x bedrooms with double beds, Smart TV, desk space and en-suite bathrooms with a shower, sink, bidet and WC
- Bedroom with twin beds and en-suite bathroom with a shower, sink, bidet and WC
- Bedroom with a single bed and en-suite bathroom with a shower, sink, bidet and WC

## Outside Grounds

- Private infinity swimming pool
- Poolside sun loungers
- Landscaped garden with olive trees and beach access
- Terrace with panoramic sea views
- Covered dining area
- Outdoor sofas
- Parking
- Private access to beach

## Facilities

- Wi-Fi
- Access to resort facilities including spa and gym
- Central heating
- Telephone
- Smart TVs
- Minibar
- Highchair and cot (on request)



# Location & Local Information

With everything from unspoilt, sun-drenched coastlines to bustling urban centres, the Southeast of Sardinia is a fantastic place to spend a holiday. Close to Falkensteiner Villa Bellavista, you will be able to access all of the incredible facilities of the resort within just a short stroll. When you wish to head out and see more of the area, you can find beaches, hiking routes and villages easily.

The closest amenities to the home can be found within the resort itself, where you can discover two restaurants, a spa, sporting facilities and a private beach. When you fancy going out for the day, the small town of Villasimius is just 6km away. Due to its essential, strategic setting, this town has been settled for thousands of years. Over the years, Villasimius has been attacked and conquered countless times, even by pirates! The area sustained itself historically through granite mining and agriculture, and though the streets are now filled with holidaymakers, there is still a feel of this rural heritage.

The centre of Villasimius is a maze of colourful buildings filled with shops, cafes, restaurants and bars. If you want to sample some of the local seafood, why not find a charming restaurant with views over the coast? As well as its lively centre, Villasimius is known for its incredible beaches, which are said to be some of Sardinia's finest. Spiaggia di Porto Giunco is one of the most beautiful; with powdery white sand and warm turquoise water, it resembles a Caribbean bay and is an idyllic spot to spend the day sunbathing or snorkelling. The whole coast is littered with such beaches for you to explore, and you can visit the nearby Stagno di Notteri, a protected area with a lake. This stunning lake is home to plenty of birds and marine life, including pink flamingos, which flock here.

If you would like to peruse a wider selection of shops and discover more historic attractions, then you should drive 48km to Cagliari, the capital of the island and was the capital of the Kingdom of Sardinia for five hundred years. If you are searching for winding streets, ancient buildings and amazing views over the area, start exploring Castello, the city's old town. Most of the architecture in the old town hails from the 13th century onwards when the nobles and ruling classes began to move into the area as thick walls defended it. Cagliari Cathedral, the old gate of Porta Cristina and a 14th-century palace called the Palazzo Vice Regio are some highlights here.

There are also plenty of museums to learn more about the area's history, such as the brilliant archaeological museum, the cathedral museum, a museum for the former Jewish ghetto and even a tile museum! On top of having an incredible old town, Cagliari is also packed with shops, cafes and restaurants and is lined with gorgeous beaches. Stay until evening falls, and you can have a drink or two in some of the trendy bars on the seafront.



## Local Amenities

Nearest Airport	Cagliari (48km)
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Nearest Airport 2	Olbia (269km)
Nearest Town	Villasimius (6km)
Nearest City	Cagliari (57km)
Nearest Restaurant	(On site)
Nearest Beach	(On site)
Nearest Supermarket	Villasimius (6km)
Nearest Tennis	(On site)
Nearest Golf	Villasimius (6km)



## What we love

- Falkensteiner Villa Bellavista offers the perfect location for a Sardinian escape, nestled within the grounds of an exclusive resort and overlooking the resort's private beach.
- The bright and airy modern home offers four stunning bedrooms, an open-plan living area and a furnished garden with a plunge pool with panoramic sea views, making this a wonderful choice for a holiday with family or friends.
- Enjoy half-board included at Falkensteiner Villa Bellavista, and guests can make use of the resort services and facilities on offer.
- The villa is a fabulous base for exploring the southeast of Sardinia, with the town of Villasimius and a range of pristine beaches under 8km away.

## What you should know...

- At Falkensteiner Villa Bellavista, guests can enjoy the privacy of staying in an independent villa and yet make the most of the fabulous facilities within the main resort, which is close by but will not cause disturbance.
- To make your trip even more memorable, there are plenty of extras you can book when staying here, such as wine tastings, a private yacht experience, private fitness/yoga lessons and cooking masterclasses.
- Guests at Falkensteiner Villa Bellavista enjoy half-board included.
- If you wish to get out and see more of Sardinia, we recommend that you arrive by car.
- Please supervise young children around the infinity pool.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card by the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes and housekeeping twice a day. 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.
- **Smoking Allowed?:** Not allowed.
- **Minimum stay:** 7 nights end-July to mid-August. 5 nights beginning-July & mid-August. 3 nights end-May, June & end-August to mid-September. 2 nights mid-September to beginning-April.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.