Villa Xami

Region: Costa Blanca **Sleeps:** 8

Overview

Just moments from the Mediterranean coastline, Villa Xami is a modern and stylish retreat with beautiful sea views. Its spacious terrace and private pool provide an ideal setting for relaxing with family or friends while soaking up the sun and scenery.

With 280 m² set across two levels, the villa's main living space is located upstairs to make the most of the coastal outlook. The open-plan lounge and dining area are bright and airy, with large sliding doors opening onto a balcony that invites seamless indoor-outdoor living. A sleek, fully equipped kitchen connects to the same terrace—perfect for enjoying breakfast in the morning light—while a double bedroom with an ensuite completes this floor. A rooftop terrace with a small kitchen and dining area for eight offers an inviting spot for sunset dinners under the stars.

Downstairs, three spacious double bedrooms each feature an ensuite bathroom and direct access to the outdoor area. The expansive terrace is surrounded by lush greenery and centres around a private swimming pool with sun loungers, an outdoor shower, and a shaded dining space with a barbecue. Combining comfort, elegance, and stunning views, Villa Xami is a perfect choice for a relaxing Mediterranean getaway.









Facilities

Wine Tasting • Walking/Hiking Paths • Ideal for Kids • Watersports • Canoeing/Kayaking • Historical Sites • Villa • Private Pool • Tennis Nearby • Recommended • Cycling • Sailing • Air-Con • Golf Nearby • Go-Karting • Scuba Diving • Boat Trips • Has Discount • Ideal for Teens • Cots (Cribs) • Has Offer • Special Offer • Heated Pool • Instagrammable • All Bedrooms En-Suite • Beach Nearby • Modern • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Dishwasher • Satellite TV • Heating • Pre-Stocked Fridge Available • Transfers Available • High Chair(s) • Fenced Grounds

Interior & Grounds

Lower Ground Floor
- Three bedrooms with double beds, air conditioning, and ensuite bathrooms with showers
- Small living room with access to the pool terrace

Ground Floor (street level)
- Modern and fully-equipped kitchen with access to terrace with seating
- Living room with TV, dining table, and access to the terrace
- Guest toilet
- Bedroom with double bed, air conditioning, and ensuite bathroom with shower

First Floor
- Kitchenette
- Balcony with outdoor dining table

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
- Total 280 m²

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)*









Location & Local Information

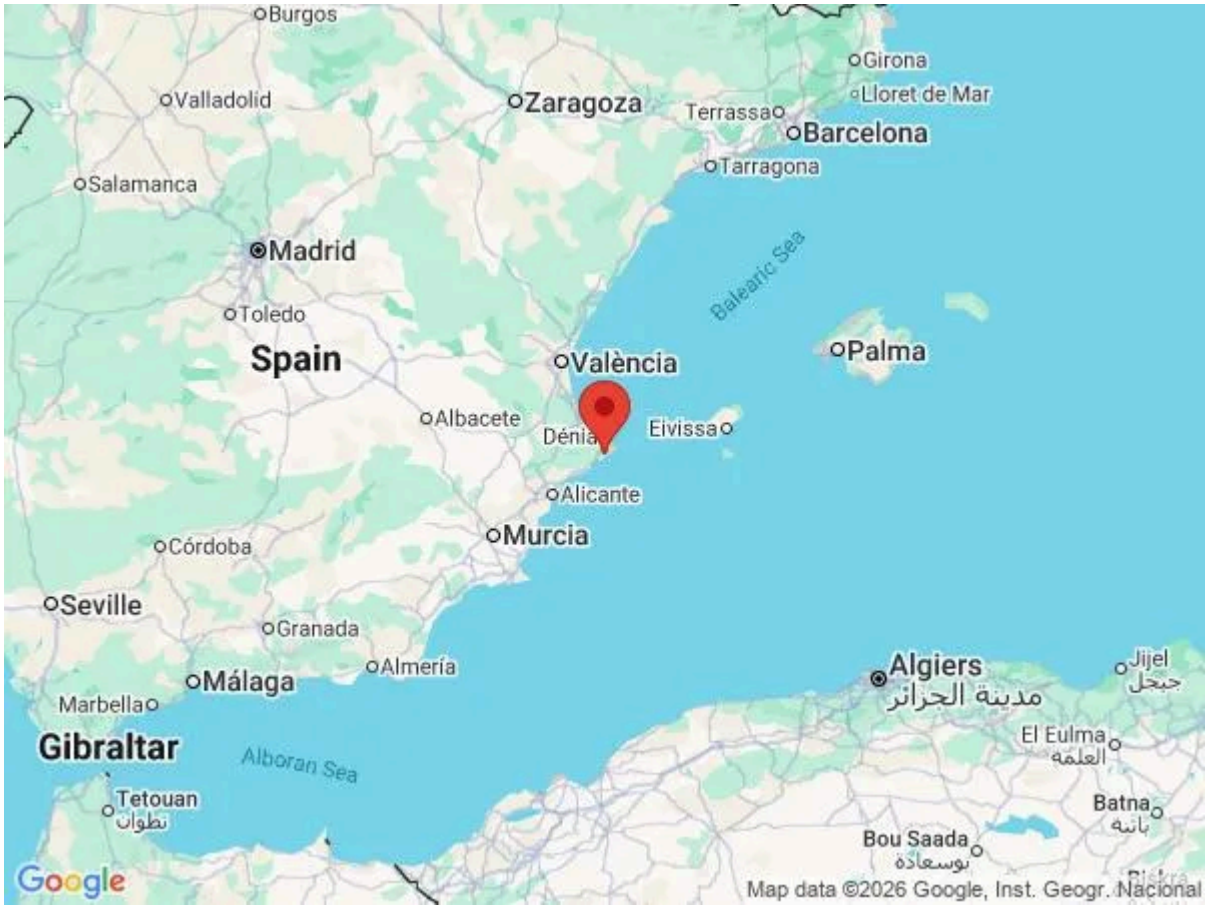
Situated in a safe residential neighbourhood, Villa Xami is just moments from the sea, making it easy to explore the charming coastline and laid-back towns of the picturesque Costa Blanca region.

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 16th-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.

Local Amenities

Nearest Airport	**Alicante Airport (90 km)**
Nearest Airport	**Valencia Airport (128 km)**
Nearest Bar/Pub	**Café Bar Fajín Verde (2 km)**









Nearest Beach	**Cala Baladrar Beach (3 km)**
Nearest City	**Alicante (78 km)**
Nearest Ferry Port	**Port of Javea (19 km)**
Nearest Golf	**Ifach Golf Club (3 km)**
Nearest Restaurant	**La Tartana (2 km)**
Nearest Restaurant	**El Cañis (2 km)**
Nearest Supermarket	**Pepe la Sal (3 km)**
Nearest Tennis	**Buenavista Benissa Tennis Club (3 km)**
Nearest Town	**Calpe (11 km)**
Nearest Train Station	**Benissa Tram Stop (5 km)**
Nearest Village	**Moraira (6 km)**

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 *(please see T&Cs)*
- 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 but please note that the property only has space for 2 small cars or 1 large car

Terms & Conditions

- **Security deposit:** €800 paid via credit card, direct to the owner via secure payment link before arrival, and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4-7 pm. Please advise the property manager if you are due to arrive later than this timeframe.

- **Departure time:** 10 am.

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Please be aware that the pool cleaner and the gardener will be accessing the property's exterior ground unnanounced once a week. They must always be given access to the property.

- **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.

- **Other 2:** Extras available, on request and at an extra charge, are:
 - Cot: €4/day
 - Highchair: €4/day
 - Additional guest: €12/day

- **Minimum stay:** 5 nights. All other durations on request.

- **Heating costs included?:** Yes, included in the rental price.

- **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.

- **Internet access?:** Wi-Fi internet access included in the rental price.

- **Pool towels included?:** Pool towels are available for an additional charge of €2.50 per towel. Please request this at the time of booking.

- **Stag & Hen Do Allowed? :** Not permitted.