

# Villa Agua

Region: Menorca    Sleeps: 12

---

## Overview

Nestled on the southern tip of the island, a stone's throw from the popular beach resort of Punta Prima, Villa Agua offers a unique escape. This architect-designed villa is just seventy metres from the sea, providing stunning panoramic views of the coastline and the neighbouring Illa de l'Aire. As you approach, the distinctive architecture of the property makes it easy to recognise, especially from the water. The white walls, both inside and out, curve around the living spaces, like waves crashing into the sand, emanating the natural landscape and enhancing the relaxing atmosphere.

Upon entering, you are welcomed by an open-plan layout that blends comfort and style. The modern kitchen is fully equipped with everything you need, including an induction hob, microwave, and large fridge freezer. You can whip up delicious meals while enjoying the gentle sea breeze through the large floor-to-ceiling patio doors that lead to the pool terrace. The living area boasts contemporary Italian furniture, with two plush leather sofas and a ceramic dining table that comfortably seats twelve, making it the perfect spot for family gatherings or evenings with friends.

The villa features six beautifully appointed bedrooms, each designed with your comfort in mind. The main bedroom includes a king-size bed, an en-suite shower room, and direct access to the pool terrace, where you can wake up to stunning sea views. The additional bedrooms, four of which are twin rooms and one double, also feature en-suite facilities and share the same delightful views, ensuring everyone can enjoy a peaceful retreat. One bedroom does have a separate bathroom, but it is the only bedroom on that floor, so it's private!

Stepping outside, the real magic of Villa Agua comes to life. The highlight is the sixteen-metre infinity pool,



designed to give the illusion of merging with the sea. Enjoy sunbathing on the spacious terrace, or take a refreshing dip. The property also benefits from a public natural rock platform just a stone's throw away, perfect for a morning swim or sunbathing with the sound of the waves in the background.

You can gather with loved ones around the teak dining table outside, complete with a Weber barbecue for those leisurely al fresco meals. The garden, adorned with vibrant pink laurels, palm trees, and cacti, provides a serene backdrop for your holiday, and an inner courtyard offers additional seating, making it a wonderful spot to enjoy the sea breeze.

Whether you are exploring the nearby fishing village or relaxing by the pool, Villa Agua is the ideal getaway for creating lasting memories by the sea.

## Facilities

Villa • Boat Trips • Scuba Diving • Sailing • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Air-Con • Watersports • Horse Riding • Private Pool • Chef/Cook Available • Special Offer • Has Discount • Ideal for Teens • Cots (Cribs) • Maid Service Available • All Bedrooms En-Suite • Instagrammable • Beach Nearby • Saltwater Pool • Modern • Ground Floor Bed & Bath • <1hr to Airport • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Waterfront • Seaview • Seafront • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Garage • Indoor Games • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Heating • Ceiling Fans • Pre-Stocked Fridge Available • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Babysitting Available • High Chair(s)

# Interior & Grounds

## Lower Ground Floor (accessed via exterior only)

- Utility room with washing machine and tumble dryer
- Bedroom with twin beds\*, air conditioning, and ceiling fans
- Separate bathroom with walk-in shower

## Ground Floor

- Well-equipped and open-plan kitchen with air conditioning
- Living room with air conditioning, two leather sofas, TV, dining table for 12, and floor-to-ceiling patio doors with access to the pool terrace
- Main bedroom with king-size bed, air conditioning, ceiling fans, TV, ensuite bathroom with large walk-in shower and twin basins, and direct access to the pool terrace
- Bedroom with double bed, air conditioning, ceiling fans, TV, ensuite bathroom with walk-in shower, and French windows with access to the courtyard
- Bedroom with twin beds\*, air conditioning, ceiling fans, TV, ensuite bathroom with walk-in shower and twin basins, and French windows with access to the courtyard
- Bedroom with twin beds\*, air conditioning, ceiling fans, TV, ensuite bathroom with walk-in shower and twin basins, separate toilet, and French windows with access to the courtyard
- Bedroom with twin beds\*, air conditioning, ceiling fans, TV, ensuite bathroom with walk-in shower and twin basins, and French windows with access to the courtyard

*\*Please note that the twin beds can be made into doubles on request only and with prior agreement from the owner. Please request this during the booking process.\**

## Exterior

- Infinity saltwater pool with Roman steps (length: 16 m, depth: 1.85 cm)
- 5 sun loungers
- 3 outdoor umbrellas
- Food preparation area with Weber barbecue and flat griddle
- Covered terrace area with outdoor dining table
- Outdoor seating area
- Separate courtyard with two tables for 8 guests and sea views
- Garden with mixture of plants and flowers behind dry-stone walls and gates
- Garage

## Additional Facilities

- Wi-Fi connection
- Air conditioning (not in all rooms)
- Ceiling fans (not in all rooms)
- Heating via A/C
- Washing machine
- Dishwasher
- Tumble dryer
- Iron and board
- Safe
- Child's cot with linen (*please see T&Cs*)
- Highchair (*please see T&Cs*)
- Bluetooth audio system



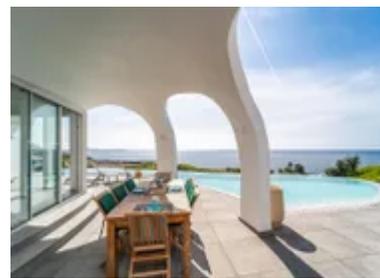
## Location & Local Information

Villa Agua is ideally situated on the southern coast of Menorca, within the quaint area of Son Ganxo and near the vibrant beach resort of Punta Prima. This location offers the perfect blend of tranquillity and accessibility, allowing guests to enjoy the serenity of seaside living while being just a short drive away from lively local amenities. Punta Prima boasts beautiful sandy beaches, water sports, and a selection of bars and eateries catering to diverse tastes.

The villa's proximity to the coast provides easy access to stunning natural landscapes and breathtaking sea views, making it ideal for outdoor enthusiasts. The nearby natural rock swimming platform invites guests to swim and explore the crystal-clear waters. For those looking to immerse themselves in Menorca's rich culture and history, nearby attractions include historical sites and charming villages, ensuring a well-rounded holiday experience. Just a 20-minute drive from the airport and the main city of Mahon, Villa Agua truly serves as a gateway to accessibly discovering the beauty and charm of Menorca.

## Local Amenities

Nearest Airport	<b>Menorca Airport</b> (14 km)
Nearest Bar/Pub	<b>La Bolera</b> (800 m)
Nearest Beach	<b>Punta Prima Beach</b> (2 km)
Nearest Ferry Port	<b>Port of Mahon</b> (13 km)
Nearest Golf	<b>Golf Son Parc Menorca</b> (30 km)
Nearest Restaurant	<b>Mar Plato (seasonal)</b> (70 m)
Nearest Restaurant	<b>En Caragol</b> (1 km)
Nearest Supermarket	<b>Supermercado Ultimo Grito</b> (2 km)



Nearest Tennis	<b>Maó Tennis Club</b> (9 km)
Nearest Town	<b>Sant Lluís</b> (6 km)
Nearest Town/City	<b>Mahon</b> (12 km)
Nearest Village	<b>Punta Prima</b> (2 km)

---

## What we love

- The highlight of this property is definitely its proximity to the sea! Guests will love the fact that only 70 metres away is a public swimming platform carved into the natural rock that you can jump off!
- The infinity pool is also a massive highlight and joy to swim in next to the sounds of the waves
- Enjoy the spacious and modern interiors in this relaxing spot on the island, perfect for a large family looking to explore what Menorca has to offer

## What you should know...

- Please note that the pool is not fenced and this villa is a seafront property, so children should be supervised at all times
- All of the bedrooms benefit from ensuite bathrooms, except for the one bedroom on the lower ground floor, which has a separate bathroom but is the only bedroom on this floor
- Guests should note that this property also has a roof terrace but the entrance is gated and is not accessible to guests under any circumstances

# Terms & Conditions

- **Security deposit:** €2,000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not permitted.
- **Other Ts and Cs:** Please note that one cot and highchair are provided to guests free of charge, on request. Any further items are available on request and subject to additional charge. Please request these during the booking process.
- **Changeover day:** Saturday from May to September. Flexible during other periods.
- **End of stay cleaning available?:** 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.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Not available.
- **Tax:** There is a Balearic Eco Tourist Tax of €2.20 per person per night for over 16's for the first 9 nights, reducing to €1.10 per person per night thereafter. This is not included in the rental price and will need to be paid to Oliver's Travels with the balance payment.
- **Internet access?:** Wi-Fi internet access included in the rental price.
- **Pool towels included?:** Yes, included in the rental price.