

# Villa Arbolada

**Region:** Menorca **Sleeps:** 6

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## Overview

Villa Arbolada is nestled in the tranquil residential area of Port Addaia, where the gentle sound of waves sets the scene for a relaxing holiday. With beautiful views over the harbour, this villa is a fantastic spot to unwind, especially as the sun sets, making it ideal for enjoying cocktails on the terrace.

Stepping inside, you are greeted by a well-equipped kitchen that makes meal preparation a breeze. It features everything you need for a comfortable stay. French windows lead you out to a spacious balcony where you can enjoy a morning coffee or a leisurely lunch while soaking in the stunning harbour views. The living room is designed for relaxation, boasting two large sofas, a TV, and a DVD player. With the same wonderful view through the French windows, it's a lovely spot to unwind after a day of exploration.

On the first floor, the master bedroom provides a restful haven with its double bed, air-conditioning, and en-suite bathroom. Again, those French windows open onto the large balcony, ensuring you can wake up to spectacular views each morning. The ground floor offers two more well-appointed bedrooms, each with air-conditioning and en-suite bathrooms. Both bedrooms feature French windows leading to a covered terrace that overlooks the inviting swimming pool and lush garden.

The outside space at Villa Arbolada is truly enchanting. The expansive balcony runs the length of the villa, furnished with comfortable rattan-style seating and a dining area for six guests—perfect for al fresco dining. A covered terrace with a round dining table for four adds to the outdoor dining options, creating a perfect setting for meals under the stars. The swimming pool, complete with Roman steps, invites you for a refreshing dip, while the



terraced area is surrounded by a well-maintained lawn dotted with palm trees, oleander bushes, and a variety of vibrant Mediterranean flowers.

With sandy beaches like Na Macaret and Arenal d'en Castell just a short drive away, and a local supermarket and charming restaurants nearby, Villa Arbolada offers both relaxation and convenience. Whether you're lounging by the pool, enjoying a meal on the balcony, or exploring the lovely port area, this villa is the perfect home base for a memorable holiday.

## Facilities

Tennis Nearby • Surfing • Washing Machine • Villa • Coffee Machine • Wi-Fi/Internet • Golf Nearby • Air-Con • Recommended • Hairdryer • Boat Trips • Not for little ones • TV • Walk to Village • Chef/Cook Available • Has Discount • Special Offer • Private Pool • Maid Service Available • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Babysitting Available • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • All Bedrooms En-Suite • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### Ground Floor

- Bedroom with double bed, air conditioning, en-suite bathroom with bath, and french windows onto the covered terrace overlooking swimming pool and garden
- Bedroom with twin beds, air conditioning, en-suite bathroom with bath, and french windows onto the covered terrace overlooking swimming pool and garden

### First Floor

- Well-equipped kitchen with access to the balcony
- Living area with two comfortable sofas, TV and DVD player with access to the balcony
- Main bedroom with double bed, air conditioning, en-suite bathroom with bath, and french windows onto the balcony overlooking the harbour

### Exterior Grounds

- Private swimming pool (8 x 4 m) with roman steps
- Spacious balcony with outdoor lounge area and dining area
- Shaded terrace with dining table
- Weber barbecue
- Sun loungers
- Sun umbrella
- Lush garden

### Additional Facilities

- Wi-Fi
- Air-conditioning in the bedrooms
- Washing machine
- Dishwasher
- Microwave
- Coffee maker
- Iron & board
- TV
- DVD player
- Hairdryer

*Tourist License Number: VT 396 ME*



# Location & Local Information

Villa Arbolada is situated in the serene residential area of Port Addaia, a picturesque destination on the north coast of Menorca. Known for its charming harbour, Port Addaia offers a peaceful retreat while providing easy access to various amenities. Visitors can find a small supermarket for everyday needs and several delightful restaurants, including one with scenic views overlooking the harbour, perfect for enjoying local cuisine.

The villa's location makes it an excellent base for exploring the island, with beautiful sandy beaches like Na Macaret and Arenal d'en Castell just a short drive away. These beaches are ideal for sunbathing, swimming, and water sports, ensuring that guests can easily enjoy Menorca's stunning coastline.

Additionally, the area features opportunities for outdoor activities such as hiking and cycling along the nearby coastal paths. The peaceful surroundings, combined with the convenience of local amenities and proximity to stunning beaches, make Port Addaia a desirable holiday destination for those looking to unwind and immerse themselves in the natural beauty of Menorca.

## Local Amenities

Nearest Airport	Menorca Airport (22 km)
Nearest Ferry Port	Mahon Port (18 km)
Nearest Village	Port d'Addaia (500 m)
Nearest City	Mahón (20 km)
Nearest Restaurant	La Baia (700 m)
Nearest Bar/Pub	Corner Bar Tapas & Copas (350 m)



Nearest Beach	Arenal Son Saura (6 km)
Nearest Golf	Golf Son Parc Menorca (10 km)
Nearest Tennis	Club Tennis Alayor (12 km)

## What we love

- Enjoy breathtaking harbour views from the spacious balcony—perfect for sunset cocktails!
- Dive into the inviting swimming pool surrounded by a lovely lawned garden
- Relax in beautifully furnished rooms with air-conditioning and en-suite bathrooms for ultimate comfort
- Villa Arbolada is located in the lovely Port Addaia area of Menorca, along the North coast

## What you should know...

- The pool area should be supervised, especially with children, as there are no safety gates
- Stairs lead to the first floor; take care when navigating, particularly in wet conditions
- Ensure windows and doors are secured when not in use to maintain safety and privacy
- We recommend hiring a car to reach the property and also explore the rest of the island!



# Terms & Conditions

- **Security deposit:** £500 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:** 3 pm.
- **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.
- **Changeover day:** Saturday during peak season.
- **End of stay cleaning available?:** Yes, standard changeover clean included. 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, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- **Minimum stay:** 7 nights. All other durations upon 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 Olivers 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.