

# Villa Gaviota

**Region:** Menorca **Sleeps:** 8

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## Overview

Tucked away in a peaceful cul-de-sac, Villa Gaviota offers a warm and inviting retreat with stunning sea views. This spacious villa is perfectly located just a short stroll from the charming fishing village of Binibeca Vell, where you can explore delightful shops, enjoy local dining, and sip drinks at friendly bars. For those who love sun and sand, the beautiful Binibeca beach is also nearby, with a road train connecting the village to the beach and the vibrant resort of Punta Prima.

As you step inside Villa Gaviota, you are greeted by a bright and airy atmosphere. The well-equipped kitchen, featuring a hob, oven, fridge freezer, and microwave, overlooks the swimming pool and has direct access to the dining terrace. Picture yourself preparing meals while enjoying the view of the shimmering water. The living room invites you to relax on comfortable sofas, catch up on your favourite shows on the TV, or connect with loved ones over Wi-Fi. French doors lead out to the covered terrace, where you can soak in the sea views and gentle sea breeze while watching the kids splash in the pool.

The villa boasts four inviting bedrooms, each with air-conditioning and French doors that open onto the terrace. The twin bedrooms provide a cheerful space for family or friends, while the master double bedroom offers a peaceful sanctuary with its own en-suite bathroom. All rooms are designed for comfort, ensuring you wake up refreshed and ready to embrace another day of relaxation.

Stepping outside, the large, covered terrace stretches across the villa, perfect for alfresco dining or simply unwinding with a book. The comfortable garden provides spaces for relaxing in with friends and family. Dive into the inviting swimming pool, complete with Roman steps for easy access, or fire up the built-in barbecue for a delightful evening feast under the stars.

## Facilities

Hairdryer • Watersports • Horse Riding • Canoeing/Kayaking • Historical Sites • Tennis Nearby • Walking/Hiking Paths • Cycling • Sailing • Scuba Diving • Boat Trips • Seaview • Coffee Machine • Villa • Walk to Beach • Washing Machine • Air-Con • Wi-Fi/Internet • Ground Floor Bed & Bath • Special Offer • Garage • Has Discount • Walk to Village • Beach Nearby • Board games • Children's books • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • Satellite TV • Heating • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Interior

- Fully-equipped kitchen overlooking the swimming pool with access to the dining terrace
- Living room with two sofas, a TV, and Wi-Fi with French doors opening onto the covered terrace with sea views and overlooking the pool
- Dining room with table and seating for eight guests with French doors onto the covered terrace with sea views and overlooking the pool
- Bedroom with twin beds with air-conditioning and French doors onto the covered terrace with sea views and overlooking the pool
- Bedroom with twin beds with air-conditioning and French doors onto the covered terrace with sea views and overlooking the pool
- Bedroom with king-size bed, air-conditioning, and French doors onto the covered terrace with sea views and overlooking the pool
- Shared bathroom with walk in shower, twin hand washbasins, and separate WC
- Main bedroom with king-size bed, air-conditioning, dressing area, and an ensuite bathroom with a walk-in shower and twin hand washbasins, French doors onto the covered terrace with sea views and overlooking the pool

## Exterior Grounds

- Private swimming pool (10 x 4 m) with roman steps
- Large, covered terrace running the length of the villa with sea views
- Access to roof terrace
- Outside covered dining area
- Lounge areas
- Built in barbecue
- Sunbeds
- Grass garden

## Additional Facilities

- Air-conditioning
- Wi-Fi
- Hair Dryer
- Washing machine
- Dishwasher
- Microwave
- Coffee machine
- Iron
- Ironing board
- Safe
- Child cot/travel cot (*please see T&Cs*)
- Highchair (*please see T&Cs*)
- Pushchair
- Boardgames
- Beach parasols



# Location & Local Information

Villa Gaviota is ideally located in the tranquil residential area of Binibeca, on the picturesque southern coast of Menorca. Just a short walk away is the charming fishing village of Binibeca Vell, known for its quaint whitewashed buildings and vibrant atmosphere. Here, visitors can explore a selection of local shops, cafes, and restaurants, offering everything from fresh seafood to traditional Spanish tapas.

The nearby sandy beach of Binibeca is perfect for sunbathing and swimming, while a convenient road train connects the village to other nearby attractions, including the lively resort of Punta Prima. For those seeking outdoor adventures, the surrounding area features scenic coastal paths ideal for walking or cycling, providing breath-taking views of the Mediterranean Sea.

With its blend of natural beauty, cultural charm, and convenient amenities, Villa Gaviota serves as an excellent base for a relaxed holiday. Whether you prefer exploring local attractions or simply soaking up the sun, this destination caters to all tastes, making it a perfect getaway for families and couples alike.

## Local Amenities

Nearest Airport	Menorca Airport (13 km)
Nearest Bar/Pub	Delaneys Cafe and Bar (300 m)
Nearest Beach	Binibeca Nou (600 m)
Nearest City	Mahón (11 km)
Nearest Ferry Port	Port of Mahób (12 km)
Nearest Golf	Golf Son Parc Menorca (27 km)
Nearest Restaurant	Bambu (500 m)
Nearest Supermarket	Spar Supermarket (900 m)
Nearest Tennis	Club Tennis Maó (8 km)
Nearest Town	Binibeca (650 m)



## What we love

- Enjoy stunning sea views from the rooftop terrace, perfect for relaxing with a drink or dining al fresco
- The inviting swimming pool is ideal for refreshing dips and fun family gatherings
- Just a short stroll to Binibeca Vell's charming shops and restaurants, plus easy access to the beautiful beach!

## What you should know...

- Due to construction at a neighbouring property, the owner of Villa Gaviota is offering a 25% reduction for bookings in 2026 - please enquire if more information is needed!
- The swimming pool area is not fenced, so supervision is essential for children and non-swimmers
- Ensure you take care on the tiled floors, as they can be slippery when wet.
- We recommend renting a car to make the most of the small island and to see the surrounding regions

# Terms & Conditions

- **Security deposit:** €1,000 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 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 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.
- **End of stay cleaning available?:** Yes. However, guests should be respectful of the property and leave the accommodation in a clean and tidy condition. 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.
- **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.
- **Pool towels included?:** Yes, included in the rental price.