

# Villa San Antoni

**Region:** Menorca **Sleeps:** 10

## Overview

This beautifully designed villa offers a harmonious blend of modern style and comfort, set in a privileged position with views over the picturesque Mahón harbour. Spread across three levels, Villa San Antoni welcomes guests on the lower ground floor with a double bedroom featuring an ensuite shower room and a dedicated TV area for relaxed downtime. A standout feature of this level is the humidor lounge - a quiet retreat equipped with a curated selection of cigars, wines, and spirits, complemented by leather chairs and striking artworks. This floor also provides internal access to the garage, adding convenience to the villa's elegant layout.

On the ground floor, an open-plan design connects a fully-equipped kitchen with a spacious living and dining area, all arranged to make the most of natural light and outdoor access. Floor-to-ceiling bi-fold doors lead to a large terrace with an outdoor dining area and private pool, perfect for enjoying the warmer climate. Inside, the main living space includes air conditioning, a fireplace, and a small bar, offering a welcoming setting for both relaxed afternoons and evening gatherings. A smaller terrace at the rear provides a quiet space for reading or unwinding with a morning coffee.

The first floor features three comfortable king-size bedrooms, each with its own ensuite shower and access to a shared terrace that overlooks the harbour. The main suite includes an adjoining room that can be arranged with twin beds or set up as a private office and exercise space upon request (please get in touch to arrange this!). Back on the ground floor, guests can enjoy the large private pool, a poolside seating area with loungers and a swing chair, an outdoor shower, and a barbecue setup ideal for al fresco meals. The highlight is the gorgeous view of the harbour, where guests can also see Mahón and the famous Illha del Rei, a must-see location for visitors to the area.

## Facilities

Horse Riding • Padel • Villa • Boat Trips • Scuba Diving • Sailing • Tennis Nearby • Historical Sites • Watersports • Private Pool • Air-Con • Recommended • Wine Tasting • Wow Factor • Special Offer • Has Discount • Cots (Cribs) • Pets on Request • Chef/Cook Available • Ideal for Teens • All Bedrooms En-Suite • Instagrammable • Modern • <1hr to Airport • Wi-Fi/Internet • Seaview • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Garage • Tumble Dryer • Dishwasher • Microwave • Wine Cellar • Working Fireplace/Woodburner • Heating • New Villas 2025 • Transfers Available • Breakfast Included • Laundry Service • High Chair(s) • Fenced Grounds



# Interior & Grounds

## *Lower Ground Floor (street level)*

- Bedroom with double bed, air conditioning, ensuite shower room and TV room
- Humidor with selections of cigars, wines, and liquors, two leather smoking chairs with various works of art to enjoy
- Access to interior garage

## *Ground Floor*

- Full-equipped kitchen connecting to living room
- Open-plan living room with dining table and access via bi-fold door to outdoor dining terrace and pool area
- Spacious living room with air conditioning, fireplace, a small bar, and access to the pool terrace and small back terrace

## *First Floor*

- Main bedroom with king-size bed, air conditioning, ensuite shower, and access to shared terrace
- Adjoining room connected to main bedroom that can be set up with twin beds or as an office with a desk, sofa, and cross trainer (*please request during the booking process*)
- Bedroom with king-size bed, air conditioning, ensuite shower, and access to the shared terrace
- Bedroom with king-size bed, air conditioning, ensuite shower, and access to the shared terrace

## *Exterior*

- Exterior terrace with dining table and views of the Mahón harbour
- Large private pool with two sun loungers and outdoor shower
- Poolside seating area with swing chair and parasol
- Smaller back terrace with stools and swing chair
- Barbecue

## **Additional Facilities**

- Wi-Fi connection
- Air conditioning
- Heating
- Coffee machine



- Dishwasher
- Wine fridge
- Cot and highchair (*on request*)
- Security devices

# Location & Local Information

Located in a peaceful residential area just outside the island's capital, Villa San Antoni enjoys a superb position for guests looking to experience the best of Menorca. The property is just a 10-minute drive from Mahón (Maó), a historic port city known for its deep natural harbour, boutique shopping, waterfront restaurants, and cultural attractions. Whether guests are exploring local markets, dining in town, or enjoying a stroll along the marina, Mahón offers both charm and convenience just minutes from the villa's doorstep. As part of the rental, guests also have access to a tender service which can take them straight from the villa to the other side of the harbour where some brilliant restaurants and bars are located!

The villa is also ideally situated for easy arrivals and departures, with Menorca Airport just a 15-minute drive away. One of the standout nearby attractions is Illa del Rei, a small island in the middle of Mahón harbour and located right in front of the property, accessible by a short boat ride from the marina. Known for its historic British military hospital and contemporary art installations, Illa del Rei is a unique and memorable day trip, adding to the appeal of this well-connected coastal location. Further afield, guests are within a short drive to the popular area of Binibeca, with its incredible beaches, or the gorgeous natural park, Es Grau, highlighting the islands incredible nature!

## Local Amenities

|                     |   |
|---------------------|---|
| Nearest Airport     | <b>Menorca Airport</b><br>(10 km)             |
| Nearest Ferry Port  | <b>Port of Mahon</b><br>(6 km)                |
| Nearest Town/City   | <b>Mahon</b><br>(7 km)                        |
| Nearest Restaurant  | <b>Restaurante Mirador des Port</b><br>(7 km) |
| Nearest Bar/Pub     | <b>Es Borinot</b><br>(6 km)                   |
| Nearest Supermarket | <b>Aldi</b><br>(6 km)                         |
| Nearest Beach       | <b>Cala Sa Mesquida</b><br>(4 km)             |
| Nearest Golf        | <b>Golf Son Parc Menorca</b><br>(23 km)       |
| Nearest Tennis      | <b>Mahon Tennis Club</b><br>(8 km)            |



## What we love

- Villa San Antoni is a sleek and modern property, with incredible views of the Mahón harbour, yet retains a comforting charm about it that guests will surely enjoy
- As part of the rental of this property, guests benefit from a daily breakfast service and grocery run! There is plenty more available to organise for your stay, so feel free to get in touch and enquire...
- Located just a 10-minute drive from the charming city of Mahón, and within a short drive to the airport of various attractions on the island, the location of Villa San Antoni is just perfect!
- The famous Illa del Rei is located right in front of the property and is a must-see attraction for visitors to the island!

## What you should know...

- Please note that the pool is not fenced, so children should be supervised at all times
- A cot and highchair are available on request
- One of the first-floor rooms is connected to the main bedroom and can either be used as a bedroom with twin beds or office space - let us know what you'd prefer during the booking process!
- The rental property includes a live-in maid to help you during your stay (working 7 hours per day)
- Please note that your booking will only be confirmed once we have checked availability with the owner

# Terms & Conditions

- **Security deposit:** £10,000 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:** 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?:** On request only and with prior agreement with the owner. If accepted, a pet supplement may apply (payable to OT prior to arrival. Please enquire during the booking process.
- **Other Ts and Cs:** Please note that this property is provided to guests with a live-in maid.
- **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 is only permitted in the smoking room (humidor).
- **Other 2:** Please note that your booking will only be confirmed once we have checked availability with the owner.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Not available.
- **Tax:** Balearic Tourist Tax included in the rental price.
- **Pool towels included?:** Yes, included in the rental price.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.