

Villa Rosa I

Region: Sitges Sleeps: 10

Overview

Set against a backdrop of pine-covered hills and fragrant gardens, Villa Rosa I is a relaxed Mediterranean retreat with all the ease of a classic Spanish holiday home. Whitewashed walls and wooden shutters lend rustic charm, while cool terracotta tiles underfoot help beat the summer heat. Inside, the villa unfolds over two airy levels, with five bedrooms sleeping up to ten guests in comfort.

Step through the open plan living and dining area, where generous sofas and a large family table invite sociable mealtimes and lazy evenings by the fire. Sliding doors open directly onto the pool terrace, blurring the line between indoor comfort and outdoor living. Downstairs, a spacious bedroom with ensuite bathroom provides a private spot for early risers or those wanting step-free access, while four further bedrooms upstairs offer peaceful garden or park views.

Outside, the space feels wrapped in greenery, with lemon trees, mature shrubs and colourful roses creating a lush edge to the wide terrace. There's a large private pool, two generous outdoor dining areas, a basketball hoop and even table tennis to keep everyone entertained. All this sits just a ten-minute drive from Sitges' golden beaches, buzzing cafés and boutiques, with natural trails and sporty adventures close by.



Facilities

Air-Con • Private Pool • Villa • Exclusive • Ideal for Kids • Special Offer • Has Discount • Cots (Cribs) • Ideal for Teens • Beach Nearby • Ground Floor Bed & Bath • <1hr to Airport • Parking Space • BBQ • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Dishwasher • Microwave • Outdoor Games • Working Fireplace/Woodburner • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

Ground Floor

- Open plan living room with sofas and chairs and open fireplace
- Fully equipped kitchen
- Separate toilet
- Dining area
- Bedroom 1: King Size bed (180cm x 200cm) with ensuite bathroom and wardrobes
- Bathroom 1

First Floor

- Bedroom 2: Double or Twin Bedroom with wardrobe
- Bedroom 3: Double or Twin Bedroom with chest of drawers
- Bedroom 4: Double or Twin with chest of drawers
- Bedroom 5: Double Bedroom with wardrobe
- Bathroom 2 with walk-in shower
- Bathroom 3 with shower

Exterior Grounds

- Private swimming pool
- Two large outdoor dining areas
- Chill out area
- Sun loungers

Additional Facilities

- Table tennis table
- Basketball net
- Off street parking
- Cot (*please see T&Cs*)
- Highchair (*please see T&Cs*)



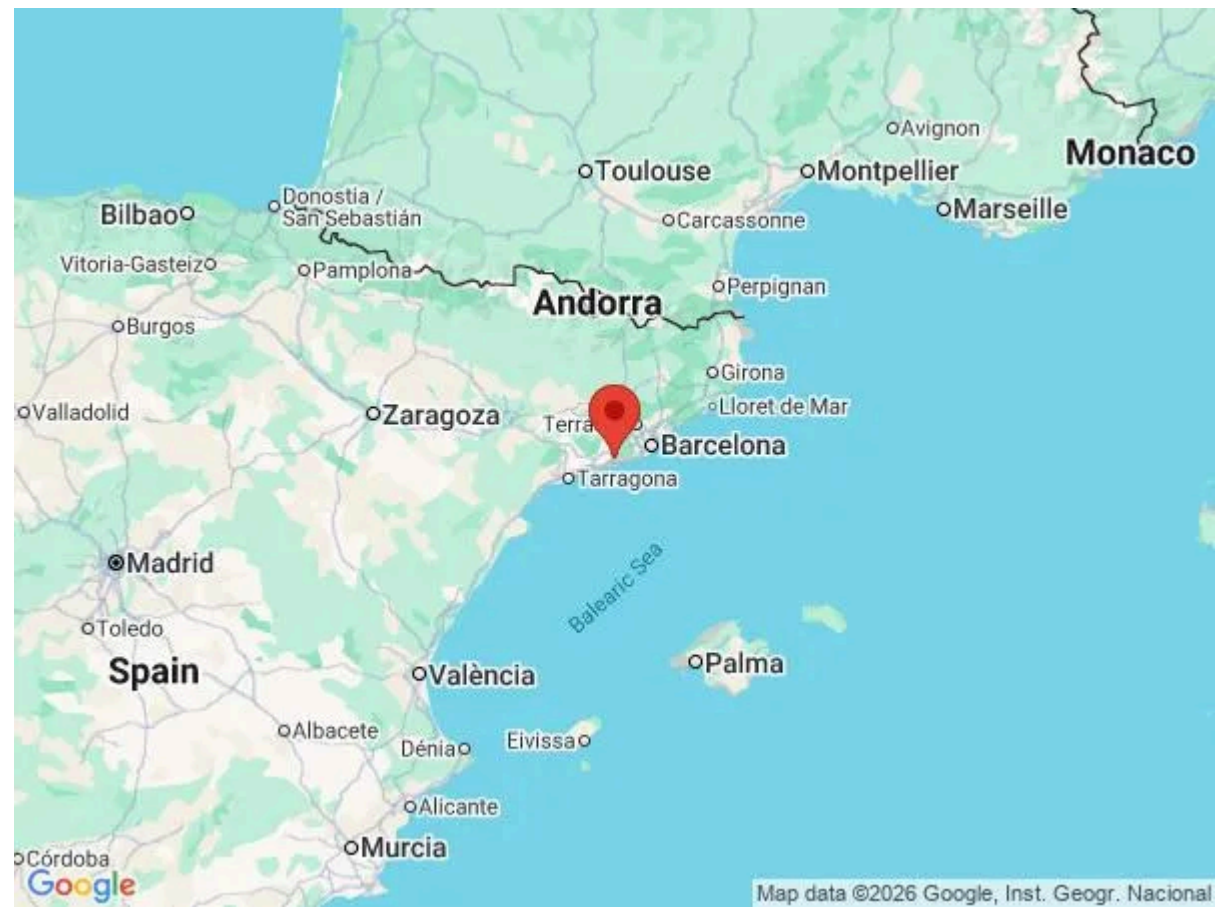
Location & Local Information

Villa Rosa I sits just outside the charming town of Sant Pere de Ribes, a peaceful enclave on the edge of the Garraf Natural Park. The surrounding area is thick with pine woodland and crisscrossed by walking and cycling routes, offering a slower pace for guests looking to unwind. It feels private and serene, but remains highly accessible, local shops, bakeries and restaurants are within a five-minute drive, while Sitges' seaside vibrancy is just ten minutes away.

In Sitges, families and groups can enjoy broad sandy beaches, boutique shopping and an excellent choice of seafront dining. The area is also a hub for outdoor activities, from water sports and tennis to scenic hikes into the Garraf hills. A little further afield, Barcelona offers culture-rich day trips with iconic landmarks, food markets and galleries. The villa's location makes it easy to mix peaceful retreat with a taste of local colour.

Local Amenities

Nearest Airport	Barcelona - El Prat Airport (34 km)
Nearest Bar/Pub	El Portillo (2 km)
Nearest Beach	Sitges Beach (9 km)
Nearest City	Barcelona (50 km)
Nearest Ferry Port	Barcelona Port (50 Km)
Nearest Golf	Club de Golf Terramar (11 km)
Nearest Restaurant	Masia Sumidors (4 km)
Nearest Supermarket	Supermercat Eurospar (5 km)
Nearest Town	Sitges (9 km)
Nearest Train Station	Sitges (9 km)



What we love

- The villa's traditional Mediterranean design blends beautifully with its natural hillside setting
- A large pool terrace with sun loungers, shaded chill-out zones and mature gardens invites all-day outdoor living
- There are lots of family-friendly touches, including table tennis, a basketball hoop and flexible bedroom arrangements.

What you should know...

- The villa is located in a residential area, so guests should be mindful of local noise regulations in the evenings
- The pool is not fenced, so children should be supervised at all times

Terms & Conditions

- **Security deposit:** €700 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:** 4-8 pm (later check in my be possible at a fee, please enquire).
- **Departure time:** 11 am
- **Energy costs included?:** Yes, included in rental price.
- **Linens & towels included?:** Yes, included in the rental price.

 The Property is supplied with 1 set of bed linen and towels per guest (1 shower and 1 hand towel and where applicable 1 pool towel) at no additional charge, unless otherwise specified. Additional changes may be requested at the following rates:
 - €15 per single bed set;
 - €25 per double bed set;
 - €10 per towel set;
 A one-off service/transport fee of €25 applies.
 Requests for additional linen or towels will be delivered the following day, subject to availability. Please note that extra linen will be delivered, but beds will not be changed. If guests wish to have the linen changed, a minimum of 3 hours of cleaning service must be booked.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** 1 travel cot and 1 high chair are provided free of charge, subject to availability and provided the request is made at least 48 hours prior to arrival.

 Additional travel cots, high-chairs, and cot mattress toppers may be rented upon request, subject to availability, at the following fees:
 - €25 per cot
 - €15 per high chair
 - €20 per cot mattress topper
 A one-off service/transport fee of €25 applies if the service has not been requested at least 48 hours prior to arrival.
- **Changeover day:** Friday, Saturday or Sunday during peak season. Flexible rest of the year.
- **End of stay cleaning:** Extra €220, payable to Oliver's Travels with the balance payment. 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.
- **Other Cleaning:** Additional cleaning is available at €16.50 per hour, plus IVA, payable locally. Minimum 3 hours.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Other 3:** Lead guest must be at least 25 years old. No groups of young people under 25 years old.
- **Minimum stay:** 3 - 7 nights, depending on season. All other duration on request.
- **Heating costs included?:** Not available on this property.
- **Pool heating charge?:** Not available.
- **Tax:** Tourist Tax payable locally in cash, typically costs €1-€10 per adult per night - please enquire if exact amount is required.
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes, included in rental price.