Villa Livinia

Region: Tenerife **Sleeps:** 10

Overview

Villa Livinia is a distinguished villa that pairs the character of a historic home with the comforts of contemporary living. Originally built in 1975 and completely renovated, the property unfolds across two main floors and a basement, offering generous interiors designed for relaxing, entertaining and spending quality time together. From the striking double-height entrance hall and elegant wooden staircase to the spacious living areas, every space has been thoughtfully updated while retaining its original sense of grandeur.

Designed with both comfort and sociability in mind, the villa features a bright living room with an 85-inch TV, a fully equipped kitchen with an adjoining dining area, and five en-suite bedrooms spread across the upper and lower levels. The master suite offers a particularly luxurious retreat, complete with a whirlpool bathtub, separate shower, walk-in wardrobe and direct access to the pool area. Outside, the heated Munich-style swimming pool is complemented by a jacuzzi, a sun deck overlooking the Atlantic Ocean, and a spacious pergola with a barbecue and chill-out area, while the basement also includes a dedicated massage room and a secondary kitchen supporting outdoor dining.

Set in Costa Adeje, Villa Livinia enjoys a prime position for discovering one of Tenerife's most popular coastal destinations. Spend your days exploring the nearby beaches and attractions before returning to the privacy, space and timeless elegance of your own beautifully renovated villa.

Facilities

Horse Riding • Padel • Villa • Boat Trips • Scuba Diving • Sailing • Cycling • Tennis Nearby • Watersports • <1hr to Airport • Walking/Hiking Paths • Ideal for Kids • Golf Nearby • Air-Con • Fishing • Walk to Beach • Chef/Cook Available • Special Offer • Has Discount • Cots (Cribs) • Wow Factor • Heated Pool • Ideal for Teens • Maid Service Available • All Bedrooms En-Suite • Beach Nearby • Pool Safety Feature • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Seaview • BBQ • Washing Machine • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • Garage • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Heating • Transfers Available • Babysitting Available • High Chair(s) • Fenced Grounds

Interior & Grounds

Lower Ground Floor
- Spa treatment area
- Secondary kitchen

Ground Floor
- Entrance hall
- Main living room with Smart TV
- Open plan kitchen and dining room with large kitchen island and dining table for 8 guests
- Office
- Master bedroom with TV, walk-in wardrobe, ensuite bathroom with whirlpool bath, shower and terrace access
- Two double bedrooms with ensuite bathrooms
- Guest toilet

First Floor
- Two twin bedrooms with ensuite bathrooms and terrace access

Exterior
- Heated swimming pool *(please see T&Cs)*
- Hot tub
- Sun loungers
- Dining area
- BBQ

Additional Features
- Air conditioning
- Heating
- Wi-Fi
- Hairdryers
- Dishwasher
- Coffee machine

Location & Local Information

Villa Livinia is situated in Costa Adeje, one of Tenerife's most established resort areas, placing guests within easy reach of the coast and a wealth of leisure opportunities. The villa is close to Playa de Troya, a popular beach known for its golden sand and lively atmosphere, where visitors can enjoy the seafront promenade, waterfront cafés and a wide selection of restaurants.

The surrounding area offers plenty to discover, from the shops and dining of Costa Adeje to nearby attractions including Siam Park, one of Tenerife's best-known family destinations. The neighbouring resorts of Playa de las Américas and Los Cristianos are also easily accessible, offering marinas, beaches, shopping and evening entertainment, making it easy to experience different sides of the island's south coast.

Whether you're planning relaxed days by the sea, long lunches overlooking the Atlantic or evenings spent exploring the local area, Villa Livinia provides a well-positioned base while offering a spacious retreat to return to at the end of each day.

What we love

- Villa Livinia has been beautifully renovated to ensure total comfort whilst preserving its original character
- The heated swimming pool and hot tub mean you can enjoy the gorgeous facilities at any time of year!
- The location is amazing - less than 5 minutes walk from the beach!

What you should know...

- The swimming pool is not fenced, meaning children will require supervision
- Please note that one of the bedrooms is not airconditioned

Terms & Conditions

- **Security deposit:** €2,500 paid via bank transfer to the owner prior to arrival and refunded within 2 weeks after departure, subject to inspection.

- **Arrival time:** 4 pm - 10 pm. Please note that arrivals after 10pm incur an additional fee of €60 and arrivals after midnight incur a fee of €80.

- **Departure time:** 11 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:** The following extras are available on request and at an extra cost, paid to the owner before arrival:

 Extra set of towels (1 big, 1 small): €7 per guest/booking
 Inflatables: €35/booking
 Bathrobe: €10/booking
 Case with 6 water bottles (still/sparkling): €8/case

 A cot and highchair are available on request. Please enquire during the booking process.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Extra €530 per week, paid 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 daily cleaning can be arranged for an extra €156/day. Please request this during the booking process to ensure availability.

- **Smoking Allowed?:** No, smoking and vaping are not permitted.

- **Minimum stay:** 7 nights over Christmas and NYE. 4 nights at all other times.

- **Heating costs included?:** Yes, included in the rental price.

- **Pool heating charge?:** Pool heating is included in the rental price. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Tourist tax is not applicable.

- **Internet access?:** Yes, included in the rental price.

- **Pool towels included?:** Yes, included in the rental price.

- **Stag & Hen Do Allowed? :** Not permitted.