

Holiday House Xicoria

Region: Costa Blanca **Sleeps:** 8

Overview

Holiday House Xicoria is a fabulous, modern villa located in a peaceful area with views of the mountains and resort! This property depicts modern design, with expansive glass windows throughout and a contemporary façade. The furnishings adopt the same stylish design, offering a luxurious feel to Holiday House Xicoria.

This spacious property is spread over three floors, with the main, sociable living areas sitting on the ground floor, benefiting from large windows and doors out to the terrace and swimming pool. The spacious living/dining room benefits from huge sliding doors, providing the illusion of an outdoor space, yet benefiting from the comforts of air conditioning and heating! Comfortable sofas are arranged around the television, so guests can sit down together and relax, playing games or enjoying a movie. There is a sociable dining table perfect for relaxed evening meals or morning breakfasts before heading out to explore the area. The modern kitchen can be found off this living room, with all the equipment you may need to cook some spectacular meals to be enjoyed in the villa! The luxurious en-suite bedrooms are spread over all three floors, with a double bedroom on the ground floor, a further double on the lower ground floor and both a twin and double room on the upper floor. The first-floor benefits from a fabulous roof terrace, a complete sun trap, perfect for an evening aperitif whilst the sun sets in the distance.

Outside, Holiday House Xicoria boasts a beautiful, angular swimming pool where guests can cool off in the hot summer sun. There is a fabulous covered area of the terrace with a cosy sofa and outdoor dining area. If you are a fan of al-fresco living, then Holiday House Xicoria is perfect, with a barbecue for your use, you can enjoy three



meals a day outside in the sunshine! This area offers something for everyone.

Facilities

Wi-Fi/Internet • Golf Nearby • Air-Con • Washing Machine • Villa • Coffee Machine • Hairdryer • Boat Trips • Sailing • Cycling • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Ground Floor Bed & Bath • Romantic • Walk to Village • Beach Nearby • Cots (Cribs) • Private Pool • DVD • Modern • Ideal for Kids • Ideal for Teens • Walk to Restaurant • Tumble Dryer • Dishwasher • Microwave • Satellite TV • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Holiday House Xicoria is a contemporary 4-bedroom villa in Alicante. Spread across 3 floors, this villa has been equipped with all the key amenities needed for an enjoyable holiday.

Ground Floor

- Living/dining room with Scandinavian wood stove, TV, dining table, and access to the terrace
- Well-equipped kitchen with central island unit and breakfast bar
- Bedroom with double bed and en-suite shower
- Guest toilet

Lower Ground Floor

- Living room
- Bedroom with double bed, built-in wardrobe, and en-suite shower

First Floor

- Bedroom with double bed, en-suite bathroom, and access to a terrace
- Bedroom with two single beds, built-in wardrobe, access to a terrace, and en-suite shower
- Shared terrace with outdoor furniture

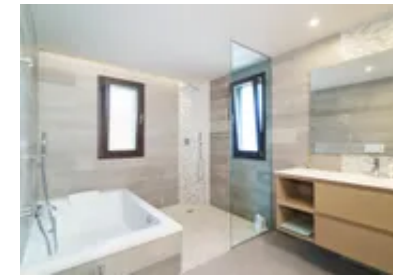
Exterior

- Private swimming pool with surrounding sun loungers and Roman steps access (8 x 8 m)
- Pergola with seating underneath
- Poolside shower
- Barbecue area
- Covered terrace with dining table
- Private parking for 3 cars
- Sun loungers

Additional Facilities

- Wi-Fi connection
- Air conditioning
- Underfloor heating
- Washing machine
- Dryer
- Cot and high chair
- Coffee machine
- Microwave
- Dishwasher
- Barbecue

Tourist License Number: AT462395A



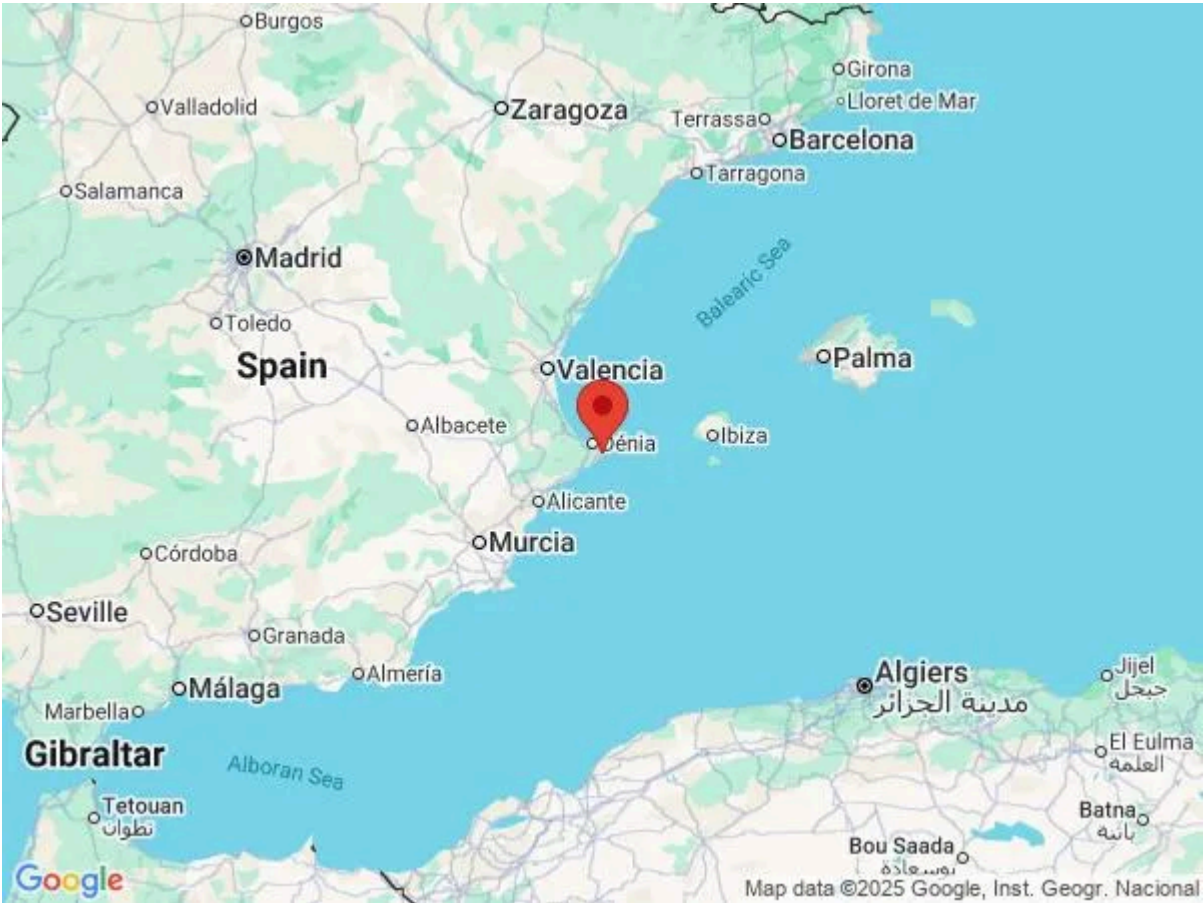
Location & Local Information

Holiday House Xicoria is located in a well-known resort with 38'000 inhabitants, in the eastern part of the region, in a fabulous position, 110 km south-east from Valencia, 90 km north-east from Alicante. In the resort itself, guests can find a shopping centre, supermarket, shops, restaurant, bar, disco and evening entertainment, so everything you may need is nearby. Thanks to its mild climate and unique situation, Javea is suitable for winter holidays too. Make sure you visit the fish auction every afternoon in the port and covered market.

Nestled between mountains and the sea, this jewel of the ever-popular Costa Blanca has charming waterfronts and beaches, and there is a huge range of local shops and markets along with supermarkets for more basic necessities, and a range of international cuisine if you fancy something different. The prestigious 18-hole golf course "La Sella", is so close to the villa, that even beginners might have to give it a go! This area is perfect for children and adults alike, with everything you might need for a fabulous holiday in Spain.

Local Amenities

Nearest Airport	Alicante Airport (100 km)
Nearest Ferry Port	Javea Ferry Port (7 km)
Nearest Train Station	Teulada Tram Stop (14 km)
Nearest Village	Platja de l'Arenal (4 km)
Nearest Town	Javea (5 km)
Nearest City	Alicante (88 km)
Nearest Restaurant	Manzo (550 m)



Nearest Bar/Pub	Una Mas (2 km)
Nearest Supermarket	Supermercado Saladar (2 km)
Nearest Beach	La Barraca Beach (3 km)
Nearest Golf	Javea Golf Club (9 km)
Nearest Tennis	Javea Tennis Club (4 km)

What we love

- The pool is the perfect spot to cool down or spend a relaxed day at the villa
- The outdoor kitchen is the highlight of the villa, allowing you to take full advantage of the sunny weather and enjoy warm nights in around the barbeque
- The beautiful and modern interiors will make you feel right at home on your holiday
- A golf course is nearby making it the perfect blend of beach holiday and golfing getaway

What you should know...

- We would recommend a car when staying at the villa to make the most of the surrounding areas
- The swimming pool is not fenced, so children must be supervised at all times
- In hot dry periods, water may be rationed
- Groups of teenagers allowed upon request only

Terms & Conditions

- **Security deposit:** €500 charged to client's credit card by the owner upon 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:** Groups of teenagers allowed upon request only.
- **Changeover day:** Saturday during peak season. Flexible during other periods.
- **End of stay cleaning available?:** Yes. However, 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.
- **Minimum stay:** 7 nights during peak season. 3 nights during other periods.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Not available.
- **Tax:** Tourist Tax included in the rental price.
- **Internet access?:** Wi-Fi internet access included in the rental price.
- **Pool towels included?:** Not available.