

LVH



**VILLA SYLVIA**  
WOOD ISLAND, AUSTIN, TEXAS

**5**  
BEDROOMS

**10**  
GUESTS

**6 + 1** HALF  
BATHROOMS

**6,500**  
SQUARE FEET



## VILLA SYLVIA

WOOD ISLAND, AUSTIN

Villa Sylvia is a spectacular lakefront estate commanding idyllic pastoral surroundings. This revered contemporary retreat is 14 miles from Austin city center, offering a tranquil oasis in the peripheries of the vibrant state Capitol. Villa Sylvia takes full advantage of its natural positioning with sublime lakefront vistas, a top highlight of the estate. An expansive deck and private sand beach curate an unmatched summer retreat.

Interiors expertly fuse rural charm, homeliness, modern dimension, and classicism. Beautiful dark wood beams support double-height vaulted ceilings while glimmering dark parquet floors complement a balanced palette of grey and beige designer furniture. An architectural triumph and feat of modern precision and symmetrical design, each inch of this Lake Austin vacation Villa witnesses expert craftsmanship and the most prestigious materials. Well-appointed artworks impart an element of cosmopolitanism to the insatiably comfortable family home. A front page-ready great room is wrapped in echelons of windows, inviting verdant interiors and ample sunlight indoors. A perfect marriage of glass, stone, and high-pitched wood vaulted ceilings, contemporary lighting doubles down on the space's timeless elegance. Chock full of playful touches that only reveal themselves upon an extended stay, this stunning lakefront luxury Villa capitalizes on timeless elegance and modern country refinement with plentiful fireplaces, plush seating arrangements, and nude stone and natural wood highlights. The 9,000 sq. ft. estate is pre-set for 10 guests but can accommodate up to 18 guests between sumptuous bedrooms. A sixth bedroom with a Queen Murphy bed presents additional accommodation for two more guests.

Villa Sylvia presents verdant manicured grounds with a lakefront infinity pool and hot tub perfect for midday or dusk relaxation—an outdoor kitchen with a barbecue and firepit beckons intimate moments with loved ones. A private bar is a lovely addition to a private beach with a volleyball net, rendering this Lake Austin vacation Ville the ultimate summer hideaway.

### INTERIOR

- Air Conditioning
- Cable/Satellite TV
- Dining Room
- Fireplace
- Fitness Room
- Game Room
- Laundry
- Office
- Sound System

### EXTERIOR

- BBQ
- Boat Dock
- Garage
- Gated Property
- Jacuzzi Outdoor
- Lounger and Chair
- Outdoor Dining
- Outdoor Fireplace
- Outdoor Kitchen

### LOCATION

- Water Front

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## INTERIOR

- Walk-In Closets

## EXTERIOR

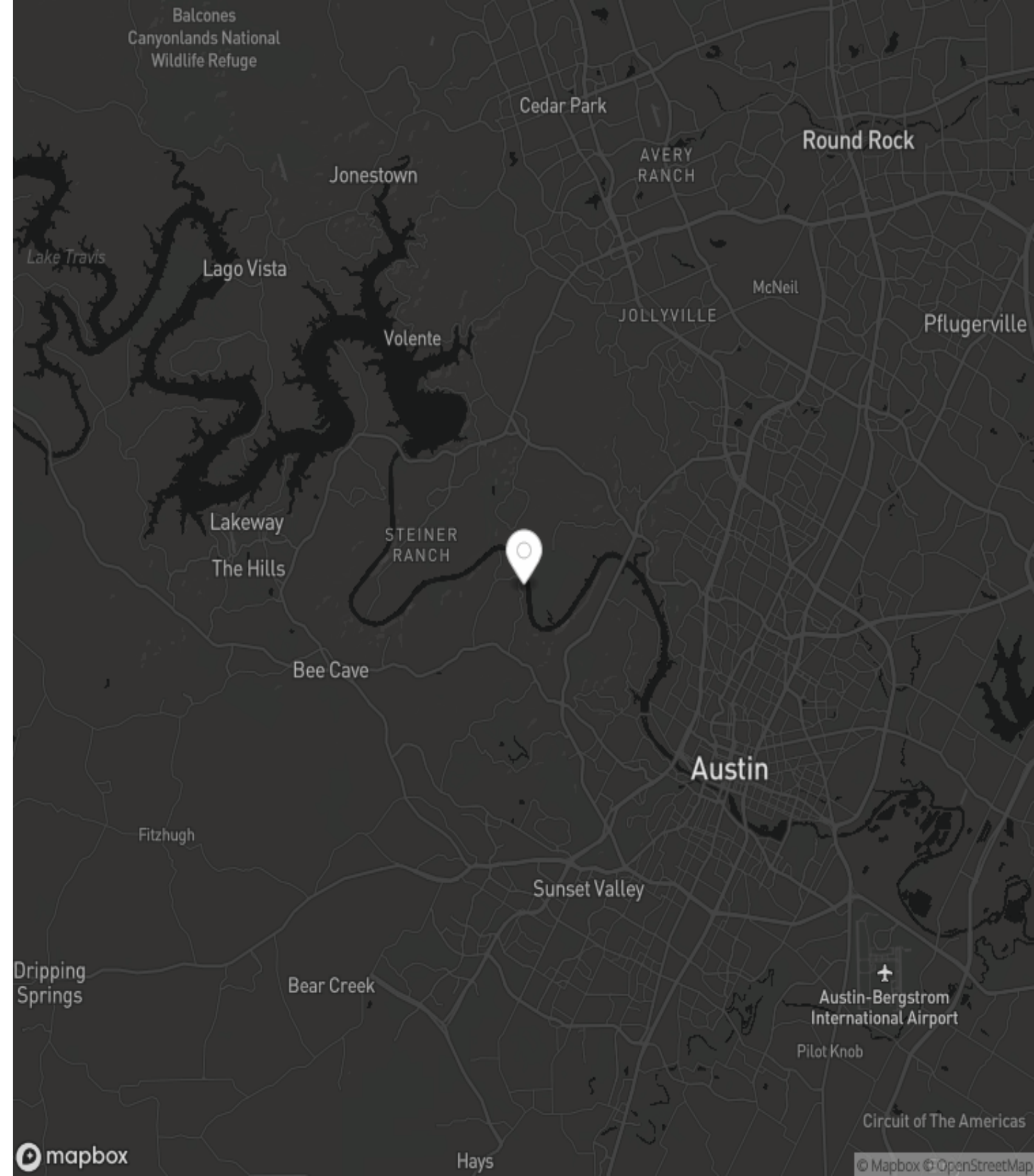
- Patio
- Pool Bar
- Pool Outdoor Heated



# AUSTIN

## WOOD ISLAND

Austin is a capital unlike any other, a chic bohemian enclave in the heart of the Lone Star state. Eclectic and exciting, Austin is sophisticated with a Texan flair, attracting the likes of Matthew McConaughey, Sandra Bullock, and Lance Armstrong. Austin's rising popularity has invigorated this college town with the country's brightest minds, bringing a dynamic cosmopolitan energy. Today, Austin brims with youthful exuberance - from its world-class culinary scene and music venues to its vast green spaces that offer an oasis for outdoor recreation. At the heart of Central Texas' burgeoning viticulture scene, visitors will find no shortage of fine local wines paired with tantalizing southwestern-infused cuisine. Lauded for its superior quality of life and topping the greenest cities list, America's best-kept secret is no longer. Austin's music echoes throughout the city, earning the title "Live Music Capital of the World." Its numerous venues across the city - from cozy dive bars to historic music halls like Stubbs BBQ and the Continental Club - provide a platform for established and up-and-coming artists, keeping the city's music scene alive and vibrant all year round.







Field Managers



Stewards



Concierge Access

## INCLUDED SERVICES

Every detail of your stay has been meticulously considered; each luxury home has a dedicated on-site team, including a steward, housekeeping staff, and field manager.



Housekeeping



Pre-stocking



Welcome Ceremony



Unpacking



Luxury Spa Products





Yachts



Private Jets



Super Cars



Chefs

## ADDITIONAL SERVICES

To further elevate your stay, we offer additional services that include an on-site chef, pre-arranged chartered flights and yachts, access to exclusive establishments and events, and tailored experience packages.



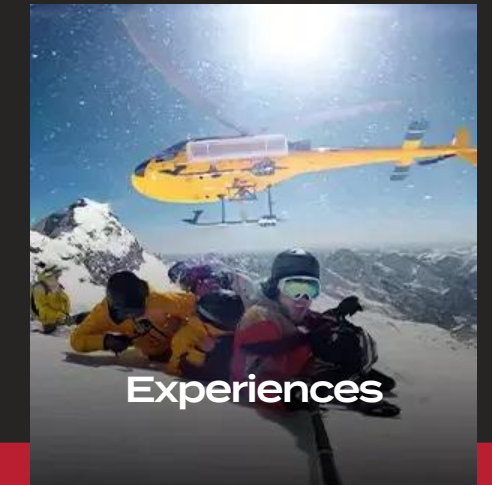
Staffing



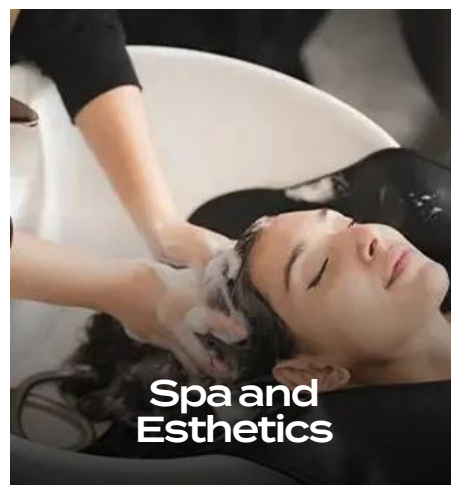
Helicopters



Entertainment



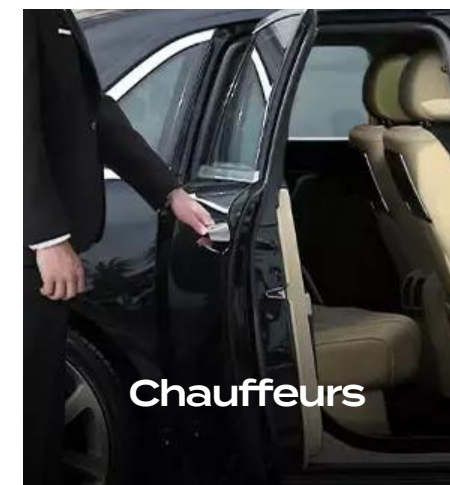
Experiences



Spa and Esthetics



Wellness



Chauffeurs



Wardrobe Care























































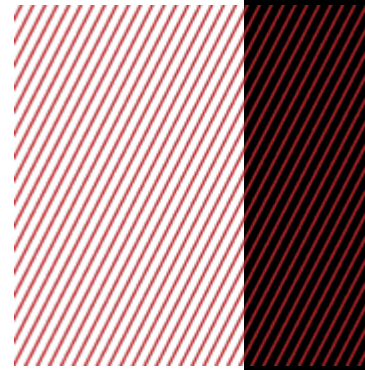








LVH



## WHO WE ARE

LVH is the prominent luxury super home chartering company that provides access to thousands of elite homes in hundreds of global destinations. Our team will orchestrate the entire experience including exceptional on-site staff, in-home services, out of home activities and travel logistics. Endless possibilities await the most discerning guests. LVH Domus, our invite-only membership, brings the same level of service to every day of your life.



**CURATORS OF  
IMMEASURABLE  
MOMENTS**



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