

LVH



# VILLA IXFALIA

ST. JEAN BEACH, ST. BARTH, FRANCE

4

BEDROOMS

8

GUESTS

4

BATHROOMS



## VILLA IXFALIA

ST. JEAN BEACH, ST. BARTH

Villa Ixfalia is surrounded by its own gardens and manicured grounds, and overlooking the coveted St. Jean Bay area of St. Barts. This four-bedroom property is a complete holiday destination on its own. With its stunning, expansive pool area, beautiful landscaping, and idyllic balance of shared and private, indoor and outdoor living spaces, it is a remarkable find.

The villa itself is divided into two buildings, and the main villa houses a great room along with several bedrooms. The great room is a stunning space with unforgettable decor. Primitive art and unique woven light fixtures balance the cool stone floors and the oversized furnishings upholstered in natural textiles. Spend time in the living room, or head to the breakfast bar with its sculptural stools that face into the modern and fully-equipped kitchen. It opens to the lawn and faces the second villa building. All four bedrooms feature king-size beds, ensuite bathrooms, and lovely views of the ocean or garden.

The views from this villa are best enjoyed from the pool terrace. A long and elegant, L-shaped pool, it gazes out to the mountains and the sea below. Promising remarkable daily sunrises, sunsets, and nights of dazzling stars, this pool terrace is going to become a treasured gathering spot. The pool area backs up to the covered terrace that has been flawlessly decorated in an island-style and features al fresco dining along with an enormous outdoor living room.

### INTERIOR

- Air Conditioning
- Cable, Satellite or Smart TV
- Fitness Room
- Sound System

### EXTERIOR

- Sun Loungers
- Al Fresco Dining
- Patio
- Heated Pool
- Terrace

### LOCATION

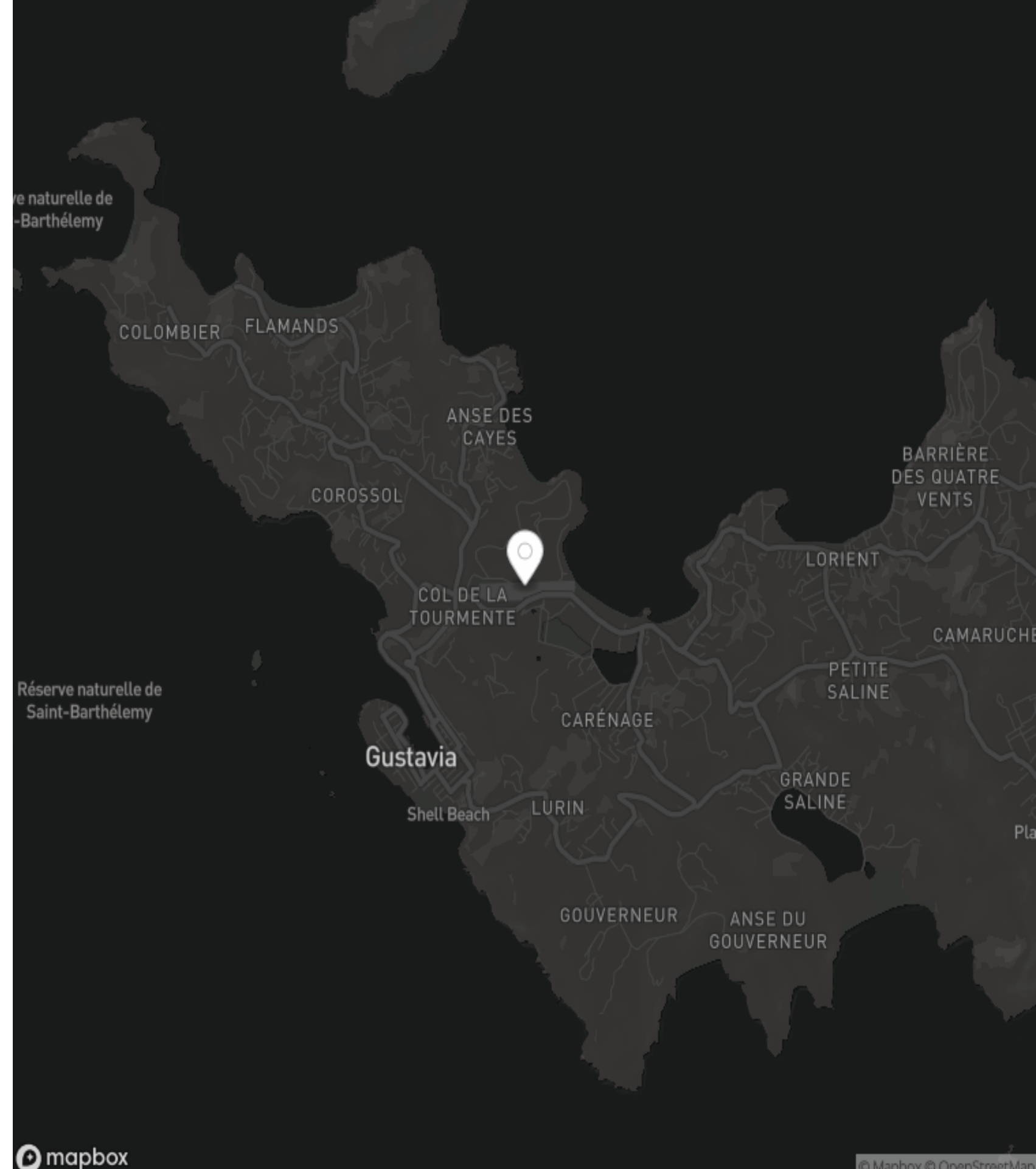
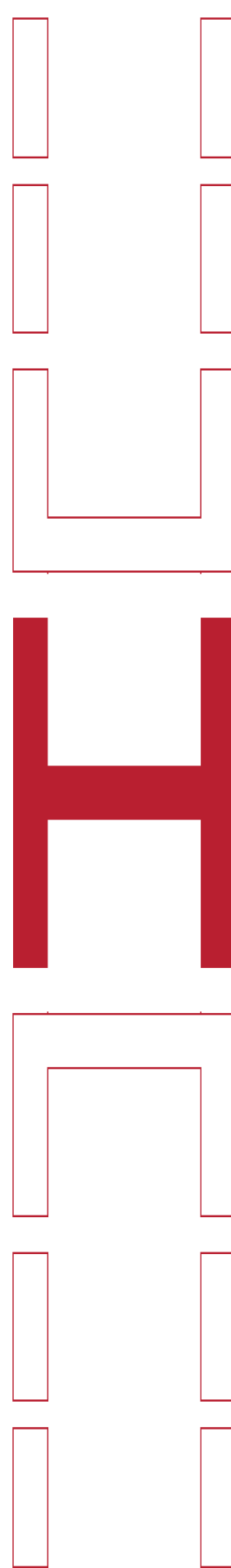
- Mountain View
- Water View



## ST. BARTH

### ST. JEAN BEACH

St. Barths, also known as Saint Barthélemy, is hands-down one of the most gorgeous islands in the Caribbean. It is lauded as “the” destination for global elites, otherwise known as the billionaire’s playground. An idyllic destination to unplug and recharge, the Island brims with gourmet restaurants and luxury boutiques. This French island, consistently topping destination wish lists, is actually a volcanic rock just eight miles square and is home to 9,000 residents. The lovely atoll has retained its character and charm with Creole-style cottages and mountainous landscapes that hug bright white sand beaches. St. Barths satiates the ultimate tropical paradise fantasy, offering no shortage of reasons for visitation, from NYE celebrations, family reunions, honeymoons, conferences and more. Guests may heighten their dream vacations by staying at one of St. Barthelemy’s luxury villa rentals. These exquisitely-appointed properties are the height of elegance.







Field Managers



Stewards



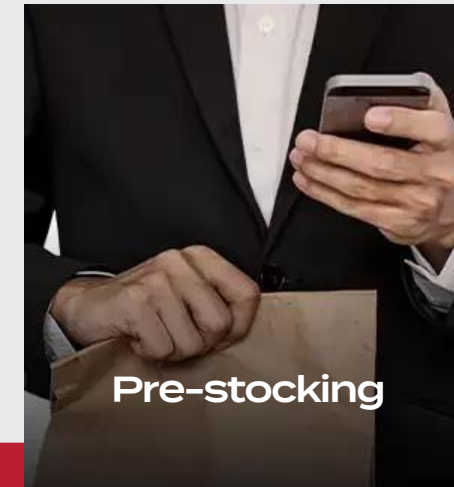
Concierge Access

## INCLUDED SERVICES

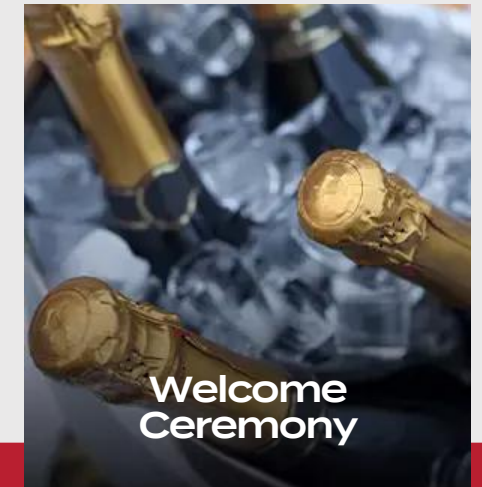
Every detail of your stay has been meticulously considered; each luxury home has a dedicated on-site team, including a steward, housekeeping staff, and field manager.



Housekeeping



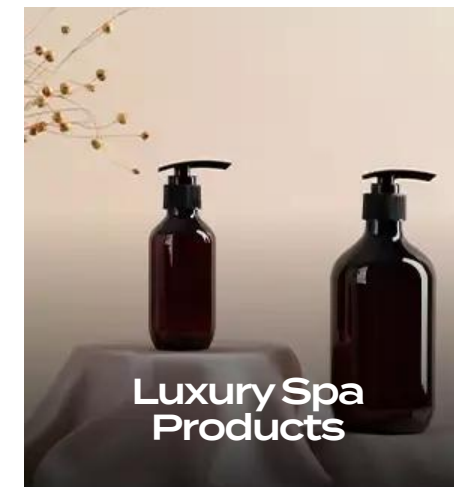
Pre-stocking



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.



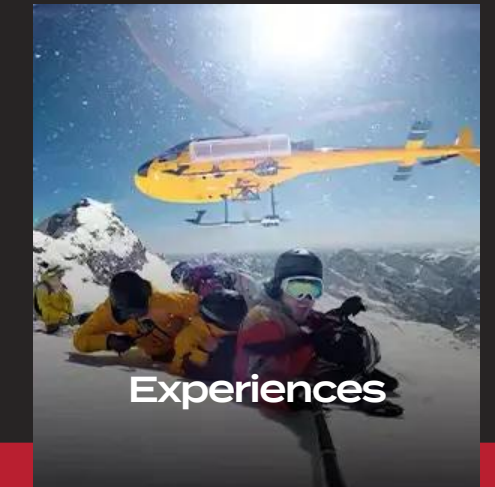
Staffing



Helicopters



Entertainment



Experiences



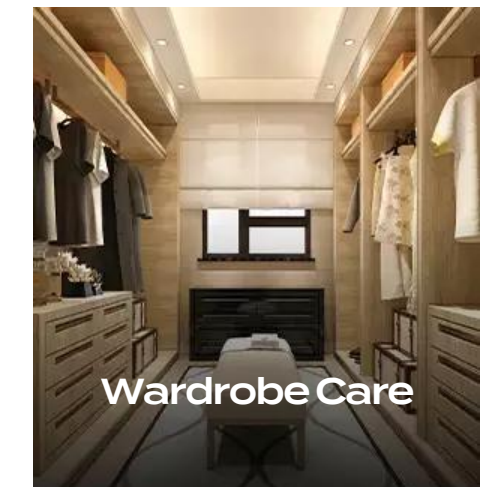
Spa and Esthetics



Wellness



Chauffeurs



Wardrobe Care











































## WHO WE ARE

LVH is the preeminent super home chartering company offering ultra-luxury homes in hundreds of global destinations. Each home in our collection is carefully curated to deliver the highest standard of quality and comes complete with a full-time steward, housekeeping & concierge access. Our team will orchestrate the entire experience including in-home services, daily activities and travel logistics. LVH Domus, our invite-only membership, brings the same level of service to every day of your life. Endless possibilities await the most discerning families.





**CURATORS OF  
IMMEASURABLE  
MOMENTS**



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