

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 a stunning estate surrounded by its own gardens and manicured grounds, and overlooking the coveted St. Jean Bay area of St. Barth. 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

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

### LOCATION

- Mountain View
- Water View

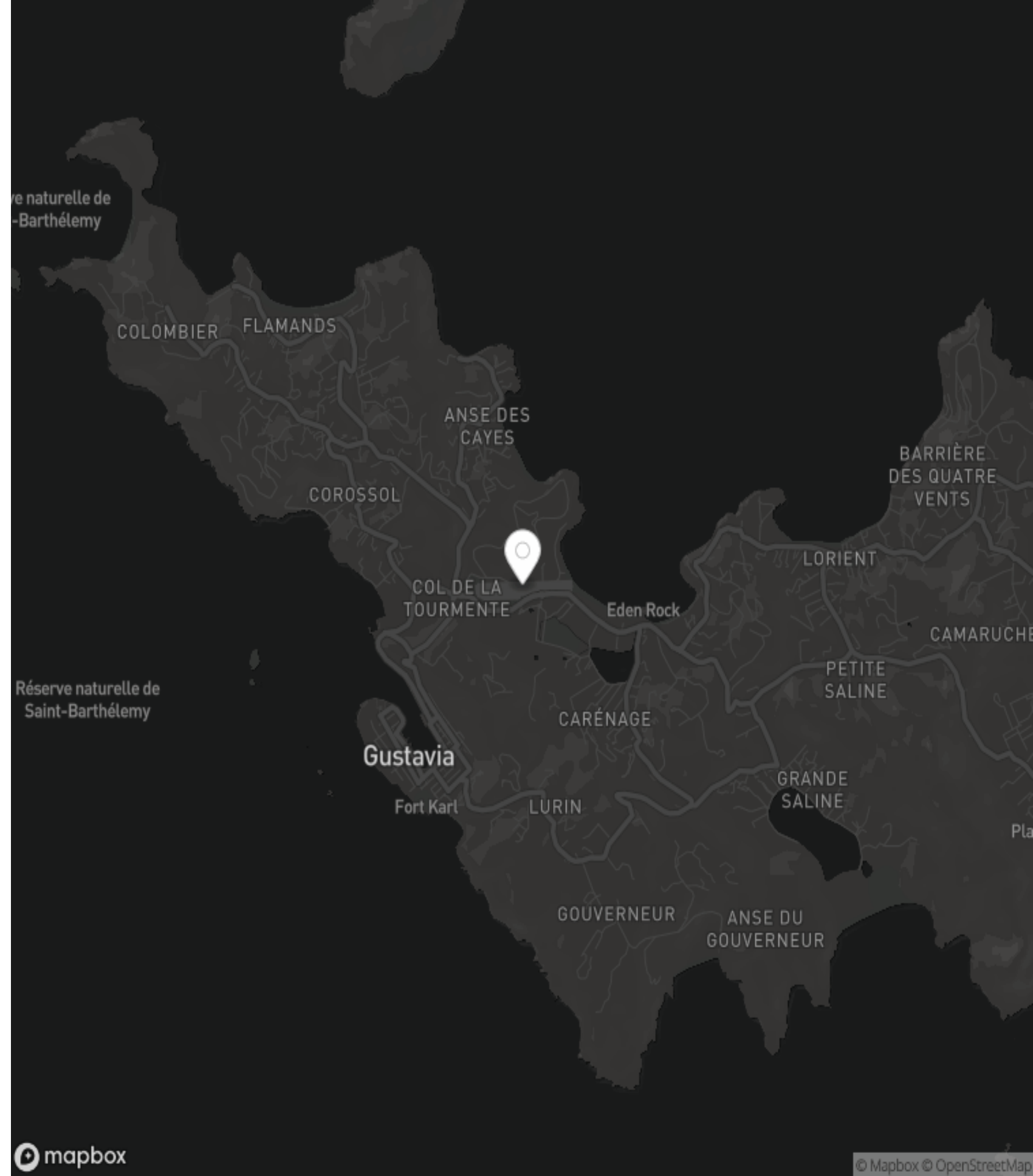


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## ST. BARTH

ST. JEAN BEACH

Welcome to St. Barth, the Caribbean's crown jewel—where French sophistication meets island serenity. A favored escape for global tastemakers, a holiday in St. Barth is the epitome of luxury.







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.





LVH

CURATORS OF  
IMMEASURABLE  
MOMENTS



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