

The Reserve Villa

Location: Robberg Estate, Robberg Beach

Sleeps 19

*Please note that there is no pool safety net. This property is not suitable for small children due to the unprotected pool, steep loft ladder and outdoor walkway to the loft bedrooms. Children over the age of 6 years are welcome.

Front door entrance

TV Lounge / Games Room

- Seating for approximately 5 people
- Piano
- Pool table
- Bar fridge
- TV
- Loft ladder leading to bedroom 6
- Leads out onto barbeque and pool area
- Bathroom off lounge area – shower, toilet, basin

Bedroom 1

- 1 x King size bed
- 1 x Single bed
- Dressing table
- Aircon / ceiling fan
- Sliding doors leading onto garden
- En-suite bathroom:
 - Shower, basin, toilet

Bedroom 2

- 2 x Single beds
- Bunk beds – sleeps 2
- Aircon
- Sliding doors leading onto garden and pool area
- En-suite bathroom
 - Basin, shower, toilet

Down 4 stairs to the passage – sliding doors open to outside courtyard barbeque area and the garden

Dining Room Area

- Dining table seats 12 with extension to add 3 chairs
- Sliding doors lead out to pool area

Kitchen – Open plan to dining room

- Island with butler sink and 5 bar stools
- Gas hob and electric oven
- Built in SMEG coffee machine
- Built in fridge
- Sliding window to outside barbeque area (courtyard barbeque)

Scullery – separate

- 2 x Dishwashers
- Airfryer
- Microwave
- Small oven
- Warming drawer
- Door off scullery to enclosed courtyard with outside sink

Courtyard barbeque area – opens onto lawned garden

- Wood barbeque
- Seating area
- Bar counter with 4 stools – sliding window into the kitchen

Lounge

- U-shaped lounge suite
- Wood burning fireplace
- Sliding stacking doors which lead out to covered patio / bar area
- Stairs on the right leading upstairs to the master suite

Covered patio / bar area – leading off from lounge area

- Seating for approximately 10 people
- 6 x bar stools
- Bar fridge
- Wine fridge
- Dishwasher behind bar
- Ice machine
- Butler sink
- Distant sea views

Pool Area – to the left of patio

- Pool with martini seats and goal post – overlooking the ocean (please note that there is no pool safety net)
- Lounge suite – seating for approximately 9 people
- 4 x Sun loungers
- Gas barbeque

UPSTAIRS TO THE MASTER SUITE – 17 STAIRS**Study**

- Views over Robberg Reserve and ocean

Lounge

- TV
- Daybed sofa's
- Views over the ocean

Bedroom 3 - Main bedroom

- 1 x King size bed
- 2 x Seating overlooking the ocean view
- Aircon
- En-suite bathroom:
 - Walk through dressing area to the bathroom
 - Double shower
 - Double vanity
 - Bath with view over Robberg Reserve
 - Enclosed toilet

LOFT BEDROOMS

- Ladder in the games room leading up to loft bedroom 6.
- Loft bedrooms 4, 5 and 7 are accessed via outside entrances with stairs leading up to the bedrooms – 18 stairs
- Access to the main house from the loft bedrooms is via the garage, front door entrance or loft ladder in bedroom 6.

Bedroom 4 – External access from outside

- 1 x King bed
- Small kitchenette
- Cupboards
- Bar fridge
- Microwave
- Lounge suite
- TV
- Aircon
- En-suite bathroom – shower, basin, toilet
- Sliding door leading onto private patio – seating and coffee table
- Loft ladder leading up to sleeping area – sleeps 2

Bedroom 5 - External access from outside

- 1 x Queen bed
- TV
- View over the ocean
- Aircon
- En-suite bathroom – shower, basin, toilet

Bedroom 6 – Access via the loft ladder

- Bedroom has access via loft ladder from the downstairs games room with pool table
- 4 x Single beds
- Aircon
- Overlooks barbeque courtyard area

Bedroom 7 - External access from outside

- 2 x Single beds
- Chest of drawers
- Aircon

Outdoor shower – between bedroom 6 & 7**Equipped**

- Wi-fi – fibre
- Inverter – gives power to lights, TV, wi-fi
- DSTV & Netflix
- Outdoor shower
- 14m salt water swimming pool
- Jacuzzi
- Alarm system and external beams

Parking

- Secure parking for up to 6 cars:
 - Double garage
 - Additional parking behind gate

House Rules

- No smoking
- No parties
- No pets

Housekeeping Services

- Enquire with Reservations

*We trust you will enjoy this stunning property!
Please see the map below*

