Deluxe Hills

Region: Mallorca **Sleeps:** 10

Overview

Villa Deluxe Hills is a contemporary five-bedroom property set in an exclusive residential area of Portals Nous, just one and a half kilometres from the beach. Designed for stylish coastal living, it features elegant interiors with aqua accents, open-plan living spaces, and expansive floor-to-ceiling glass doors that lead seamlessly to a generous terrace. With panoramic views and exceptional indoor-outdoor flow, it's ideal for extended families or celebratory gatherings.

All five ensuite bedrooms are located on the lower floor, each equipped with air conditioning, blackout curtains, and fitted wardrobes. A second living area, partially lit by underwater pool windows, adds a playful touch. The sleek kitchen and open-plan lounge are well-appointed for modern living, complete with a smart TV, sound system, and formal dining area. Outdoors, guests can enjoy a long infinity pool overlooking the Mediterranean - perfect for morning laps or sunset relaxation. The south-facing terrace includes a table with space for ten and a lounge area, setting the scene for al fresco dining and laid-back afternoons.

Portals Nous offers a vibrant dining scene and is well-placed for golf at Real Golf de Bendinat. Additional services such as private chef, nanny, airport transfers, and boat charters are available on request, ensuring a seamless and indulgent stay.









Facilities

Scuba Diving • <1hr to Airport • Walking/Hiking Paths • Walk to Village • Watersports • Canoeing/Kayaking • Historical Sites • Ideal for Kids • Tennis Nearby • Cycling • Sailing • Private Pool • Boat Trips • Villa • Wine Tasting • Air-Con • Golf Nearby • Special Offer • Wow Factor • Has Discount • Has Offer • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Walk to Beach • Beach Nearby • All Bedrooms En-Suite • Modern • Saltwater Pool • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Smart TV • Satellite TV • Heating • Transfers Available • High Chair(s) • Fenced Grounds

Interior & Grounds

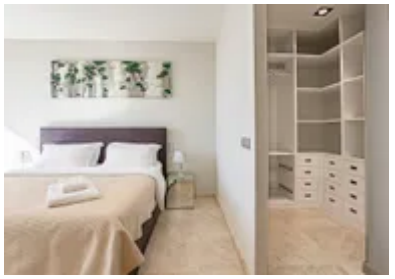
Lower Ground Floor
- Small living area with satellite TV
- Bedroom with double bed, access to the garden and en-suite shower room
- Bedroom with double bed, access to the garden and en-suite shower room
- Bedroom with double bed and en-suite bathroom
- Bedroom with two single beds and en-suite bathroom
- Bedroom with two single beds and en-suite shower room

Ground Floor
- Entrance hall via stairs
- Ample living room with satellite TV and access to the terrace
- Open plan dining area for 8 people and access to the terrace
- Fully equipped kitchen with breakfast bar and access to the terrace

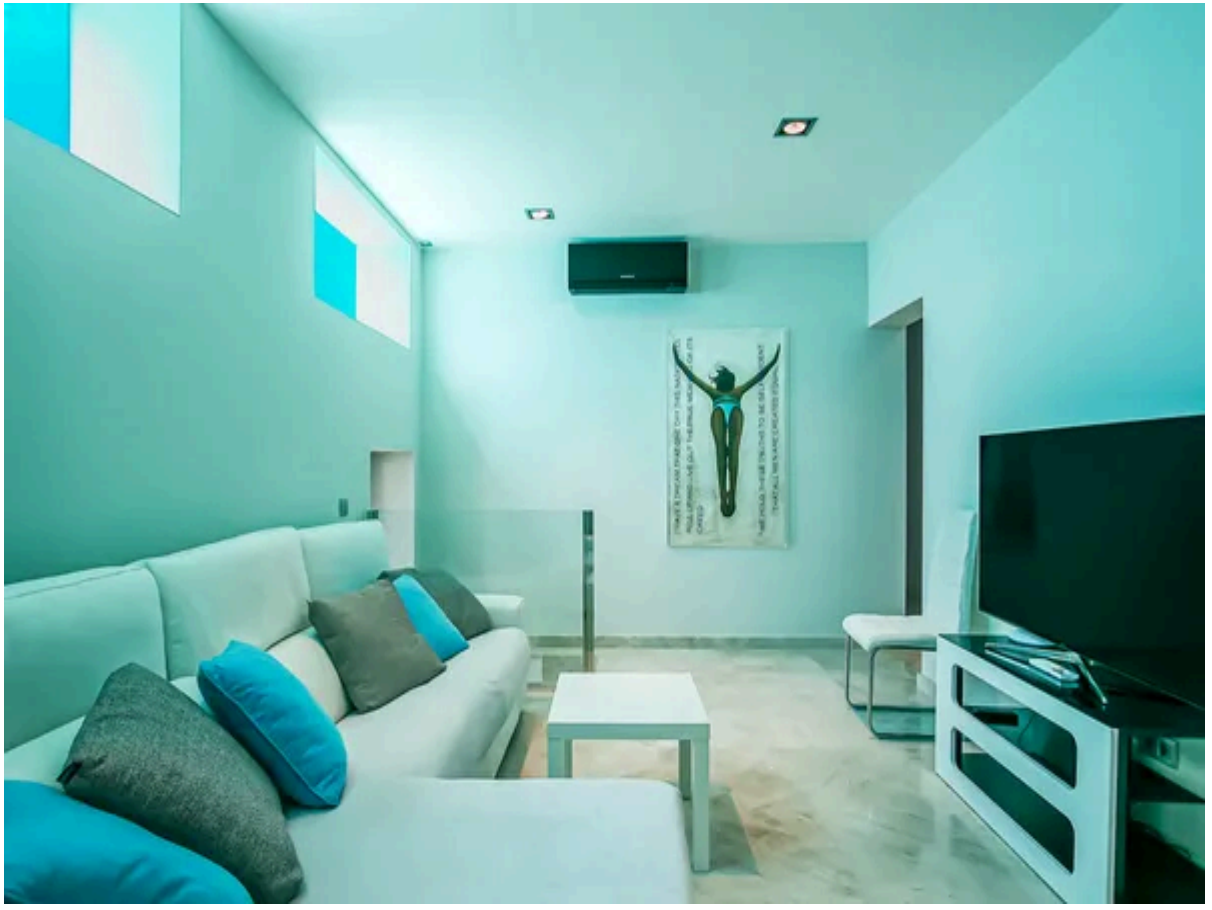
Exterior Grounds
- Private infinity swimming pool
- Large terraced area
- Covered terrace
- Sun loungers
- Outdoor dining
- Parasols
- Private parking

Additional Facilities
- Wi-Fi connection
- Air conditioning
- Underfloor heating
- Smart TV
- Sound system
- Alarm system
- Washing machine









Location & Local Information

Located just west of Palma, Portals Nous is a tranquil coastal town offering convenient access to the island's capital and the exclusive Puerto Portals marina. Its central high street, Carretera d'Andratx, is home to independent boutiques, cafés, a supermarket, and essential local shops, making it a practical yet charming base for visitors. The beautiful sandy beach, Playa de Portals Nous, is only a 15 minute walk away through the town, perfect for morning dips and sunset strolls.

Palma City, the island's dynamic capital, lies within a short drive. Rich in culture, shopping, and gastronomy, it offers a cosmopolitan atmosphere with year-round energy, ideal for day trips or an extended city break.

Around twenty kilometres from the inland town of Andratx, Port d'Andratx is a chic harbour considered among the most picturesque in the Mediterranean. Alongside its 450-berth yacht club and stylish waterfront restaurants, it retains its identity as a working fishing port -ideal for relaxed dining and people-watching by the sea. A short distance from Andratx, Cala Llamp Bay offers dramatic scenery with its clear waters framed by the Tramuntana cliffs. While lacking sandy shores, it is a favourite for swimming, rock pooling, and family exploration.

Local Amenities

Nearest Airport	**Palma de Mallorca Airport (25 km)**
Nearest Bar/Pub	**The Ship Pub (900 m)**
Nearest Beach	**Portals Nous Beach (1 km)**
Nearest Ferry Port	**Palma Ferry Port (10 km)**
Nearest Golf	**Bendinat Golf Course (3 km)**
Nearest Restaurant	**Chameli's Restaurant (1 km)**
Nearest Supermarket	**Cidon Supermarket (850 m)**
Nearest Tennis	**Portals Tennis Club (2 km)**
Nearest Town/City	**Palma (13 km)**









What we love

- Deluxe Hills is located in the prestigious residential area of Portals Nous, close to Portals Marina, and within walking distance to the beach
- The stunning panoramic views over the surrounding area make for surreal moments watching the sunsets and sunrises
- All of the bedrooms are en-suite and air conditioned, ensuring complete comfort for the whole group

What you should know...

- A car is recommended for reaching the villa and exploring the rest of the island
- The swimming pool is not fenced, so children will require supervision at all times
- Please be aware that there may be some local development work in the area. Any disruption is typically minimal, but we like to keep guests informed in advance (please enquire for more information)

Terms & Conditions

- **Security deposit:** €3,000 charged to client's credit card as a pre-authorisation at least 2 weeks prior to 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?:** Bed linen, bath and pool towels are included in the rental price.

- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement may apply.

- **Other Ts and Cs:** - A non-refundable 50% deposit is required to confirm a booking at this property (or full payment if booking within 12 weeks of departure).
 - Please note that your booking will only be confirmed once we have checked availability with the owner.

- **Changeover day:** Saturday.

- **End of stay cleaning:** Standard changeover clean included in the price. 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 and vaping are not permitted.

- **Other 2:** Please be aware that there may be some local development work in the area. Any disruption is typically minimal, but we like to keep guests informed in advance (please enquire for more information).

- **Minimum stay:** 7 nights. All other durations on request.

- **Heating costs included?:** Yes, included in the rental price.

- **Tax:** Tourist Tax is payable on arrival. The amount varies according to the time of travel, ranging between €1-4 per person per night. Please enquire for more information.

- **Internet access?:** Wi-Fi internet access included in rental price.