# Villa Palma Piedra

**Region:** Mallorca **Sleeps:** 24

## Overview

Villa Palma Piedra offers a taste of authentic Mallorcan life, nestled just minutes from the vibrant capital, Palma de Mallorca, and close to the charming villages of Esporles, Deia, and Puigpunyent. Located in Establiments, this stunning villa spans three floors, blending modern architecture, quality design, and stylish décor. Each space is thoughtfully crafted with handpicked furniture and modern elements, creating a versatile and spacious atmosphere. Fully air-conditioned, with individual temperature controls in each bedroom, the villa ensures personalized comfort throughout your stay.

The lower ground floor serves as an entertainment hub, featuring a semi-circle bar, lounging area, and a separate gym with state-of-the-art equipment for active or relaxed workouts. Guests will also find a massage room, professional bike maintenance facilities, and a laundry room with multiple washers and dryers, along with exterior access to four of the villa's bedrooms, making it ideal for cyclists and wellness enthusiasts.

The ground floor welcomes guests to an open-plan setting with an ultra-modern kitchen, a dining area for 14 with views of the Serra de Tramontana, and a cosy lounge that opens to a spacious sun terrace. Outside, a salt-water pool, complete with sunbeds, chill-out zones, a gas barbecue, and a bar area, invites you to bask in the Mediterranean sun.









## Facilities

Walking/Hiking Paths • Walk to Village • Golf Nearby • Air-Con • Wine Tasting • <1hr to Airport • Private Pool • Historical Sites • Ideal for Kids • Ideal for Parties • Cycling • Tennis Nearby • Maid Service Available • Ideal for Teens • Cots (Cribs) • Has Discount • Has Offer • Special Offer • All Bedrooms En-Suite • Modern • Ground Floor Bed & Bath • Walk to

Restaurant • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Gym/Fitness Room • Safety Deposit Box • Smart TV • Heating • High Chair(s) • Fenced Grounds

# Interior & Grounds









*Lower Ground Floor*
- Large lounge area with bar, Hotel mode TV with satellite connection, dishwasher, fridge and toilet
- Well equipped fitness area with treadmill from Nueva Sole, 2 exercise bikes from Keiser, one elliptical from Keiser ,2 adjustable weight stands, weight set , Pilates ball, lumbar support and 2 mats
- Bicycle workshop area with professional tools and map with the routes of Mallorca
- 12 Professional bikes support
- Bedroom with double bed (160 cm), access to a interior terrace, chaise longue and en-suite shower room
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*Ground Floor*
- Dining room with large wood table for up to 14 people with view over the Serra de Tramuntana and outdoor pool area
- Fully equipped open kitchen with 3 fridges, oven, ceramic hob cooker, 2 dishwasher, 2 coffee machines, 2 microwaves, professional toaster, kettle and all kitchen utensils
- Bedroom with double bed (140 cm) and en-suite vintage style bath
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*First Floor*
- Bedroom with double bed (140 cm,), access to a private balcony and en-suite shower room
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*Exterior Grounds*
- Roof terrace
- Private swimming pool
- Outdoor male toilet
- Various sun loungers
- Chill out area
- Covered terrace
- Outdoor shower
- Daybed

**Additional Facilities**
- Wi-Fi connection
- Air conditioning
- Central heating

- Each bedroom contains a door key
- Hairdryer
- Smart TV
- Free toiletries
- Safety box

# Location & Local Information

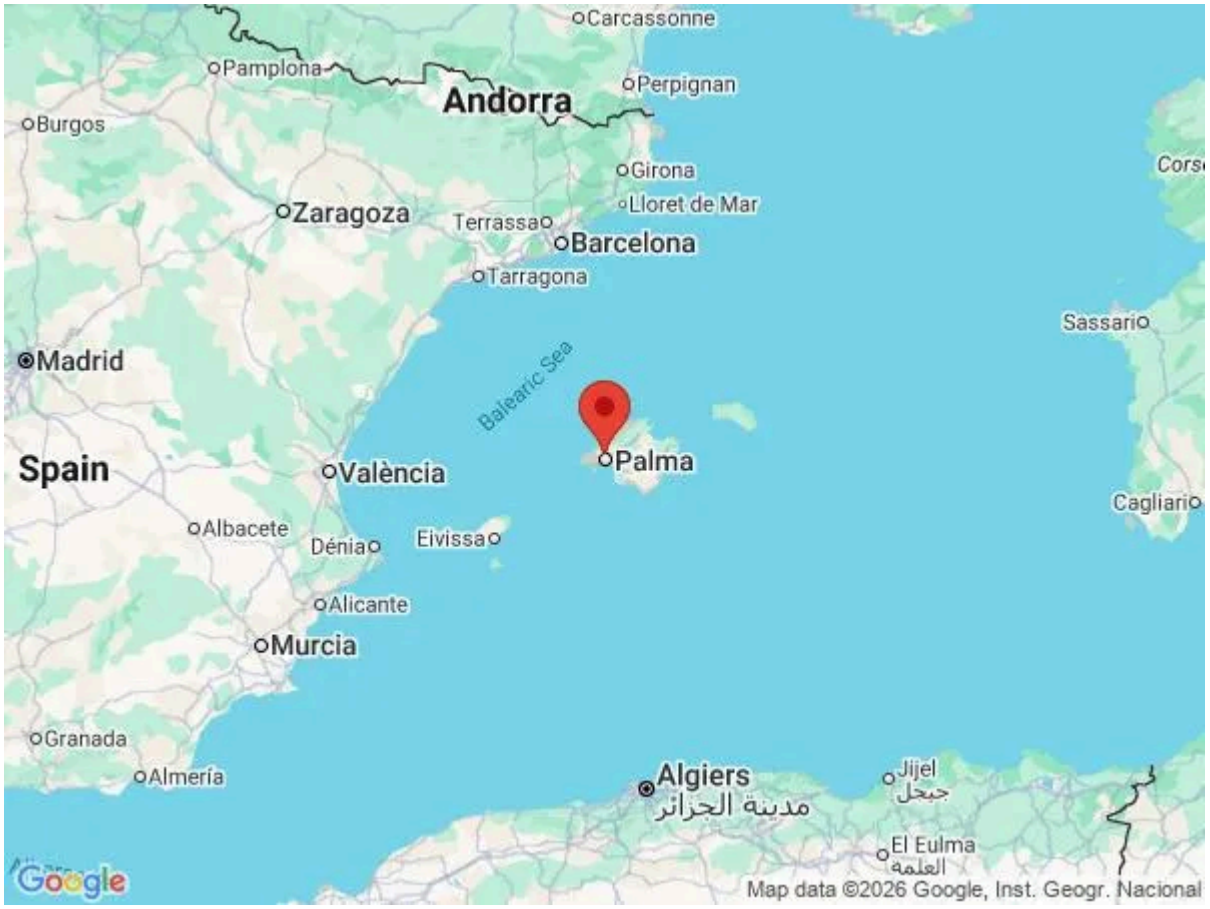
With countryside tranquillity and picturesque views over the mountains, Establiments a residential neighbourhood on the doorstep of Palma City. With its protected environment and great location, it offers a great position on the island. You can enjoy also the surrounding areas and their lovely countryside e.g. Esporles, Deia and Puigpunyent. These original Mallorcan villages offer authenticity yet are conveniently situated close to Palma and the local amenities of the south-west.

Palma is Mallorca's vibrant capital, stylish and intimate, yet bursting with life. Half of the island's population dwells in this city, lively all year round with luxury hotels, trendy restaurants, cafes, shops and nightlife as well as a thriving art scene. It's often compared to Barcelona and, being within a 10-minute taxi ride from the airport, it makes for the perfect city break.

Nestled in the foothills of Mallorca's Tramuntana Mountains, and just a 10-minute drive from the villa, Esporles is a picturesque village known for its traditional stone houses, charming streets and relaxed atmosphere. Surrounded by beautiful countryside, it is popular with walkers, cyclists and nature lovers. With welcoming cafés, local restaurants and a weekly market, Esporles offers an authentic taste of Mallorcan life.

## Local Amenities

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| Nearest Airport | **Palma de Mallorca Airport (13 km)** |
| Nearest Bar/Pub | **Bar Es Pou (700m)** |
| Nearest Beach | **Cala Major Beach (10km)** |
| Nearest Ferry Port | **Palma Ferry Port (12km)** |
| Nearest Golf | **Son Muntaner Golf Course (7km)** |
| Nearest Restaurant | **Es Moli d'es Comte (400m)** |
| Nearest Tennis | **La Salle Tennis Club (6km)** |
| Nearest Town/City | **Palma City (8km)** |
| Nearest Village | **Establiments (2km)** |










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| Nearest Supermarket | **Eroski (2km)** |

# What we love

- Villa Palma Piedra is a spacious 12-bedroom villa just a stone throw from the amazing city of Palma de Mallorca - a city break heaven!
- The location of this villa is perfect to explore the island and is a cyclist's paradise as there are so many great routes in the south-west
- With a lower ground bar and entertaining area, this property offers the perfect place for private party's and group gatherings
- Villa Palma Piedra is the perfect villa for a large family/group or wedding guests wishing to stay together!
- All bedrooms have ensuite bathroom or shower rooms and all bedrooms are finished to a high standard allowing you to enjoy an unforgettable stay

# What you should know...

- A car is essential at this property is you wish to explore the island otherwise you can catch the number 16 bus into Palma city which is just a few meters from the villa's front door
- Off street parking is possible outside the villa for a short time but public parking is just a 1-minute walk away
- Small children should be always supervised as the villa is distributed over 3 floors
- Walking distance to a village/restaurant however please note that some parts of the route do not have pavements
- Please note that parties over 14 guests are always on request

# Terms & Conditions

- **Security deposit:** €500 paid via bank transfer to the owner before arrival, or in cash upon arrival, and refunded five days after departure via bank transfer, subject to full inspection.

- **Arrival time:** 4 pm. Check in times can be flexible on request and only with prior arrangement with the owner.

- **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 charge may apply. Please request this during the booking process.

- **Other Ts and Cs:** - Please note that the owner will request a copy of a credit card to guarantee the booking at check in time. <br> - The establishment is not responsible for the content of the safes. <br> - At least 50% of the group must be over 25 years of age.

- **Changeover day:** Flexible.

- **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?:** Not permitted inside.

- **Other 2:** Up to 2 children of a maximum of 6 years of age are allowed without extra charges. 4 cots and 4 high chairs are available on request and free of charge for children under the age of 2 years old.

- **Other 3:** Please note that this property sleeps 14 guests, and any more guests up to 24 are allowed on request. The extra person charge will be factored into the published rate. People that are not part of the group which have booked the villa are not permitted to sleep at the property.

- **Minimum stay:** 7 nights in peak season, 4, 5 or 6 nights at other times. Please note that a supplementary flat fee of €450 applies to stays of under 7 nights between May - September 2026.

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

- **Tax:** Tourist Tax is included in the rental price.

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

- **Stag & Hen Do Allowed? :** The celebration of parties and events is only allowed on request, with prior agreement of an extra cleaning fee and with prior approval from the owner. Please request this during the booking process.

- **Noise policy :** Please note that guests are not permitted to make loud noise from 12 am to 7 am.