# Son Bunyola Hotel - Sa Terra Rotja

**Region:** Mallorca **Sleeps:** 10

## Overview

A rustic and traditional, five-bedroom villa, located on the edge of the Son Bunyola Estate, Sa Terra Rotja offers guests a homely and comforting experience, all whilst having all of those exquisite touches. The exterior of the property is home to a 15 x 5.5-metre heated swimming pool, making it the perfect place to relax after a long day of luxury. This swimming pool looks out towards the Mallorquin landscape, including the widespread mountains that rise above the property. Sa Terra Rotja also makes use of a considerable terrace, equipped with a collection of sun loungers for days when all you want to do is soak up the glorious sun. Next to this area is a quaint hammock, which is the ideal place to lie down and let all of your worries fade away.

When you first enter the property, you will be inundated with a collection of charming and idyllic furnishings, including quirky art pieces and historic light fixtures. The lounge area is fitted with a selection of grey seating areas, helping to contrast with the dark brown French doors that sit before you. The lounge leads guests out to another terrace area, giving you an awe-inspiring view of the local area of Banyalbufar, as well as an opulent outdoor seating area. The kitchen within Sa Terra Rotja is truly a sight to below. Decorated with a sleek breakfast bar and muted cupboards, this is the perfect place to start every morning. There is also a lavish outdoor dining area located on this property. During every meal, you have the luxury of surrounding yourself with iconic brick pillars and captivating light fixtures, all while you look out towards the alluring night's sky.

Sa Terra Rotja has a total of five bedrooms, making this property spacious enough for eight guests to relax peacefully. All of the bedrooms within this property are located in one part of the villa, making it easy to travel between rooms. That being said, the master bedroom can be found on the upper level of the villa. Plus, all of the bedrooms have their very own en-suite bathroom, filled with all of the essential toiletries.

The first guest bedroom in Sa Terra Rotja is home to two twin beds (or king-size), making it a suitable room for children to lay their heads after a long day of exploring. The room is decorated with fun and unique portraits, offering a sense of character and style to the room. Moving on to the second bedroom, you will be greeted with a large king-size bed as well as two grandiose armchairs. This room also offers incredible views of the Mallorquin landscape through its French doors. If you are looking for a place to unwind and reset during your trip, then this bedroom offers just that.

The third bedroom also offers a king-size bed and two separate armchairs, allowing guests to sit and relax as they look out towards the skyline. Furthermore, the white walls in this room blend perfectly with the off-white and emerald green linens found on the large bed. Finally, the master bedroom hosts a super king-size bed, perfect for having a tranquil night's sleep. This room also comes with a full-sized sofa, which allows visitors to rest easy as they prepare to relax for the night. Sa Terra Rotja offers guests a









premium experience, combining all of the comforts of home with the unforgettable appeal of a luxury villa.

The final bedroom is located outside of the main building and was completed in 2026! Accessible from the courtyard at the main entrance, the bedroom is approximately 35 m² and contains a queen bed and bathroom with a shower and double vanity. Photos of the new bedroom are coming soon!

Outside, guests have access to a tennis court in-resort, with racquets and balls provided, and Wi-Fi is available throughout the property, including by the pool. Daily housekeeping is provided, along with a pool and garden attendant who sets up the pool and outdoor furniture each day.

A concierge service is available to help arrange car hire, bike hire, boat or yacht hire, taxi services, spa and beauty treatments, and restaurant bookings, and a laundry service is available, though dry cleaning is not. For guests who wish to make the most of all the resort has to offer can make use of the on-site transfer service provided for ultimate ease and convenience.

## Facilities

Tennis Nearby • Ideal for Kids • Walking/Hiking Paths • <1hr to Airport • Working Fireplace/Woodburner • Private Pool • Wine Tasting • Horse Riding • Security Guard • Watersports • Golf Nearby • Tennis Court • Canoeing/Kayaking • Historical Sites • Cycling • Sailing • Boat Trips • Villa • Onsite Restaurants • Half board Options • 24hr Reception • Padel • Excursions Available • Resort • Maid Service Included • Wow Factor • Has Discount • Has Offer • Special Offer • Ideal for Teens • Cots (Cribs) • Chef/Cook Available • Heated Pool • Instagrammable • Beach Nearby • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Seaview • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • Microwave • Safety Deposit Box • Smart TV • Satellite TV • Heating • Pre-Stocked Fridge Available • Cooking Classes Available • Yoga Classes Available • Spa Treatments Available • Wine-Tasting Available • Transfers Available • Board games • Babysitting Available • On-Site Concierge • Breakfast Included • Children's books • Xbox/Playstation/Wii • Bathroom Toiletries • Ideal for Babies & Toddlers • Pool inflatables • High Chair(s)

# Interior & Grounds









*Ground Floor*
- Large living room with comfortable seating, fireplace, satellite TV and access to the patio
- Separated formal dining room for 8 people with fireplace and access to the patio
- Fully equipped modern kitchen with central island with dining and access to the patio
- Bedroom with king-size bed (or two twin beds), access to the patio and en-suite shower room
- Bedroom with king-size bed (or two twin beds), access to the patio and en-suite shower room

*First Floor*
- Bedroom with king-size bed (or two twin beds), balcony and en-suite shower room
- Bedroom with king-size bed, balconies and en-suite shower room

*Separate Bedroom*
- Accessible from the courtyard
- Bedroom with queen bed (180 cm - separated, on request)
- Bathroom with shower and double vanity

*Exterior Grounds*
- Private swimming pool (15 x 5.5 m)
- Large garden and patio area
- Shared tennis court
- Various sun loungers
- Outdoor dining
- Covered terrace
- Various parasols
- Private parking
- Barbecue

**Additional Facilities**
- Wi-Fi connection
- TV, books and games (including a games console)
- Highchair, cot (on request) and children's toys
- Heated swimming pool
- Table tennis
- Laptop sized safe
- USB connection ports and two international plugs
- Fitness equipment including treadmill
- Welcome basket
- Daily housekeeping
- Towels and linen throughout the week
- Pool towels
- Pool and garden attendant (to set-up furniture and pool for the day)
- Access to a shared tennis court

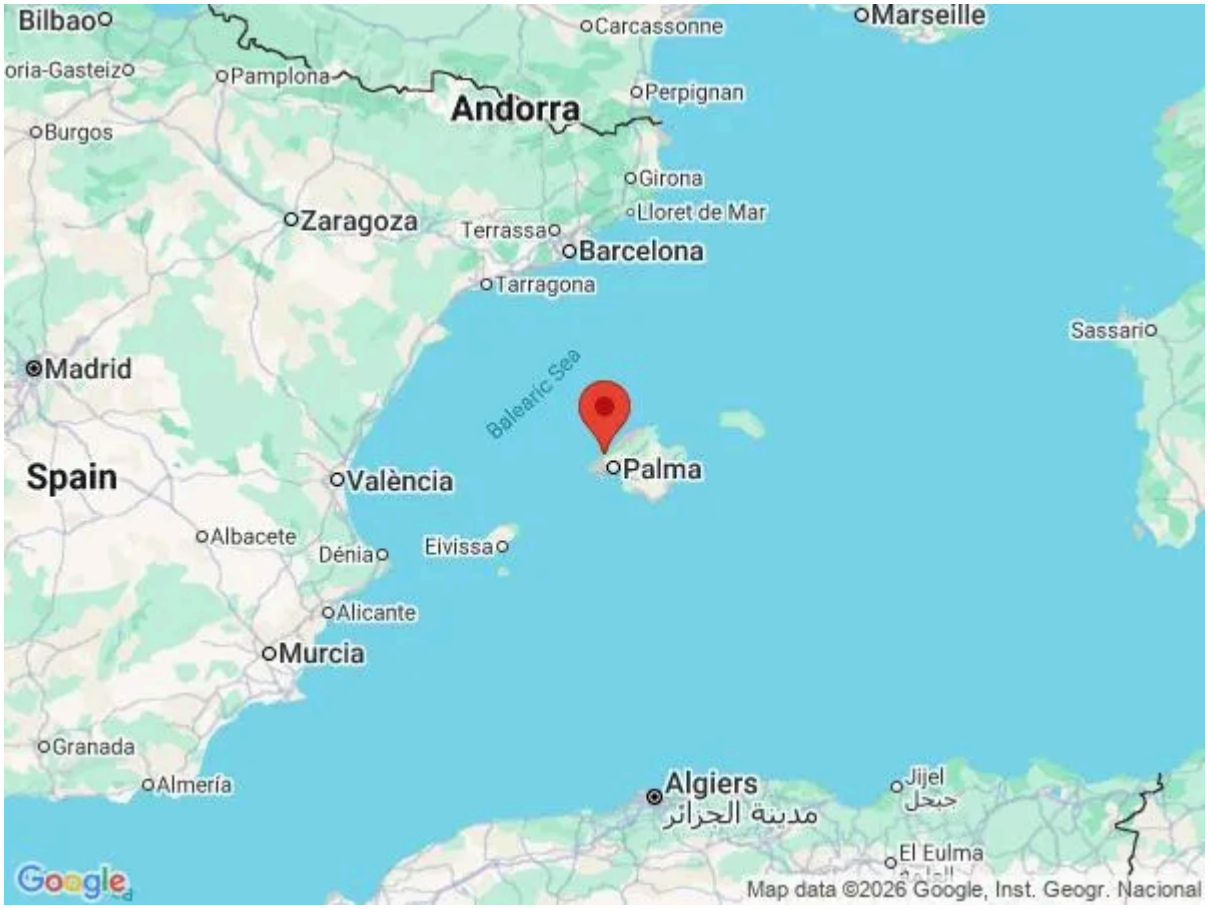
# Location & Local Information

This villa is a home away from home for many guests, offering them the chance to simply relax in a new and inviting location. The private swimming pool gives guests the advantage of relaxing in the soothing water, whilst being peacefully detached from the outside world. Adding on to this, just a short 20-minute walk away from this estate is a picturesque pebble beach, perfect for exploring or for just simply taking in the wondrous sights.

Sa Terra Rotja is located in the idyllic region of Banyalbufar, placing guests close to all of the local amenities, without all of the hustle and bustle. Discovered by the Moors in the 10th century, this quaint hillside town gives guests the opportunity to delve deep into its local history. Many guests enjoy visiting the town's most historic tower, Torre des Sea Animes, a landmark built to protect the citizens from frequent pirate attacks during the 16th century. Also within this area is the fishing port of Es Port de Canoge, known best for its invigorating hiking route. This route is well marked, making it suitable for both beginners and experts in hiking.

For guests who enjoy a spot of retail therapy, Banyalbufar provides an assortment of high-quality shops, bars, and restaurants to help you make the most of your time during your stay. You can travel through the town's shopping district, taking in its ancient textile industry, known for building world-renowned brands such as Barratts, Lotusse, and Camper. In fact, this area is best known for its plethora of local products, including artisan wines. Guests are encouraged to visit Son Vines Wine Cellar and Bar to test out their wide range of locally-sourced wines.

Just over an hour's drive away from the heart of Banyalbufar is the Serra de Tramuntana, a magnificent mountain range that spans almost 90km long. Voted a UNESCO World Heritage Site in 2011, guests are invited to explore this incredible landmark and bask in the two beautiful lakes that run past the range, This is the perfect location for any guest who wishes to discover the true history of Banyalbufar.










## Local Amenities

| | |
|---|---|
| Nearest Airport | **Palma de Mallorca Airport (34 km)** |
| Nearest Ferry Port | **Palma Ferry Port (31 km)** |
| Nearest Village | **Banyalbufar (6 km)** |
| Nearest Town/City | **Esporles (9 km)** |
| Nearest Restaurant | **Restaurnte Ca'n Toni Moreno (10 km)** |
| Nearest Bar/Pub | **Underground Bar (14 km)** |
| Nearest Supermarket | **Spar (9 km)** |
| Nearest Beach | **Cala Gata (2 km)** |
| Nearest Golf | **Son Quint Golf Course (22 km)** |
| Nearest Tennis | **Mallorca Tennis Club (27 km)** |

# What we love

- Sa Terra Rotja is set within 1,300 acres next to the Tramuntana mountains, boasting stunning views and a peaceful, idyllic location
- Underfloor heating and air conditioning units are provided throughout the property for ultimate comfort and luxury
- Sa Terra Rotja has a self-service continental breakfast available at the villa as well as the option to hire a private chef (please enquire)

# What you should know...

- The pool ranges from 0.95m to 2.0 m in depth, so it may not be suitable for very small children
- Sa Terra Rotja has a dedicated concierge service that can help arrange a wide arrange of activities during your stay. Please enquire in resort for more information
- While Sa Terra Rotja is located within the Son Bunyola resort, a car is recommended for guests who want to visit the local surrounding areas or make use of the resort's private, pebble beach

# Terms & Conditions

- **Security deposit:** Credit card details might be ask as guarantee.

- **Arrival time:** 4 pm

- **Departure time:** 10 am

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

- **Linen & towels included?:** Bed linen and bath towels are included in the rental price.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** - Cots, high chairs, sterilisers, nappy bins, baby monitors, toys and a play rug can be provided on request. Please enquire during the booking process. <br> - Raquets, balls and a ball machine are available for use on the tennis court free of charge. A tennis coach is also available at an additional charge. Please request during the booking process.

- **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.

- **Other 2:** Sa Terra Rotja includes the following services: <br> <br> - Welcome basket <br> - A self-service continental breakfast delivered to the villa - Daily housekeeping <br> - Pool and garden attendant to prepare the pool and outside furniture each day <br> - 24-hour Concierge service <br> - Onsite transfers (external transfers can be arranged at an additional cost. Please enquire in resort).

- **Minimum stay:** 7 nights, however shorter stays during Low Season and longer stays (for more than 7 nights) during both seasons, are available on request.

- **Pool heating charge?:** Please note that the pool is already heated; therefore, there is no extra charge.

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

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