

# Villa Xoti

**Region:** Mallorca   **Sleeps:** 6

---

## Overview

Villa Xoti, nestled in the charming area of Pollensa, offers an inviting escape, blending traditional charm with modern comfort. The villa's exterior is highlighted by a large swimming pool that gleams in the sun, surrounded by a thoughtfully designed terrace area. With several lounge chairs and shaded spots, the terrace provides ample space for unwinding and soaking up the Mediterranean ambiance. The lush garden that wraps around the villa features a mix of vibrant greenery, mature trees, and well-maintained shrubs, creating an enchanting outdoor space that invites guests to relax and explore.



Inside, Villa Xoti exudes a warm and rustic aesthetic, perfect for guests seeking a homey and comfortable retreat. The living room is furnished with a plush blue sofa accented with soft cream cushions, offering a cosy spot for relaxation. A flatscreen TV is set up for entertainment, making this an ideal place to unwind after a day exploring the scenic surroundings.

The dining area showcases a large dark wooden table with matching chairs, creating a communal space that encourages shared meals and quality time with loved ones. Its understated yet elegant design complements the villa's earthy tones and natural materials, reinforcing the sense of comfort and unity. Nearby, the kitchen stands out with a blend of sleek white cabinets and warm wooden accents. It's fully equipped with all essentials, allowing guests to prepare delicious meals with ease.

Villa Xoti's three bedrooms are designed with tranquility and simplicity in mind. The master bedroom offers a spacious double bed dressed in soft linens, promising restful sleep. The remaining two bedrooms each feature a pair of single beds, making them versatile and suitable for both children and adults. The overall decor in these rooms maintains the villa's rustic charm, combining natural materials and muted tones to create a peaceful sleeping environment.

With its inviting interiors and beautiful outdoor spaces, Villa Xoti is a perfect sanctuary for those wishing to experience the calm and allure of Pollensa.

## Facilities

Ground Floor Bed & Bath • Wi-Fi/Internet • Golf Nearby • Air-Con • TV • Washing Machine • Villa • Coffee Machine • Hairdryer • Beach Nearby • Private Pool • Cots (Cribs) • Spa Treatments Available • Transfers Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Heating • High Chair(s) • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## *Ground Floor*

- Ample living room with comfortable seating, satellite TV and access to the terrace
- Open-plan dining area for 6 people and access to the terrace
- Well-equipped kitchen with dishwasher, microwave, breakfast area and pantry
- Family bathroom with bathtub and standalone shower
- Master bedroom with double bed and en-suite bathroom with shower over bath
- Bedroom with two single beds and en-suite sbathroom with shower over bath
- Bedroom with two single beds

## *Exterior Grounds*

- Private swimming pool (9 x 4.5 m; depth 0.70 - 1.8 m)
- Large terrace and garden area
- Various sun loungers
- Covered terrace
- Garden furniture
- Outdoor dining
- Private parking
- Barbecue

## **Additional Facilities**

- Wi-Fi connection
- Air conditioning (all bedrooms)
- Heat pump
- Safe box
- Coffee maker
- Washing machine
- Dishwasher
- Hair dryer
- Cot and high chair



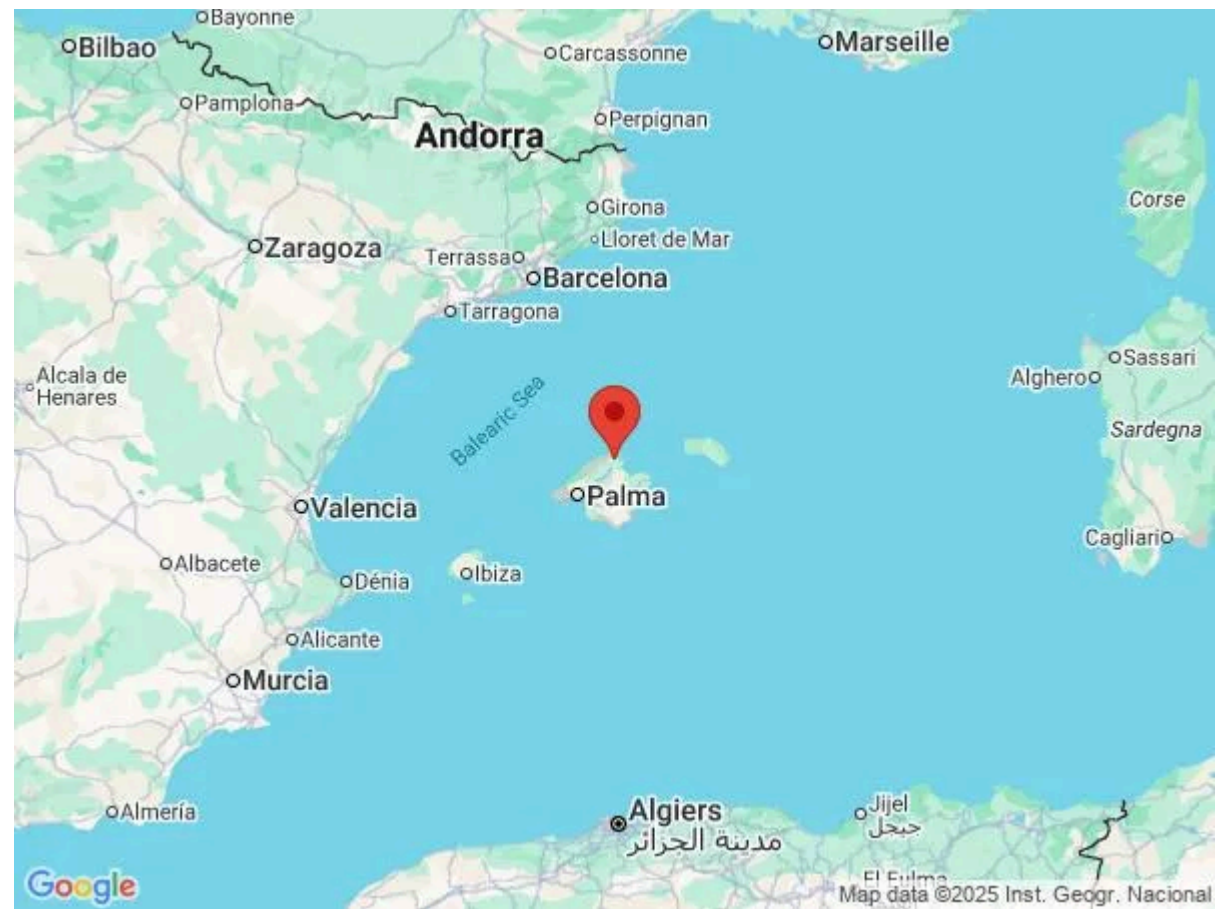


## Location & Local Information

Villa Xoti is based just a stone's throw away from the centre of Pollensa, giving guests the prime opportunity to explore this region with curiosity and ease. If you wish to detach from the hustle and bustle of normal life and reconnect with the wonders of nature, a trip to the Joan March Gardens is a must-do activity. These gardens were first formed in the late 1980s as a way to commend the life of the March family, who famously helped this sleepy town transform into a bustling hub of economic activity. Throughout your time at this attraction, you will come across a plethora of rich horticulture, including an abundance of slim cypress trees, which can often be seen on the town's traditional coat of arms. The Joan March Gardens are situated just under 10 minutes away from the villa.

Alzinet Caves is an incredibly alluring landmark that can be found just 10 minutes away from Villa Xoti. These structures were first discovered by acclaimed British archaeologist Wilfred Hemp back in 1927 but actually date all the way back to 1600 BC. Thus, this is a fantastic attraction to visit if you wish to marvel at a diverse selection of artefacts and deepen your understanding of the intricacies of the Middle Bronze Age. In turn, guests can use this experience to meander through a collection of structures and delve into a fascinating underworld. It should be mentioned that there is a collection of benches based outside the caves for those who do not feel comfortable about entering inside.

The Pollensa Museum is an incredibly detailed establishment that is best known for showcasing the mesmerising work of Atilio Boveri. However, it once houses a premium selection of ornate Gothic altarpieces. These pieces were so beautiful that they even received a ton of praise at the prestigious Summer Exhibition of Painting back in the 1960s. The museum finally opened its doors to the public in 1975 and quickly became a staple part of the European contemporary art scene. An added bonus of this attraction is that it is free to enter, making it an ideal activity for those travelling on a budget. The



Pollensa Museum can be found just under 10 minutes away from the villa.

Local Amenities

|                     |                                      |
|---------------------|--------------------------------------|
| Nearest Airport     | Palma de Mallorca Airport<br>(62 km) |
| Nearest Ferry Port  | Alcudia Ferry Port<br>(11 km)        |
| Nearest Village     | El Vila<br>(6 km)                    |
| Nearest Town/City   | Pollensa<br>(3 km)                   |
| Nearest Restaurant  | Restaurante M<br>(4 km)              |
| Nearest Bar/Pub     | La Birreria<br>(3 km)                |
| Nearest Supermarket | Eroski<br>(3 km)                     |
| Nearest Beach       | Port de Pollensa Beach<br>(4 km)     |
| Nearest Golf        | Pollensa Golf Course<br>(6 km)       |
| Nearest Tennis      | Eu Moll Tennis Club<br>(6 km)        |

## What we love

- The exterior of this villa is characterised by an immense swimming pool that resides in the centre of the grounds.
- Inside, this property is teeming with eclectic and charismatic decor to help build an extremely comforting and soothing holiday home.
- Villa Xoti is based just a stone's throw away from the centre of Pollensa, giving guests the prime opportunity to explore this region with curiosity and ease.

## What you should know...

- This property does not accept large groups of young adults.
- Pets are forbidden.
- Since this property is spread out across one floor, it is ideal for less able-bodied guests although please note, there are still some steps required to access the property

# Terms & Conditions

- **Security deposit:** €200 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price. Bed linen is changed every 7 days and towels are changed every 4 days.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** Extras available on request, and payable to Oliver's Travels prior to travel, are:<br> - Late check out (to be confirmed): €80 per booking<br> - Pool fence (approx. price / subject to availability): €90 per night<br> - Extra cleaning: €25/hour<br> - Ping pong table: €15/night Please note that this property does not accept groups of young people (up to 25 years). Please be aware that guests will receive a link from Oliver's Travels 2 weeks before arrival to supply guest details to the property management company. Once completed, guests will then be provided with directions, arrival information, and the property manager's details. Please advise us if you do not receive this link.
- **Changeover day:** Saturday during peak season. Flexible during other periods.
- **End of stay cleaning available?:** Yes, standard changeover clean included. 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 & Vaping are not permitted.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Not available on this property.
- **Tax:** Tourist Tax is included in the rental price.
- **Internet access?:** Wi-Fi internet access included in the rental price.
- **Pool towels included?:** Yes, included in the rental price.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.