

# Villa Rostoya

**Region:** Mallorca   **Sleeps:** 8

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## Overview

Tucked along a quiet country lane, this villa offers a peaceful retreat just a 15 - 20 minute walk or 5 minute drive from Pollensa's charming old town. Blending rustic character with contemporary style, the interiors are thoughtfully designed for comfort, with an open-plan layout that encourages relaxed gatherings, whether cooking, dining, or unwinding in the lounge.

Sleeping up to eight guests, the villa features four bedrooms and three bathrooms across two floors. Each room enjoys serene countryside views, while the upper landing offers a quiet spot with a writing desk and sofa. French doors open onto a spacious terrace with seating, overlooking a private pool and the dramatic Tramuntana mountains. A separate, fully equipped barbecue area adds to the appeal for leisurely outdoor dining.

Pollensa's cobbled streets are home to artisan shops, cafes, and a vibrant Sunday market in the main square. The surrounding region is ideal for walking, cycling, and birdwatching, with the golden sands of Puerto Pollensa just six kilometres away.

## Facilities

Walking/Hiking Paths • BBQ • Villa • Coffee Machine • Hairdryer • Boat Trips • Tennis Nearby • Historical Sites • Canoeing/Kayaking • Watersports • Ground Floor Bed & Bath • Wi-Fi/Internet • Golf Nearby • Air-Con • Wine Tasting • TV • Private Pool • Beach Nearby • Table Tennis • DVD • Cots (Cribs) • Rural Location • Ideal for Kids • Ideal for Teens • <1hr to Airport • Microwave • Safety Deposit Box • Smart TV • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## *Ground Floor*

- Living room with comfortable seating, satellite TV and access to the patio
- Open plan dining area for 6 people and access to the patio
- Well equipped kitchen
- Family bathroom with shower
- Bedroom with two single beds and en-suite shower room
- Bedroom with double bed

## *First Floor*

- Family bathroom with shower
- Bedroom with two single beds
- Bedroom with double bed

## *Exterior Grounds*

- Private swimming pool (8 x 4 m, depth 1 - 2 m)
- Sun loungers and parasols
- Outdoor lounge and dining area
- Large patio and garden area
- Covered terrace
- Private parking
- Barbecue

## **Additional Facilities**

- Wi-Fi connection
- Air conditioning (on a timer)
- Cot and high chair
- Satellite TV
- DVD player
- Washing machine



# Location & Local Information

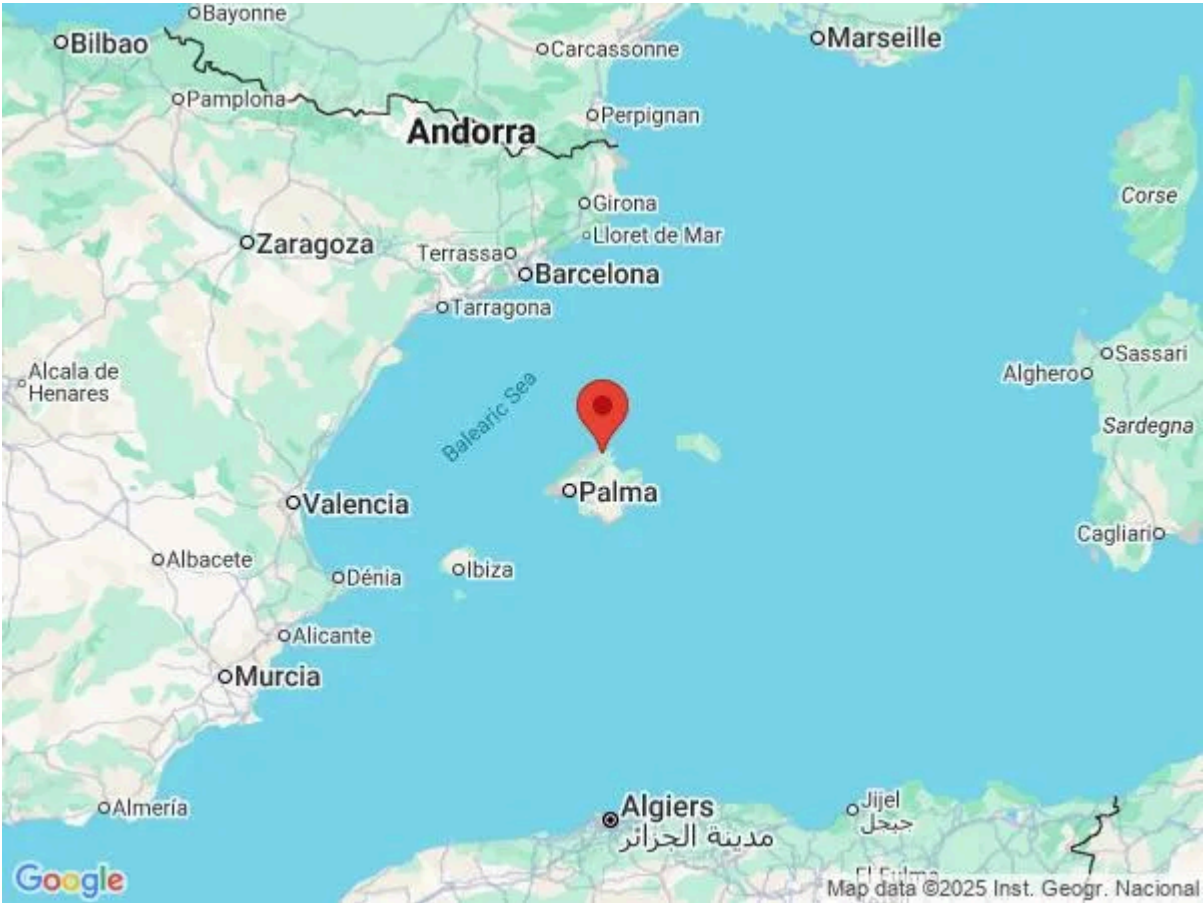
Set in peaceful countryside just outside Pollensa, the villa enjoys a tranquil setting within easy reach of the town's historic centre. The sandy coves of Puerto Pollensa and Cala San Vicente are a short drive away, offering a perfect balance of rural calm and coastal charm.

Pollensa is a picturesque town known for its winding cobbled streets, traditional architecture, and vibrant local culture. The main square, Plaça Major, is lined with cafés and restaurants, and comes alive on Sunday mornings with a bustling market, great for picking up fresh produce, local delicacies, and artisan crafts.

For those keen to explore, the iconic Calvari Steps reward climbers with panoramic views across the town and surrounding landscape. Whether you're seeking culture, nature, or simply a relaxing escape, this scenic corner of northern Mallorca offers an inviting base for discovery.

## Local Amenities

Nearest Airport	Palma de Mallorca Airport (62 km)
Nearest Bar/Pub	Jimmy's Club and Bar (2 km)
Nearest Beach	Cala Barques (6 km)
Nearest Ferry Port	Alcudia Ferry Port (15 km)
Nearest Golf	Pollensa Golf Club (5 km)
Nearest Restaurant	Restaurant Celler El Moli (850 m)
Nearest Supermarket	Eroski (2 km)
Nearest Tennis	Eu Moll Tennis Club (7 km)
Nearest Town/City	Pollensa (1 km)
Nearest Village	El Vila (5 km)



## What we love

- This villa in Mallorca offers stunning views of the Tramuntana Mountains from nearly every window and vantage point
- The outdoor lounge and dining areas are fantastic and will make it hard to leave!
- You're within walking distance to Pollensa – just over 1km

## What you should know...

- Car hire is recommended so that guests can explore beyond the villa with ease!
- Please note, air conditioning is on a timer and will run from 2 pm to 4 pm & from 8 pm to 8 am
- In late July each year, the Moors and Christians Festival takes place in Pollensa with a week of festivities culminating in the carnival on the 2nd of August. During this period visitors can expect loud music and celebrations into the night, especially on the 2nd of August
- Walking to the town does require walking along narrow roads
- The pool is unfenced and as such children should be well supervised at all times



# Terms & Conditions

- **Security deposit:** Credit card details are required 2 weeks prior to departure for pre-authorisation.
- **Arrival time:** 5 pm.
- **Departure time:** 10 am
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Other Ts and Cs:** Please note, the air conditioning ast this villa is on a timer, and will run between the hours of 2pm - 4pm and 8pm - 8am only.
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Yes, included. However, 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 garbage disposal required will be charged against the security deposit.
- **Minimum stay:** 5 nights. All other durations on request.
- **Heating costs included?:** Not available at this property.
- **Pool heating charge?:** Not available at this property.
- **Tax:** Tourist Tax included in the rental price.
- **Internet access?:** Wi-Fi internet access included in rental price.
- **Pool towels included?:** Not included but available for an additional price. These must be arranged minimum 5 days before the arrival date. Please request during the booking process