

# Casa Moderna

**Region:** Mallorca   **Sleeps:** 8

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## Overview

This exceptional four-bedroom villa sits on a 1,000 m<sup>2</sup> plot in the heart of the Mallorcan countryside, offering sea views, an infinity pool and beautifully designed interiors. A spacious entrance hall leads into an open-plan living area with a comfortable leather sofa by the fireplace and a sleek glass dining table. Surrounded by French doors, the space is filled with natural light and enjoys far-reaching countryside views. The modern kitchen features inbuilt units, ample preparation space and a central island, all overlooking the pool and garden.

The villa accommodates up to eight guests across four impressive bedrooms, each with its own stylish en-suite bathroom. Large glass doors open onto terraces or balconies, allowing guests to enjoy sunrise and the warm Mallorcan climate from their rooms. The first-floor bedrooms blend contemporary furnishings with rustic wooden beams, while the upper terrace offers additional loungers and a cosy seating area.

Outside, the garden provides a peaceful setting with orange and lemon trees, a lawn, numerous sun loungers and inviting dining and seating areas on the terrace. Just 4 km from the nearest town, the villa offers easy access to local amenities while maintaining an atmosphere of tranquillity.

## Facilities

Washing Machine • Historical Sites • Cycling • Hairdryer • Coffee Machine • Villa • Ground Floor Bed & Bath • Wine Tasting • Air-Con • Golf Nearby • Wi-Fi/Internet • Private Pool • DVD • Table Tennis • Rural Location • Pool Safety Feature • Heated Pool • Ideal for Kids • Ideal for Teens • <1hr to Airport • Dishwasher • Microwave • Safety Deposit Box • All Bedrooms En-Suite • Satellite TV • Outdoor Games • Working Fireplace/Woodburner • Heating • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## *Interior (250 m²)*

### *Ground Floor:*

- Well-equipped kitchen with central island and access to the terrace
- Laundry room with washing machine and iron
- Open-plan living / dining area with comfortable seating, TV, dining table and chairs for up to 6 guests and access to the terrace
- Bedroom with double bed, air conditioning and en suite bathroom

### *First Floor:*

- Bedroom with double bed, en suite bathroom and access to the balcony
- Bedroom with twin beds (arranged as double) with en suite and access to the balcony
- Bedroom with double bed and en suite

### *Exterior Grounds*

- Private swimming pool (7 m x 6m)
- Table Tennis
- Barbecue
- Furnished terrace
- Sun loungers
- Al fresco dining area
- Fenced pool (see Ts&Cs)
- Total plot 1,000 m²

### **Additional Facilities**

- Wi-Fi
- Air conditioning
- Satellite TV
- CD/DVD Player
- Hairdryer
- Dishwasher
- Microwave
- Coffee machine
- Security box



# Location & Local Information

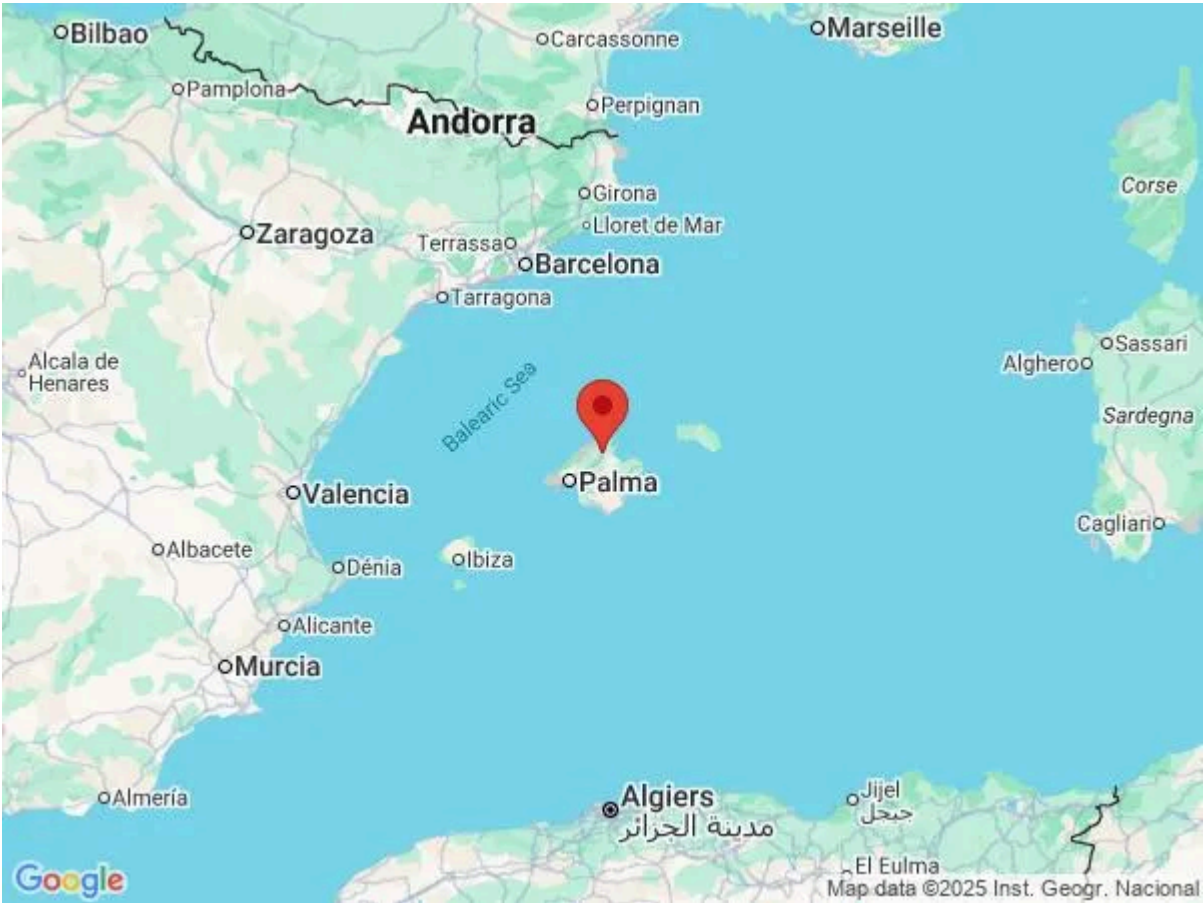
Pollensa is the picture perfect district of Mallorca, regarded as the cultural centre of the north of the island! When people picture Mallorca, they might not know it, but often what they're picturing is Pollensa. Endless sandy beaches and roads lined with palm-trees set against the stunning backdrop of the Tramuntana mountain range. The diverse landscape, from fertile valleys to steep mountains and gently undulating hills and of course the beaches which seem to stretch endlessly to the horizon, is just one of the reasons that so many great artists have chosen to call this island home throughout the last century.

4km to the south lies the town of Sa Pobla, complete with supermarkets, restaurants, horse-riding trips and even Paintballing! And just 10km North, the town of Pollensa itself will provide your fill of authentic Spanish culture – 17<sup>th</sup> and 18<sup>th</sup> century houses, cobbled, winding streets and traditional markets every Sunday! Cafés, bars and restaurants are scattered in amongst traditional shops and large sections of the town are pedestrianised.

Top tip: the viewpoint from the Calvario is an absolute must, if you can manage the climb!

## Local Amenities

Nearest Airport	Palma de Mallorca (50 km)
Nearest Ferry Port	Port d'Alcúdia (15 km)
Nearest Village	Crestatx (2 km)
Nearest Town/City	Sa Pobla (3 km)
Nearest Restaurant	Sa Fortalesa (5 km)
Nearest Bar/Pub	Sa Pujada Pub (8 km)



Nearest Supermarket	Lidl (5 km)
Nearest Beach	Platja de Muro (14 km)
Nearest Golf	Pollença Golf Club (9 km)
Nearest Tennis	Club de Tennis Campanet (10 km)

## What we love

- Relax with a view, with breath-taking panoramic views from the terrace and luscious natural landscape enveloping the pool – make the most of the Mallorcan sun from any part of the house!
- Dine al fresco or simply settle down in the ground-floor terrace's cosy seating area and revel in the great weather and long days
- Each room is finished with the utmost care, from luxury furniture to tasteful decorations – only the best feature in this stunning villa!

## What you should know...

- Although Sa Pobla, just 4km away, has a railway station directly linking you to Palma, the island's capital city, car access is highly recommended to make the most of your stay here
- Casa Moderna has an en suite double bedroom on the ground floor, ideal for those with reduced mobility
- This villa has a variety of double and twin bedrooms to accommodate the whole family

# Terms & Conditions

- **Security deposit:** Credit card details are required 2 weeks prior to departure for pre-authorisation.
- **Arrival time:** 4 pm.
- **Departure time:** 10 am.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** The swimming pool can be fenced off to make it safe for children, please enquire during the booking process.
- **Changeover day:** Saturday.
- **End of stay cleaning available?:** Yes. In addition to daily cleaning and towel change except Sundays. 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 rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking and 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?:** For those who require pool heating, there will be an additional charge of €600 per week that must be paid at least 2 weeks prior to arrival. Please enquire and request during the booking process. This extra is only available on request, and with prior arrangement before arrival. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures, and is not available during July and August.
- **Tax:** Balearic Eco Tourist Tax of €2.20 per person per night for over 16's is not included in the rental price and will need to be paid locally in cash on arrival
- **Internet access?:** Wi-Fi internet access included in the rental price.
- **Pool towels included?:** Yes, included in the rental price.