

# Casa Moderna

**Region:** Mallorca   **Sleeps:** 8

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## Overview

This is a truly exceptional four-bedroom villa in heart of the Mallorcan countryside. With sea views, an infinity pool and outstanding interior design.

Upon entering the property you're welcomed by a large hall area, from which you can admire the finest qualities of the property: ahead is the open plan living area, comprising a large, very comfortable leather sofa in front of the fire for those cooler evenings, and a stylish glass dining table. Surrounded by French doors on all sides, the room shines beautifully in the sunlight and enjoys views far into the local countryside. Next is the satisfyingly flush kitchen. Utterly modern with inbuilt units and plenty of preparation space, the large island in the centre of the room makes cooking a dream – and with direct views out over the pool and garden you'll be sure to enjoy an hour or two spent preparing a fine Mediterranean delicacy!

This stunning villa accommodates up to eight guests, with four exceptional bedrooms, each complete with an equally fabulous ensuite bathroom. Each bedroom enjoys a set of huge glass doors leading to a fabulous terrace or balcony, allowing you to indulge in the morning sunrise from the comfort of your own room, and to make the most of the fine Mallorcan weather. The first-floor bedrooms exhibit the perfect combination of modern and traditional styles with a gorgeous set of rustic wooden beams running over head set against the soothing tones of modern furnishings. Each bathroom is similarly stylishly decorated. The terrace on the first floor is complete with another set of sun loungers and a cosy seating area to make the most of the warm days.

Stepping into the garden you'll feel totally enveloped in nature, including a few orange and lemon trees. From another fabulous glass dining table and cosy seating area on the terrace, to the vast lawn and the many sun loungers around the pool, there is something to satisfy every appetite in this gorgeous outdoor space.

And at just 4km from the nearest town, you can get to anywhere you want (if you can ever drag yourself away!) in a matter of minutes!

## Facilities

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



# Interior & Grounds

## The Villa

### 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)

### Additional Facilities

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

*Touristic Registration Number: ET/3969*



# 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.