

# Villa de las Palmas

**Region:** Menorca **Sleeps:** 10

---

## Overview

This exquisite, newly built villa in the fabulous, exclusive zone of Cala Llonga enjoys an utterly privileged position right at the waterfront and a superb terrace from which you can enjoy uninterrupted sea views.

The villa is utterly modern, with each room demonstrating a minimalist approach, encouraging release and relaxation. The living area benefits from a vast set of glass doors which invite copious light and warmth in from the sunny Menorcan days. The kitchen benefits similarly from a large set of glass doors leading out to the terrace, and is complete with all the latest mod cons and an excellent island of granite work-surface on which to prepare a meal or enjoy a lovely breakfast in the naturally lit, airy room.

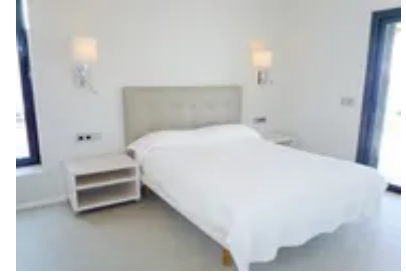
On this ground-floor of the main building are two of the bedrooms, both of which have two single beds and enjoy direct access to the terrace, and one of which is complete with an ensuite shower room. The other three bedrooms can be found in the annexe. On the ground floor there is one double room, complete with an ensuite shower room, and on the lower-ground floor there are two more rooms, one double with access straight into the garden, and one with two single beds. A second bathroom accompanies this bedroom. All five bedrooms have built-in wardrobes, high quality beds and are filled with natural light

Out on the terrace, choose from a comfortable, cushioned sofa, a seat at the dining table or a sun lounger on the decking. If ever it gets too hot, dip into the wonderful infinity pool, from which you can enjoy uninterrupted sea views! The garden area (which of course extends right up to the water's edge!) is divine. Descending from the main house, via the pool, it is enveloped in palm trees, shrubs and bushes of all kinds, with a beautiful viewing platform complete with a bench, and culminates in a lovely private shingle beach at the bottom.

And the excellent location puts you just walking distance from the nearest shop, and just a few minutes drive from the bustling, traditional town of Mahon!

## Facilities

Wi-Fi/Internet • Air-Con • Beach Nearby • Waterfront • Walk to Beach • Private Pool • Walk to Village • DVD • Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Ground Floor Bed & Bath • TV • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Ground Floor (main house):

Kitchen: Ceramic hob, Refrigerator, Microwave, Oven, Freezer, Washing machine, Dryer, Dishwasher, Dishes/Cutlery, Kitchen utensils, Coffee machine, Toaster, Kettle and Juicer

Living area: TV, Stereo, DVD, exterior access through large patio doors

Bedroom: A/C 2 single beds bed with access to exterior terrace with sea views

Bedroom: A/C 2 single beds with en-suite shower room and access to exterior terrace with sea views

Bathroom: Shower, WC

## Ground Floor (annexe):

Bedroom: A/C double bed with with en-suite shower room

## Lower Floor (annexe):

Bedroom: A/C double bed with with exterior access and sea views

Bedroom: A/C 2 single beds

Bathroom: Shower, WC

## External Facilities:

Private pool

Outdoor shower

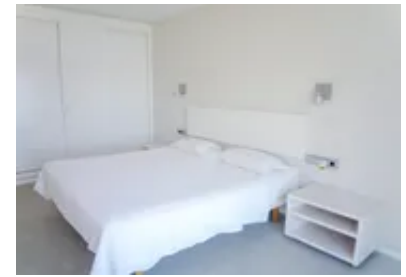
BBQ

Terrace

Sun Loungers

Parking (2 spaces)

Touristic Registration Number: ET0504ME



# Location & Local Information

The Balearic island of Menorca is the quieter, unspoilt version of its big sisters Majorca and Ibiza.

While it is partly known for its traditional summer fiestas, which take place in different towns around the island all summer long (with origins dating back to the 14th century!) it's really the place for those who enjoy a calmer, slower pace of life.

Aside from its traditional fiestas, Menorca is better visited for its white-sand bays such as Pregonda and Cala Macarella, clear, turquoise water and more gentle activities like walking, cycling or horse-riding. With a coastline punctuated by beautiful coves and a landscape awarded the UNESCO Biosphere Reserve status, strewn with ancient stone monuments and an estimated 70,000km of dry-stone walls, this is an island for the nature lovers, and anyone looking for a little rest and relaxation.

Cala Llonga is one of the most exclusive areas in Menorca, overlooking the second deepest natural harbour in the world. It has a small supermarket, but many more amenities can be found in the island's capital town of Mahon, just a 10 minute drive away. Mahon makes for a beautiful day of strolling, with many narrow pedestrianised streets and historical sites to visit, as well as innumerable bars, cafes and restaurants.

Sa Mesquida, a beautiful cove offering safe shallow bathing and wide, sandy beach is very nearby, as is the Natural Park of S'Albufera des Grau and its unspoilt fishing village of Es Grau, with the option to stroll the 4km way-marked bridle path to it.

## Local Amenities

Nearest Golf	(24.4km)
Nearest Restaurant	(6km)
Nearest Supermarket	(600m)
Nearest Beach	(6km)
Nearest Town/City	(5km)
Nearest Airport	(10.6km)



## What we love

- We love the views from the terrace, and the range of places from which you can enjoy it – from the dining table to the bench midway to the sea, to the very water's edge itself!
- The garden is expansive, ornate and accessible from every level – we particularly love the lower-ground bedroom of the annexe, from which you can practically roll into the sea!
- The entire design, from the terrace to the kitchen even to the bathrooms themselves, offers the height of luxury and simplicity!

## What you should know...

- This property cannot accept booking for groups under 25, and families with children should be extremely cautious at the water's edge!

# Terms & Conditions

- **Security deposit:** €500 to be paid to Oliver's Travels. Refunded by bank transfer 5-15 days after departure.
- **Arrival time:** 15:00 to 0:00
- **Departure time:** 10:00
- **Energy costs included?:** Yes
- **Linen & towels included?:** Yes, changed every 10 days
- **Other Ts and Cs:** The following services are available at an extra cost to be paid with the balance to OT:<br> - High chair > €50 per booking<br> - Cot/Crib > €50 per booking<br> - Food pack > €50 per booking + cost of items to buy<br> - Extra bed > €50 per day<br>
- **Changeover day:** None
- **End of stay cleaning available?:** Yes
- **Other 2:** This accommodation does not accept groups of people under 25
- **Minimum stay:** 7 nights
- **Tax:** There is a tourist tax to be paid at €2.20 per person over the age of 16, per day. This is included in the rental price.
- **Internet access?:** Yes
- **Pool towels included?:** Not included in the rental price, extra cost of €2 per towel per day, to be paid with the balance to OT.