

# Casa Pitiusa

Region: Menorca Sleeps: 12

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## Overview

This stunning six-bedroom villa in the outskirts of Punta Prima provides outstanding accommodation for up to 12 guests, with incredible sea views from its many terrace levels! Specially designed for those with mobility issues, there is a lift which operates across each floor in the house and a bathroom specially adapted to be easier to use for your comfort!

This masterpiece has been especially designed by a local architect to meet, and surpass, all your expectations of an exceptional holiday home. From the second swimming pool to the multiple exquisite terraces and their accompanying views, to the vast open plan living spaces, everything has been thought of to ensure a luxurious, leisurely and carefree stay in the property.

The main living/dining area benefits from huge glass doors and multi-storey windows allowing the light to flood in and brighten the entire floor! The furniture, including a huge square dining table, large sofa area and glass coffee tables, is utterly chic and modern, with soothing, complementary tones and tasteful decorations. With three of the bedrooms on the ground floor, all of which enjoy fitted wardrobes, ensuite facilities and direct access to the terrace! The annexe, complete with a king-size bed, ensuite bathroom and small kitchen, extends from this floor and benefits from an exterior entrance. On the top floor there are a further two bedrooms, both with fitted wardrobes, King-size beds and ensuite facilities with access to a separate fantastic terrace area.

The balcony area itself, complete with a barbecue and food preparation area, water fountains and traditional Mediterranean shrubs, has a large 13 metre pool on this main level, perfect for all the family.



And as if the property alone wasn't impressive enough, the local coastline comprises several white sand beaches, hidden coves of wonder and crystal-clear waters! The villa is walking distance from all this and many more bars, restaurants and shops, so all you have to worry about is deciding how to spend your time!

*\*\* Please note that this villa is only available on request and your booking will only be confirmed once we have checked availability with the owner. \*\**

## Facilities

Walking/Hiking Paths • Air-Con • Walk to Village • Ideal for Kids • Wine Tasting • Villa • Private Pool • Cots (Cribs) • Great Value • Ideal for Teens • Has Discount • Special Offer • Maid Service Available • Walk to Beach • All Bedrooms En-Suite • Beach Nearby • Modern • Ground Floor Bed & Bath • Wheelchair Access • <1hr to Airport • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • DVD • Gym/Fitness Room • Satellite TV • Babysitting Available • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

# Interior & Grounds

## Lower Ground Floor

- Garage for 2 or 3 cars
- Equipment room
- Laundry room: washing machine and dryer

## Ground Floor (please see T&Cs)

- Kitchen: high-tech appliances including fridge/freezer, electric oven, stove, dishwasher, toaster, coffee machine and complete set of crockery and cutlery
- Living area: plasma TV, surround sound speaker system, DVD player, terrace access
- Bedroom: A/C, 2 single beds, ensuite including Bath, Shower, WC, terrace
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- Bathroom: WC, Shower
- Two small interior patios

## Adjoining annexe (please see T&Cs)

- Bedroom: king-size bed with ensuite bathroom
- Small kitchen
- Exterior entrance

## First Floor

- Bedroom: A/C, King-size bed, plasma TV, ensuite with spa-like bathtub and terrace access
- Bedroom: A/C, King-size bed, plasma TV, ensuite bathroom and terrace access with incredible views of the Mediterranean Sea and l'Illa de l'Aire lighthouse
- Gym

## Exterior Grounds

- Main pool (13 m)
- Children's pool
- Barbecue
- Terrace
- 12 Sun Loungers
- Table Tennis Table

## Additional Facilities

- Wi-Fi connection
- Air conditioning
- Music equipment
- Satellite TV
- DVD player
- Washing machine
- Cot and highchair (on request)

*\*Please note, all twin bedrooms can be made up into doubles on request\**



## Location & Local Information

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

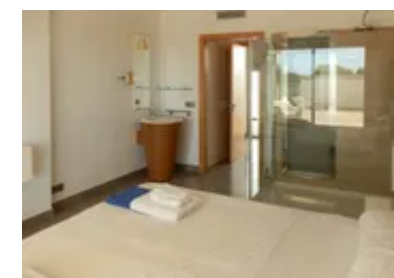
While it is partly known for its traditional summer fiestas, which take place in different towns around the island all summer long (with origins dating back to the 14th century!) it's really the place for those who enjoy a calmer, slower pace of life.

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.

With a range of accommodation, from residential areas to private villas, hotels and resorts, Punta Prima has a lot of activity and a lot to explore nearby! The beach is one of the largest on the island, and furthermore there is a free toddlers play area near the beach car park, with shops, restaurants and supermarkets along the promenade. The local town of Sant Lluís can provide yet more amenities, and the S'Algar, a water sports centre, is around 15 minutes away by car.

### Local Amenities

Nearest Airport	<b>Menorca Airport</b> (14 km)
Nearest Bar/Pub	<b>Tabac</b> (500 m)
Nearest Beach	<b>Punta Prima Beach</b> (400 m)
Nearest Ferry Port	<b>Mahon Ferry Port</b> (12 km)



Nearest Golf	<b>Son Parc Golf Course (30 km)</b>
Nearest Restaurant	<b>Restaurante Sa Tramuntana (400 m)</b>
Nearest Tennis	<b>Mahon Tennis Club (9 km)</b>
Nearest Town/City	<b>Mahon (10 km)</b>
Nearest Village	<b>Punta Prima (600 m)</b>
Nearest Supermarket	<b>Punta Prima Supermarket (450 m)</b>

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## What we love

- The array of terraces gives so many fantastic, different views of the sea area and options for wining, dining, and relaxing!
- With huge indoor and outdoor dining areas, a large kitchen, swimming pool and gym equipment, you'll be spoilt for choice whatever you decide to do!
- We love that the villa has been especially designed with those with mobility issues in mind, ensuring absolute comfort throughout your stay – from a lift reaching all floors to a specially adapted bathroom, it's all been considered!

## What you should know...

- While the area of Punta Prima is full of options for shopping, dining and family activities, should you wish to travel further afield we would highly recommend access to a car throughout your stay in Menorca
- Three of the bedrooms have twin beds the can be converted to doubles, ideal for both those travelling with children and for couples travelling together
- Please note that this villa is only available on request and your booking will only be confirmed once we have checked availability with the owner
- Please note that certain bedrooms will be available to guests depending on the size of the group (please see the T&Cs for more information)

# 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.

- **Linens & towels included?:** Bed linen and bath towels are included in the rental price.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Please note that this villa is only available on request and your booking will only be confirmed once we have checked availability with the owner. - Please note that in order to have access to the entire home and all of the bedrooms, you will need to select 12 guests at the time of booking. Those travelling in smaller groups can benefit from a reduced rate, however, certain bedrooms may not be accessible. Bedrooms are available to guests based on the capacity of the group. For example, 8 guests = 4 bedrooms, 10 guests = 5 bedrooms, and 12 guests = 6 bedrooms. <br> - During peak season, all group sizes will be charged at the max capacity rate of 12 guests.

- **Changeover day:** Friday (or Saturday during peak 2026). All other days on request.

- **End of stay cleaning:** Standard changeover clean included in the price. 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?:** Not permitted.

- **Minimum stay:** 7 nights. All other durations on request.

- **Tax:** Tourist Tax included in the rental price.

- **Internet access?:** Wi-Fi internet access included in rental price.

- **Pool towels included?:** Pool/beach towels included in the rental price.