

# Villa Rocio

Region: Pollensa **Sleeps: 4**

---

## Overview

*Featured in The Times '10 Best Villas in Spain' 2019*

Villa Rocio is a pretty two bedroom villa in Alcúdia, which enjoys plenty of sun and is just a short drive from the beach. You will be within walking distance of the shops and restaurants of the old town and have a beautiful garden with large pool to enjoy.

A spacious terrace surrounds the 8m x 4m swimming pool at Villa Rocio, offering plenty of room for lounging in the sunshine. There's also a lawn with a table and chairs where you can enjoy drinks or breakfast and a covered terrace next to the house where you will find a dining area and barbecue. Beautiful views of the mountains in the near-distance make it a pleasure to spend your days outside.

Enter the house, and you come to the beamed lounge area with comfy sofas, satellite TV, DVD and music system. The kitchen is adjacent and is a stylish room in itself, with good-looking appliances and a dining area. This room has an exit to the terrace.

A corridor off the lounge leads you to this villa's two bedrooms. Cool and comfortable with tiled floors and air-conditioning, there's a double and a twin to choose from. The bedrooms share a shower room which is along the same corridor.

You only need walk for around 1km to come across the many restaurants, bars and shops of Pollensa. This attractive town in the foothills of the Tramuntana mountains neighbours the port which shares its name, lying on the northeastern tip of Mallorca.

There are sports and activities for all ages around the area, both on the water and on dry land. Look out for a golf course just outside the town, and a water park for the children. The beaches are also lovely, making just doing nothing at all an attractive option too.



AS MENTIONED IN



## Facilities

**Recommended** • Private Pool • Ideal for Babies & Toddlers • Ideal for Kids  
• Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ •  
Ground Floor Bed & Bath • Satellite TV • DVD • Cot(s) • High Chair(s) •  
Rural Location • Walking/Hiking Paths • Golf Nearby • Outstanding  
Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

The 2-bedroomed villa is set in established gardens with a large swimming pool. Perfect location within walking distance to the shops and restaurants of old Pollensa,

### Ground Floor

- Fully equipped kitchen/dining room.
- Lounge area with beamed ceiling
- Bedroom with double bed
- Bedroom with twin single beds
- Family shower room

### Exterior Grounds

- Private pool (8x4m, depth: 1m- 2m with step ladder access)
- Covered terrace
- Built-in BBQ
- Outside dining area

### Additional Facilities

- Wi-Fi connection
- Air conditioning in bedrooms (set on timer between 2pm-4pm & 8pm-8am)
- DVD player
- Microwave
- Cot and high chair
- Washing Machine/Dishwasher

Touristic Registration Number: ETV197



## Location & Local Information

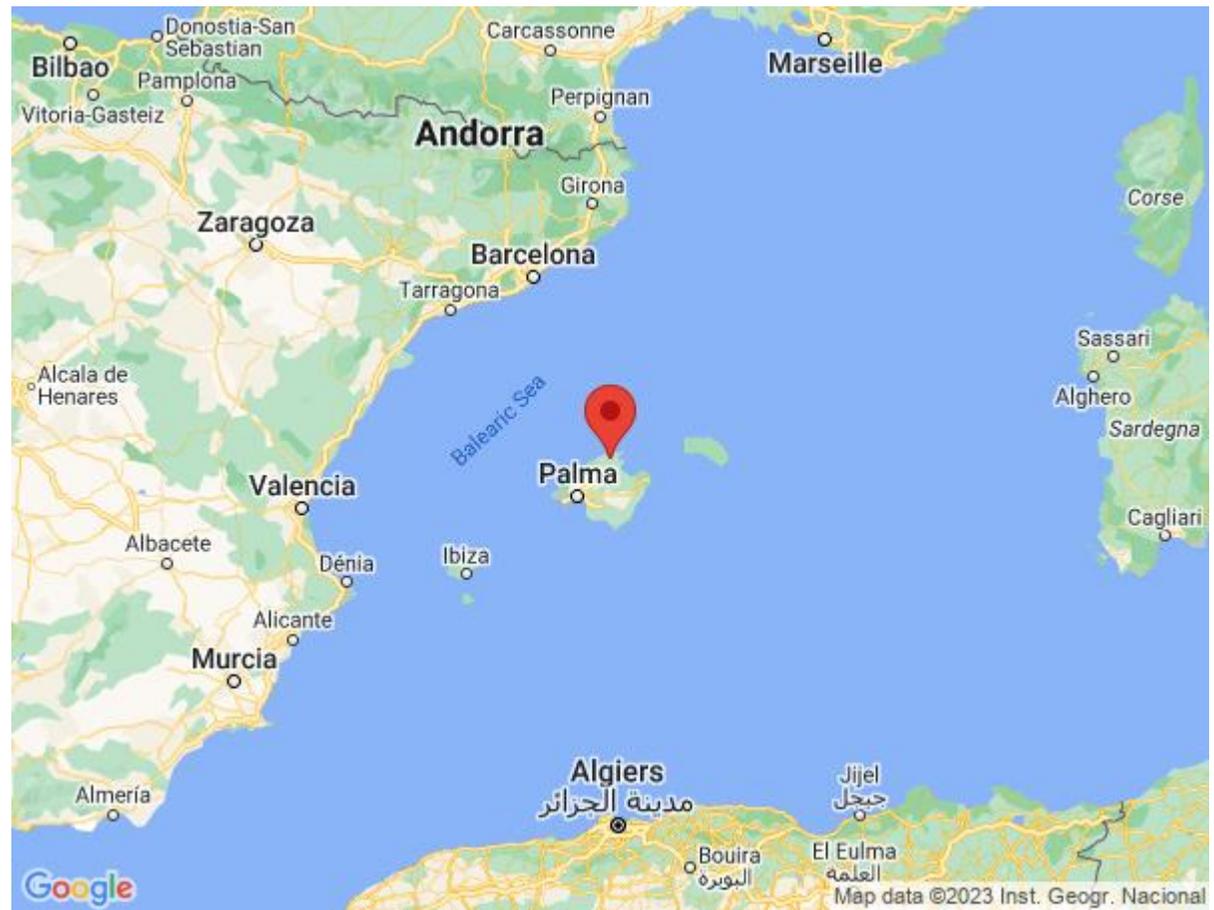
Pollença is an attractive town in north east Mallorca, in the foothills of the Tramuntana mountains. With beautiful architecture to appreciate, such as the Calvari steps, the town is rich in history. Among its highlights are the 'Pont Romà', an ancient Roman bridge, the Mare de Deu dels Angels church with its famous rose window, and the Convent de Sant Domingo.

The neighbouring port, Puerto de Pollença, lies to the north and has one of the area's best beaches, with numerous bars and restaurants to explore in the vicinity. Puerto de Pollença also offers water-sports, a water park for children, and a golf course can also be found just outside the town.

Also to the north of Pollença is Cala Sant Vicenc, one of Mallorca's smaller resorts, and home to three beaches: Cala Molins, Cala Barques and Cala Clara. The landscape is dramatic and hilly, with rugged cliffs and rocks, and its popularity with visitors has seen it develop some excellent restaurants, tapas bars and useful amenities.

Further down the coast, Alcúdia has a large marina, serving as a boarding point for boat trips to Menorca and the Spanish mainland. The town is considered one of the most attractive in the area, so don't miss out on seeing its historic centre, visiting the open-air market or seeing Spain's smallest Roman amphitheatre.

Many beautiful places can be found in the areas further inland, such as the Natural Park S'Albufera, the largest of its kind in the Balearics. Pollença is easily accessible, with Palma de Mallorca Airport around 60km away.



## Local Amenities

Nearest Airport	<b>Palma de Mallorca Airport (62 km)</b>
Nearest Ferry Port	<b>Alcudia Ferry Port (16 km)</b>
Nearest Village	<b>El Vila (5 km)</b>
Nearest Town/City	<b>Pollença (1 km)</b>
Nearest Restaurant	<b>Restaurante Sant Jordi (2 km)</b>



Nearest Bar/Pub	<b>Jimmy's Club and Bar (1 km)</b>
Nearest Supermarket	<b>Eroski (3 km)</b>
Nearest Beach	<b>Cala Barques (7 km)</b>
Nearest Golf	<b>Pollensa Golf Club (6 km)</b>
Nearest Tennis	<b>Eu Moll Tennis Club (7 km)</b>

## What we love

- This is an attractive and intimate villa, and all on one level – making it easy to get around
- The outdoor spaces win lots of extra points – who could resist an evening on the terrace with those wonderful mountain views?
- Villa Rocio location is great not just for Pollença, but Alcúdia too, just a short distance down the coast

## What you should know...

- You will need to drive to the beach, as it's around 7km from the villa
- Access to the pool is via a step ladder
- If you are bringing young children, a cot and high chair are provided
- Air Con in Bedrooms- from 14:00 to 16:00 and from 20:00 to 08:00
- 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.

# Terms & Conditions

- Security deposit: £200 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- End of stay cleaning included?: Yes. 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.
- Linen & towels included?: Bed linen and bath towels are included in the rental price.
- Energy costs included?: Yes, included in the rental price.
- Internet access?: Wi-Fi internet access included in rental price.
- Minimum stay: 7 nights
- Changeover day: Saturday.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not permitted.
- Tax: Tourist Tax included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: Air conditioning, where available, will operate on a timer between the hours of 2pm to 4pm and again from 8pm to 8am