

# Casa Ximena

Region: Puerto Pollensa **Sleeps: 10**

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## Overview

If you're looking for a modern and luxurious villa that offers substance AND style, look no further than Casa Ximena, a stunning five-bedroom property that accommodates up to ten guests near the beautiful former fishing town of Puerto Pollensa. Ideally located within walking distance of the harbour, bars and beaches of one of Majorca's most stunning destinations, yet offering a sense of peace and tranquillity, this beautiful holiday home presents its guests with the best of both worlds.

From the moment you feast your eyes on Casa Ximena, you'll fall in love. With its majestic pillars and grand arches, whitewash shutters and stone walls, this delightful property is a real feat of Spanish architecture and design. The interior is sumptuously comfortable, with crisp, clean lines, dazzling white decor throughout, and an array of stylish modern features. The ground floor is incredibly spacious and open plan, with comfy lounge furniture, a chunky wooden coffee table and wall-mounted satellite TV in the living area, and a long dining table that offers ample space for entertaining. The kitchen is thoroughly modern and well-equipped with fully integrated appliances, a breakfast bar, and stone worktops - perfect for creating family feasts during your stay. Huge windows and french doors ensure that the villa is flooded with light and offer fabulous garden views and access to the covered terrace and pool area.

The ground floor also features a second living room with an L-shaped sofa and flatscreen TV, which makes a great space for the kids if they want to unwind away from the main living area, or a welcome addition if two or more families are holidaying together. There's also a chic double bedroom on the ground floor, complete with an ensuite, ideal for older guests or those with some mobility issues.

On the first floor, you'll find four double bedrooms; one featuring a gorgeous four-poster bed, as well as two double bedrooms and a twin. All of the bedrooms are decorated to the same high standard, with cool stone flooring, glorious french doors which showcase those stunning mountain views, and access to a private sun terrace. Each room has an ensuite featuring high-quality, modern facilities, including a free-standing bath and a walk-in shower.

The grounds of Casa Ximena are no less spectacular, with a lush green garden area bursting with Mediterranean vegetation, open and covered



seating areas, sun loungers, and of course, that all-important private pool. The villa also boasts a barbecue area for both gas and charcoal cooking and a covered outdoor dining terrace, perfect for alfresco meals with family and friends.

## Facilities

Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • <1hr to Airport • BBQ • All Bedrooms En-Suite • Ground Floor Bed & Bath • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

Casa Ximena is neutrally decorated throughout this villa is situated in a quiet residential area of Puerto Pollensa, within easy reach of the beaches & harbour. There are 5 bedrooms and 5 bathrooms, and it can accommodate up to 10 people

### Ground Floor

- Large living room with comfortable seating, satellite TV and access to the terrace
- Open plan dining area for 8 people and access to the terrace
- Well equipped kitchen with breakfast bar
- Cloakroom
- Bedroom with queen-size bed and en-suite bathroom with walk-in shower

### First Floor

- Bedroom with queen-size bed, access to a terrace and en-suite bathroom with walk-in shower
- Bedroom with queen-size bed, access to a terrace and en-suite bathroom with walk-in shower
- Bedroom with queen-size bed, access to a terrace and en-suite bathroom with walk-in shower
- Bedroom with two single beds, access to a terrace and en-suite bathroom with walk-in shower

### Exterior Grounds

- Private heated swimming pool (12 x 4 m; depth 1.80 m)
- Outdoor lounge and dining area
- Large patio and garden area
- Various sun loungers
- Covered terrace
- Barbecue

### Additional Facilities

- Wi-Fi connection
- Air conditioning
- Central heating
- DVD player
- CD player
- Hair dryer
- Iron & iron board
- Washing machine
- Carbon monoxide detector
- Smoke detector



- Fireplace
- Dishwasher
- Coffee maker
- Kettle
- Microwave
- Toaster
- On-street parking
- Fire extinguisher
- First Aid

Registration Number: DRIAT L12E 6563

## Location & Local Information

Casa Ximena is nestled in a quiet residential area of Puerto Pollensa, one of the most popular coastal towns in northern Mallorca. This former fishing village features a beautiful marina and a horseshoe bay that is filled with bars and restaurants to enjoy during your stay. The beautiful stretch of beach is one of the most popular with families holidaying in the region and is furnished with sun loungers and cool beach bars.

If you venture to the other side of the port, you'll discover D'Albercuix Beach running alongside a promenade known as the 'Pine Walk' due to the fact that it is lined with tall pine trees. This beach is smaller and less 'touristy' than Puerto Pollensa beach, making it a firm favourite for those who are visiting the region with younger children.

Puerto Pollensa is just a short distance from the ancient town of Pollensa - one of Mallorca's most attractive towns. Pollensa's winding cobbled lanes, stunning main square and historic architecture, make it a must-see destination during your stay.

Here you'll find a vibrant mix of cultures that have influenced the monuments and buildings in the town over thousands of years, including the Calvari Steps and the medieval church and watchtower. The town is small and easy to explore on foot, but be aware that it is a steep and uneven walk, so good footwear is a must!

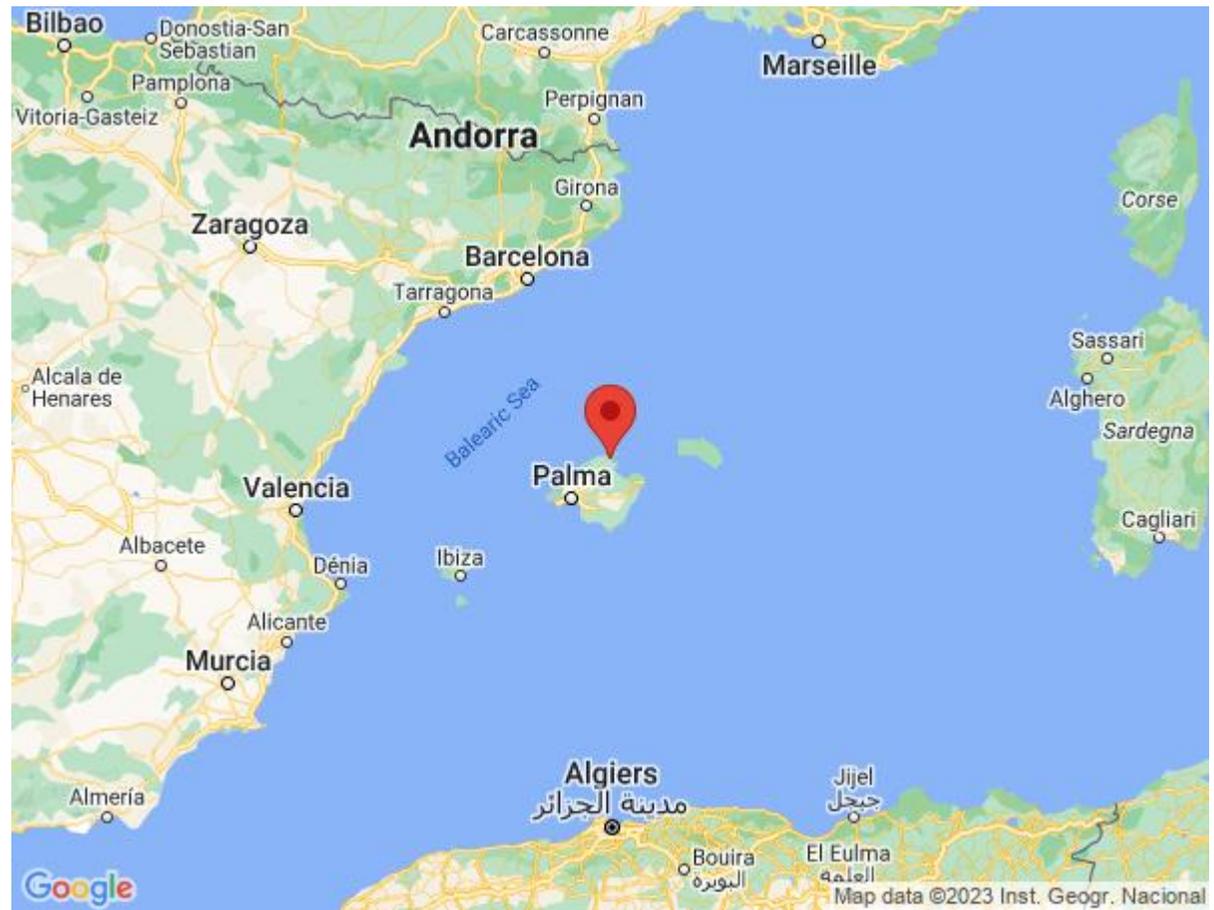
Another little gem that deserves a visit during your time in Pollensa is Museo Dionis Bennassar, the home of a local artist that is now used to showcase his incredible works. This peaceful and inspirational place is the perfect spot for art lovers, as well for anyone who wants to enjoy some quiet contemplation while soaking up some local culture.

After a day of wandering the pretty streets, looking at the fresh produce in the market and marvelling at the views, be sure to stop at a local bar or cafe for juice, coffee or wine....before heading to one of the many restaurants in the town for traditional Mediterranean fares such as Tumbet (a vegetarian dish of aubergines, potatoes, red peppers, garlic, tomatoes and love oil), or perhaps a fresh seafood dish, salad or burger.

## Local Amenities

Nearest Airport

**Palma de Mallorca Airport  
(66km)**



Nearest Ferry Port	<b>Alcudia Ferry Port (12km)</b>
Nearest Village	<b>El Vila (1km)</b>
Nearest Town/City	<b>Pollensa (6km)</b>
Nearest Restaurant	<b>Stefanos Restaurant (450m)</b>
Nearest Supermarket	<b>Eroski (1km)</b>
Nearest Beach	<b>Port de Pollensa Beach (2km)</b>
Nearest Golf	<b>Pollensa Golf Club (10km)</b>
Nearest Tennis	<b>Eu Moll Tennis Club (2km)</b>

## What we love

- The villa offers plenty of space for families or friends holidaying together, with two lounge areas providing separate places for younger guests to hang out or for guests to enjoy privacy
- The beautiful villa is very family friendly, with twin bedrooms accommodating younger guests, along with children's toys and books available
- The swimming pool and BBQ area is fabulously lit up at night and makes for a stunning spot for evening meals out on the terraces
- A fantastic central location, in the popular resort of Puerto Pollensa
- 50% deposit is required at the time of the booking

## What you should know...

- The swimming pool can be heated at an extra cost
- Casa Ximena is fully air conditioned
- All five bedroom are ensuite

# Terms & Conditions

- Security deposit: €500 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Not included, please enquire
- End of stay cleaning included?: Extra €285 (for stays less than a week), paid to OT. All other periods it is included. 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.
- Internet access?: Wi-Fi Internet access included.
- Minimum stay: 7 nights. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: For those who require pool heating, there will be an additional charge of €500 (to be paid with the balance). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- Tax: Tourist Tax is included in Oliver's Travels booking fees.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Other Ts and Cs: A non-refundable 50% deposit is required to confirm a booking at this property (or full payment if booking within 12 weeks of departure).  
Cots and Highchairs are chargeable €50 per item per week. Bedding is not included therefore clients are advised to bring cot bedding.  
A pool safety fence is available at an additional price of €42.86 per night  
This rental does not accept bookings from groups of young people (up to 18)