

# Villa Luziana

Region: Pollensa **Sleeps: 12**

## Overview

Part of a quiet, leafy residential area nestled within countryside close to the town of Pollensa, Villa Luziana is a contemporary holiday home with stunning mountain views.

The villa has neutral décor throughout, with fresh, white walls complemented by a stylish colour palette of blues, greys and yellows. This creates a relaxed feel in every room, with modern fixtures and furnishings adding a touch of luxury.

Villa Luziana is comprised of the main villa and a small apartment. On the ground floor of the villa is a spacious lounge with two areas to suit all needs. One has a large, comfortable sofa that's ideal for snuggling up and watching films on the wall-mounted flatscreen television.

The other is a more grown-up space with seating in front of a beautiful fireplace. Here also are patio doors that open onto a partially-covered terrace with a large dining table and some room for enjoying a pre-dinner drink. Following on from the lounge is a lovely open-plan kitchen/dining area.

The kitchen has everything you could need regarding modern appliances, including a dishwasher, large fridge freezer and a coffee machine. Next to the island feature is a classic wood dining table that seats up to 12 people. A couple of extra convenient features on the ground floor are the laundry room and a guest WC.

Three of the villa's four bedrooms are also to be found on the ground floor. The master bedroom features a double bed, an ensuite bathroom, television and direct access to the garden via patio doors.

There's also a large double bedroom with ensuite bathroom and a bedroom with twin beds and ensuite shower room. On the first floor is the fourth bedroom, airy space with a double bed and ensuite facilities. There's also access to a beautiful roof terrace with a couple of sun loungers for total relaxation.

The fifth and sixth bedrooms with ensuite bathrooms are within the independent apartment that's located just off the terrace.



Stairs take you down into the lovely outside space, with the main highlight being the private pool that's surrounded by sun loungers and an attractive gravel garden. Here you'll find a variety of trees and plants growing against the backdrop of an elegant stone wall with a fountain feature.

Further into space are several lawned areas lined by trees, providing plenty of shade as you play games or sit and relax. There's also a table tennis table for enjoying some family tournaments!

## Facilities

Modern • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Rural Location • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Luziana is a newly renovated holiday villa in the leafy residential area of La Font, just a leisurely walk from the charming Mallorcan village of Pollensa in northern Mallorca. There are 6 bedrooms and 6 bathrooms, and it can accommodate up to 12 people

### Lower Level

- Twin bedroom with en-suite bathroom

### Ground Floor

- Master bedroom with en-suite bathroom
- Double bedroom with en-suite bathroom
- Toilette
- Laundry room
- Living & dining room
- Fully equipped kitchen
- Access to the patio & pool area

### First Floor

- Double bedroom with en-suite bathroom & access to a terrace

### Guest House

- Two double bedrooms with en-suite bathroom

### Exterior

- Swimming pool
- Outdoor dining & lounge area
- Sun loungers & parasols
- Large patio & garden area
- Outdoor shower
- Covered terrace

Touristic Registration Number: DRIAT/L12E8865



## Location & Local Information

Villa Luziana is nestled within idyllic countryside that's backed by dramatic hills and mountains, making it an ideal base for exploring this beautiful area of north Mallorca on foot.

It's also in an excellent place for those times when you need to stock up on groceries, with a couple of supermarkets being just a 5-minute drive away. You'll also find several cafés, restaurants, shops and even a shopping centre within 10 minutes of the villa.

There's an even greater selection of amenities in the nearby town of Pollensa, which is less than 10 minutes away by car. Don't just visit this town for its convenient shops though, as it's a place packed with history and plenty of sightseeing opportunities.

It has a history dating back to the 13th century, with an 18th-century charming old town area. Narrow, winding streets are lined with beautiful old buildings and quaint shops, with the market square being a lively, bustling place to soak up the atmosphere. Take the stepped walk up to the Puig de Pollensa, a monastery on top of a hill, or marvel at Pont Romà, the town's famous Roman bridge.

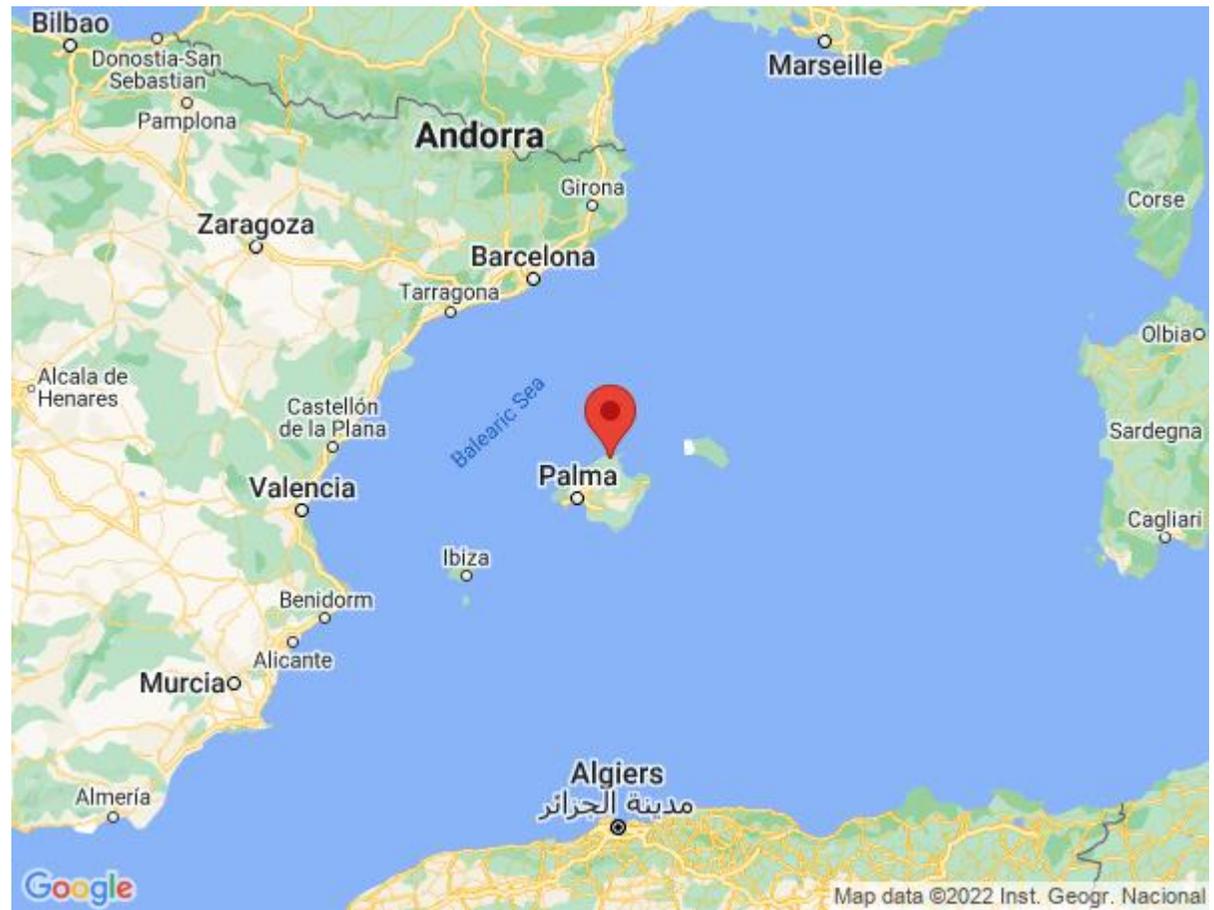
Around a 15-minute drive away from the villa in Puerto Pollensa with its fantastic stretch of sand. You'll find it easy to find a spot to relax on the beach while the children play on the soft, golden sand. The sea here is calm and clear, making it ideal for both swimming and snorkelling.

You can hire loungers and parasols for ultimate comfort, as well as dinghies to take out on the water. Dotted along the beaches are many restaurants and cafés for grabbing ice creams or something delicious for lunch.

**\*\*\*For security reasons the pinpoint on the map may not show the exact location of the villa, only the area location.**

## Local Amenities

Nearest Airport	<b>Palma de Mallorca Airport (61km)</b>
Nearest Village	<b>El Vila (5km)</b>
Nearest Town/City	<b>Pollensa (3km)</b>



Nearest Restaurant	<b>Restaurants &amp; Shops (3km)</b>
Nearest Beach	<b>Sandy Beach (6km)</b>
Nearest Golf	<b>Golf Course (6km)</b>
Nearest Tennis	<b>Tennis Court (7km)</b>

## What Oliver loves...

- The villa occupies a totally private plot but is part of a quiet neighbourhood with amenities within easy reach
- Flexible living options provided by having both the main villa and a separate apartment
- The villa is surrounded by lush countryside and with mountains close by
- Outside space that includes a roof terrace, a private pool, outdoor dining and gardens
- 50% deposit is required at the time of the booking

## What you should know...

- The pool is unfenced, so be particularly vigilant with younger children in this area
- There is a road next to the villa but it's extremely quiet, with little traffic passing through
- Be aware that the roof terrace has low walls
- 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: €1,500 - credit card details and expiry date to be supplied in case of damage to the property. This amount will be blocked on the credit card, not taken. Once the property manager confirms no damage the block will be released.
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Included in the rental price
- Linen & towels included?: Included in the rental price
- Pets welcome?: Pets not allowed
- End of stay cleaning included?: Included in the rental price
- Smoking Allowed?: Smoking is not allowed inside the villa
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property
- Minimum stay: 7 nights
- Heating costs included?: Included in the rental price
- Tax: The Balearic Tourist Eco Tax is included in the rental cost
- Internet access?: Wi-Fi connection included
- Other Ts and Cs: Cots and Highchairs are chargeable - 50 euros per item per week.
- 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).