

# Villa Poliana

Region: Arta **Sleeps: 8**

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## Overview

Escape to a charming traditional villa nestled in the tranquil countryside of Mallorca's eastern region. With its enticing blend of rustic allure and modern comforts, this delightful retreat offers an unforgettable vacation experience.

Situated between the picturesque village of Son Servera and the exclusive Costa de los Pinos, this villa enjoys a privileged location just a short five-minute drive from both. As you step inside, you'll be greeted by breathtaking views of the lush golf course and surrounding countryside, immersing you in the beauty of the Mediterranean landscape.

Spread over two floors, this 145 m2 villa exudes warmth and elegance. The main entrance floor welcomes you with a spacious living/dining room adorned with plush sofas and a generous eight-seater dining table, perfect for gatherings and shared meals. The rustic design kitchen is fully equipped with modern appliances, ensuring convenience and culinary delights.

On this floor, you'll find a serene double bedroom with air conditioning, boasting an en suite shower room for added privacy and comfort. Additionally, a well-appointed bathroom with a shower caters to the needs of guests. Double doors open onto a covered terrace, inviting you to relax and indulge in alfresco dining while soaking in the scenic surroundings.

The lower floor presents a bedroom with twin beds and one with a cosy double bed, providing ample space for a restful sleep. A family bathroom with a bath and shower offers convenience for all guests.

Stepping outside, you'll discover a slice of paradise. The villa boasts a terrace where you can savour panoramic views that stretch beyond the golf course. A sparkling 4m x 9m private pool beckons you for refreshing dips, while a collection of comfortable loungers invites you to bask in the Mediterranean sun. Seek shade under the pergola and unwind with a book or relish outdoor meals amidst the tranquil ambience.

The lush garden area, spanning 300 m2, showcases verdant lawns, charming planted areas, and fragrant fruit trees, creating an enchanting and peaceful atmosphere. Children can delight in the swing, and there's plenty of space to play freely. For culinary enthusiasts, a built-in barbecue awaits, allowing you to indulge in delicious outdoor cooking experiences.



To ensure a comfortable stay, the villa is equipped with air conditioning units (providing both cooling and heating) in the main bedroom on the first floor, the living/dining room, and two of the ground floor bedrooms. Stay connected with complimentary WiFi throughout your stay.

Parking is made convenient, with off-road covered space available for up to three cars. With its idyllic location, splendid amenities, and proximity to the island's best beaches, cycling routes, and hiking trails, this traditional villa promises an unforgettable escape for up to eight guests.

## Facilities

Villa/House • Great Value • Private Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Washing Machine • Dishwasher • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • Satellite TV • TV • DVD • Heating • Parking Space • Rural Location • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Villa

### *Lower Ground Floor*

- Family bathroom
- Bedroom with two single beds
- Bedroom with double bed

### *Ground Floor*

- Living room with comfortable seating, satellite TV and access to the terrace
- Open plan dining area for 8 people
- Well equipped kitchen
- Bedroom with double bed, air conditioning, access to a terrace and en-suite shower room

### *Exterior Grounds*

- Private swimming pool (9 x 4 m)
- Large terrace and garden area
- Various sun loungers
- Covered terrace
- Garden furniture
- Outdoor dining
- Private parking for 3 cars
- Barbecue

### **Additional Facilities**

- Wi-Fi connection
- Air conditioning / Heating units in Master bedroom, living areas and 2 ground floor bedrooms (please refer to Ts&Cs)
- Coffee maker
- Washing machine
- Dishwasher
- Pergola
- Garden swing

*Tourist License: VT/1691*





## Location & Local Information

Son Servera, a charming village nestled in the picturesque island of Mallorca, is a hidden gem waiting to be discovered. Located on the eastern coast of the island, Son Servera exudes a captivating blend of traditional Mallorcan allure and a relaxed Mediterranean ambience.

This idyllic village offers a true taste of authentic island life. As you wander through its narrow streets, you'll be enchanted by the traditional stone houses adorned with colourful bougainvillea and vibrant flowers. The laid-back atmosphere and friendly locals create a welcoming environment that instantly makes you feel at home.

Son Servera boasts a rich history that is evident in its stunning architecture. The iconic Parish Church of Sant Joan Baptista, with its impressive bell tower, stands as a testament to the village's cultural heritage. Explore the winding alleys and stumble upon hidden squares where locals gather, fostering a sense of community and a glimpse into daily life in Son Servera.

Food enthusiasts will delight in the gastronomic offerings of this charming village. From traditional Mallorcan cuisine to international flavours, Son Servera's restaurants and cafes cater to every palate. Indulge in freshly caught seafood, savour delectable tapas, or sample local wines as you immerse yourself in the culinary delights of the region.

Nature lovers will find themselves in paradise amidst Son Servera's breathtaking surroundings. The village is nestled between lush green hills and the sparkling Mediterranean Sea. Explore the nearby natural parks, meander through picturesque olive groves, or embark on scenic hikes to discover hidden coves and pristine beaches. The coastline offers opportunities for water sports, from snorkelling in crystal-clear waters to sailing along the coast.

Golf enthusiasts will appreciate Son Servera's proximity to some of the island's finest golf courses. Tee off against the backdrop of stunning landscapes and enjoy a round of golf in the warm Mallorcan sunshine. For those seeking a vibrant atmosphere and upscale amenities, the exclusive area of Costa de los Pinos is just a stone's throw away from Son Servera. Here, you'll find luxury resorts, pristine beaches, and world-class dining options, offering tranquility and indulgence.

Whether you're seeking relaxation, outdoor adventures, cultural experiences, or simply a taste of the authentic Mallorcan lifestyle, Son Servera is a destination that promises to captivate your heart and leave you with cherished memories of your time on this enchanting island.



## Local Amenities

Nearest Airport	<b>Palma de Mallorca Airport</b> (70 km)
Nearest Ferry Port	<b>Alcudia Ferry Port</b> (43 km)
Nearest Village	<b>Son Servera</b> (5 km)
Nearest Town/City	<b>Arta</b> (9 km)
Nearest Restaurant	<b>Restaurante Binicanella</b> (2 km)
Nearest Bar/Pub	<b>Saddancers Bar</b> (7 km)
Nearest Supermarket	<b>BIP BIP</b> (5 km)
Nearest Beach	<b>Sa Marjal Beach</b> (5 km)
Nearest Golf	<b>Son Servera Golf Course</b> (6 km)
Nearest Tennis	<b>Rafa Nadal Tennis Academy</b> (6 km)

## What we love

- This property is surrounded by the countryside, which is stunning and offers beautiful walking routes!
- This compact and straightforward villa offers plenty of room for spending time with loved ones and thanks to the atmosphere it radiates, you'll find it impossible not to relax and recuperate
- This villa has views of the nearby golf course

## What you should know...

- There is air con available in the main bedroom on the first floor, the living/ dining room and 2 of the ground floor bedrooms, although it is at an extra cost (please see Ts&Cs)
- There is car parking available for 3 cars, so if you plan to travel around Mallorca, you'll be able to hire a car while knowing there will be space for it at the property!
- While the villa offers an ample outdoor play area, keep in mind that there may be some natural elements, like fruit trees, that could pose minor hazards for very young children. Ensure appropriate supervision to keep everyone safe during playtime.

# Terms & Conditions

- Security deposit: €250 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4 pm.
- Departure time: 10 am.
- Energy costs included?: Yes, included in the rental price. Air conditioning has an extra cost of €8 per day, to be paid in cash on arrival.
- Heating costs included?: Not included in the rental price. Available at an extra cost of €10 per day, to be paid in cash on arrival.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes and mid-stay cleaning for stays of 7+ nights also 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 rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included in the rental price.
- Minimum stay: 5 nights. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & vaping are not permitted.
- Pool heating charge?: Not available at this property.
- Tax: Balearic Eco Tourist Tax of €2.20 per person per night for over 16's is not included in the rental price and will need to be paid locally in cash on arrival.
- 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: - Air conditioning is not included in the rental price but is available on request at an extra cost of €10 per day to be paid on arrival locally and in cash.
- It is mandatory to send the completed police record before arrival.