

# Villa Simrose

Region: Andratx Sleeps: 10

## Overview

The picture of luxury and elegance, Villa Simrose offers a unique and stunning opportunity to enjoy the picturesque island of Mallorca! With floor-to-ceiling windows offering 180-degree views over the port, mountains and sea, it's hard to know in which direction to look!

From the opulent bedrooms and sleek contemporary living areas to the stunning roof terrace and breath-taking pool, every inch of this modern property feels like a luxury treat.

The lower level of the villa boasts a games room, with a 7-foot billiards table waiting for you to play. The villa's Bodega sits behind a glass-fronted display, with a carefully selected array of complimentary champagne and prosecco, as well as local Spanish and Mallorca wines, ready to accompany your delicious in-house meals.

For those who enjoy a more active relaxation, the villa's spa and gym have been designed to ensure you can relax and stay healthy during your holiday, with a 10-metre heated pool, luxury sauna and top-quality fitness equipment, where any lasting worries can melt away!

Stepping up to the ground floor, the villa opens out into a beautiful open-plan living space with large sliding glass doors onto the terrace. A German-built kitchen, with the very best Gaggenau appliances, makes cooking a joy, whilst the rest of the guests can gather around the elegant reclaimed dining table, or sit back on the comfortable sofa, all relaxing in one space.

There are three stunning double bedrooms on the first floor, including an incredible master suite with breath-taking views over the port. The remaining two bedrooms are located in an Annex, offering its own private living area, kitchen and terrace, perfect for any guests that desire extra privacy.

Whilst the villa is spectacular throughout, the pools and terraces are truly what set it aside. The main pool terrace flows out from the main living area, seamlessly connecting the interior and exterior.

The undisturbed views from the roof terrace cannot be rivalled, with a quiet seating area, sociable dining space and a refreshing plunge pool. In the evenings, this space shines, with a fully-equipped kitchen, offering guests the



chance to enjoy rooftop dinners, sharing a bottle or two of chilled wine, as the sun sets on the horizon!

## Facilities

Wow Factor • Instagrammable • Modern • **Recommended** • **Exclusive** • Vill'otel (Like a Hotel!) • Private Pool • Heated Pool • Indoor Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ideal for Parties • Ideal for Xmas/NY • Satellite TV • Lift • Wheelchair Access • Spa/Massage • Sauna/Steam • Gym/Fitness Room • Wine Cellar • Games Room • Indoor Games • Pool/Snooker • Working Fireplace • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Waterfront • Watersports • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

Villa Simrose sets on a large elevated private position, the 500 m2 villa offers five double bedrooms all with en-suite bathrooms and floor-to-ceiling windows with magnificent views of the port, mountains and sea. The villa is distributed over 4 floors and there are two lifts inside.

### *Second Floor*

- Games room
- Bodega
- Spa & fitness area
- Indoor heated pool

### *Third Floor*

- Dining & living area
- Fully equipped kitchen
- Access to the patio & pool area

### *Fourth Floor*

- Master bedroom with king-size bed, 180 degree sea views en-suite bathroom with bathtub & sea views
- Two double bedrooms with king-size beds & en-suite bathroom

### *Annexe - 2 bedroom apartment - first floor*

- Two double bedrooms with queen-size beds & en-suite bathroom
- Dining & living area
- Fully equipped kitchen
- Terrace

### *Roof Top Terrace*

- Dip pool
- BBQ area
- Dining table
- Comfortable seating
- Views across the bay with shade for the warmer months

### *Exterior Grounds*

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



- Private parking

**Additional Facilities**

- Wi-Fi connection
- Air conditioning
- Underfloor heating
- Toaster
- Kettle
- Ceiling speakers
- Individual Sonos control
- Blackout blinds
- Two lifts

**Extras Offered**

- Boat and Yacht Charter
- Personal Laundry Service
- Personal trainer and Physiotherapist
- Shopping
- Live Music
- Water Sports

## Location & Local Information

Villa Simrose is located just outside the exclusive resort of Port Andratx. A fantastic harbour that benefits from a reputation for class, elegance and beauty – you will find a huge array of restaurants, bars and cafes in amongst this traditional fishing village.

You can enjoy a view of the marina while sipping on locally produced wine, or a morning coffee, in one of the many harbour-side restaurants.

Thanks to the popularity of Port Andratx many sandy beaches, active adventures and a multitude of spas and golf courses are all nearby!

Palma itself, the capital of the town of Mallorca, teeming with art and culture, is just twenty minutes away by car.

## Local Amenities

Nearest Airport	<b>Palma de Mallorca Airport</b> (44 km)
Nearest Ferry Port	<b>Palma Ferry Port</b> (30 km)
Nearest Village	<b>Port d'Andratx</b> (2 km)
Nearest Town/City	<b>Andratx</b> (6 km)
Nearest Restaurant	<b>Fonolbeach by Es Moli</b> (200 m)
Nearest Supermarket	<b>San Marino Market</b> (750 m)
Nearest Beach	<b>Cala Fonoll</b> (700 m)
Nearest Golf	<b>Andratx Golf Course</b> (6 km)
Nearest Tennis	<b>Santa Ponsa Tennis Club</b> (16 km)



## What Oliver loves...

- The private infinity pool stretches out to the ocean, so you can whirl away the hours relaxing as you watch the sailing boats leave and enter the port. There are breathtaking views over Cala Marmassen giving a double sea view
- All of the bedrooms boast floor-to-ceiling windows with breath-taking views of the port, mountains and sea!
- The Bodega offers complimentary wines, champagne and prosecco to accompany any delicious in-house meals!
- Daily cooked and continental breakfast and 2 full time housekeepers included - mornings and afternoons.
- A total of 3 pools including, infinity exterior pool, spa heated pool and rooftop terrace dip pool

## What you should know...

- The main infinity pool is a salt and chlorine pool, heated to 28 degrees outside of July and August
- A street level garage has sufficient parking for two large cars and has direct access into the villa
- There is air conditioning and underfloor heating through the villa, with personal settings available in every room
- The villa is large and spacious, and two lifts make it easy to explore all aspects of the villa

# Terms & Conditions

- Security deposit: €7,500 to be paid via bank transfer with the balance payment and refunded after the departure date.
- 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 rubbish disposal required will be charged against the security deposit.
- Linen & towels included?: Bed linen and bath towels are included in the rental price. Please bring your own pool towels.
- Energy costs included?: Included in the rental price
- Internet access?: Wi-Fi internet access included in rental price.
- Minimum stay: 7 nights
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not permitted.
- Tax: Balearic Eco Tourist Tax €2.20 per person per night for over 16's - 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, public liability and any accidental damage caused during their stay.
- Other Ts and Cs: The exterior steps do not have handrails. There are two lifts from the ground floor entrance all the way up to the roof terrace therefore wheelchair access is possible inside the villa and onto all terraces. The rooftop small pool has steps leading up to it.
- Other Ts and Cs: All bookings incur a compulsory 200 euros surcharge plus 100 euros per adult and 50 euros per child under 16.