

# Modern Bendinat

Region: Calvia Sleeps: 10

## Overview



This luxurious newly built family villa in Bendinat is an architectural masterpiece designed by the renowned architect Osvaldo Luppi. Situated in a quiet cul-de-sac in a sought-after residential area and close to the beaches and amenities of the south-west. This sophisticated 4-bedroom villa has many spaces to retreat to for exquisite privacy. Clean lines, light wood, indirect ceiling skylight and subtle colours create a light and relaxing interior with style, art and comfort blending the perfect spacious interiors and grounds.

An exceptionally long swimming pool is complemented by large chill-out sun loungers and ultra-modern parasols. Around the grounds, you will find delightful spots to read a book, lounge in the sun or relax with a glass of good Spanish wine, alternatively dip into the long inviting pool from where you have amazing views out to sea. Facilities include, lift overall 3 floors, gym, sauna, full laundry room and a large garage ample to park three cars.

Internally the villa is modern and stylishly minimalistic with appealing colours of subtle shades enhancing the décor. The villa is distributed over three floors, on the ground floor you will find the open plan living/dining area with floor to ceiling glass doors leading out to the terrace, overhead glass skylight, comfortable sofas, plasma TV & dining table, perfect for inside dining. The ultra-modern Balthaup kitchen is fully equipped and has direct access out to the shady dining terrace which overlooks the private swimming pool while the barbeque is conveniently located adjacent.

Stairs lead to the first floor where there are four double bedrooms; 2 x double beds with ensuite bathroom and 2 x twin beds with ensuite bathrooms. There is an additional 5th bedroom with ensuite bathroom on the lower floor adjacent to the gym, sauna, garage and utility room. The complete villa has air conditioning, underfloor heating and a lift from basement level to the ground and first floor. The bedrooms are all ensuite, have fitted wardrobes, and two bedrooms have sea views. The master bedroom has its own private terrace and walk-in dressing room which just adds to the opulence of this property.

With such boundless cross-generation appeal as well as that much sought-after convenience this property is really hard to fault. Families that want the best of both worlds return year after year as the property offers tranquillity but is still within close proximity of the amenities of Palma and the surrounding popular towns.

## Facilities

Wow Factor • Private 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 • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Lift • Sauna/Steam • Gym/Fitness Room • Home Cinema • Heating • Fenced Grounds • Waterfront • Watersports • Sailing • Canoeing/Kayaking • Wine Tasting • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The Villa

This architectural masterpiece designed by the renowned architect Osvaldo Luppi is situated in a quiet cul de sac in the sought after location of Old Bendor. There are 5 bedrooms and 5 bathrooms, and it can accommodate up to 8 people

### *Lower Ground Floor*

- Well equipped fitness room
- Sauna area
- Laundry and utility room
- Machinery room
- Garage for 3 cars
- Bedroom with double bed and en-suite bathroom

### *Ground Floor*

- Ample living room with satellite TV and access to the terrace
- Open plan dining area for 8 people and access to the terrace
- Fully equipped bulthaup kitchen with access to the terrace
- Central country yard

### *First Floor*

- Master bedroom with double bed, walk-in dressing room, access to a private terrace and en-suite bathroom
- Bedroom with two single beds, access to a terrace and en-suite shower room
- Bedroom with two single beds and en-suite shower room
- Bedroom with double bed and en-suite shower room

### *Top Floor*

- Furnished roof terrace

### *Exterior Grounds*

- Private swimming pool
- Large patio and garden area
- Covered terrace
- Various sun loungers
- Outdoor dining
- Barbecue area
- Various parasols
- Private parking

### **Additional Facilities**

- Wi-Fi connection
- Air conditioning



- Underfloor heating
- Satellite TV
- Safe
- Lift

Touristic Registration Number: ETV/14147

## Location & Local Information

Bendinat (450 m away) - The renowned French architect and town planner Francois Spoerry developed the modern suburban incarnation of Bendinat. The popular residential area of Bendinat enjoys a prime coastal location, which is in sharp contrast to the backdrop of the beautiful Tramuntana mountain range. It's location and exclusivity mean it is home to an abundance of luxury properties.

The convenience of being within easy reach of Palma, Palmanova and Puerto Portals appeals to many. Bendinat is known for its exceptional 18 hole golf course. It sits in the picturesque wooded valley and provides absolutely stunning views of the surrounding area. The clubhouse offers excellent facilities and a great view of the 18th hole, perfect for those non-players. Bendinat has a small cove beach surround by pine groves which has direct access from the residential area.

Palma City (11 km) - Palma is Mallorca's vibrant capital, stylish and intimate, yet bursting with life. Half of the island's population dwells in this city, lively all year round with luxury hotels, trendy restaurants, cafes, shops and nightlife as well as a thriving art scene. It's often compared to Barcelona and, being within a 15-minute taxi ride from the airport; it makes for the perfect city break.

Port Andratx ( 23.8 km away) – Port d'Andratx enjoys a picturesque setting located around 5km from Andratx town. Many consider it the loveliest harbour in the Mediterranean – it's a stylish port, with a well-maintained and equipped yacht club offering more than 450 berths. This place is not only a working fishing port, but it is also a playground for the rich and famous who want to stay under the radar. Although it has many restaurants to suit the yachting set, Port d'Andratx is still a working fishing port where you can sit outside one of the many cafés and bars watching the bustle of daily maritime life. The two beaches here are very small, but there are larger beaches very nearby plus excursions, luxury spas and golf.

Cala Llamp (25 km away) - Tucked around the corner from Port d'Andratx, Cala Llamp Bay has one of the most stunning views in Mallorca. The Tramuntana mountains create high cliffs all around, forming a crescent bay with calm, beautifully clear water. It's probably better suited to those not so interested in sunbathing but in swimming in the lovely waters and exploring the rock pools, which many families enjoy.



## Local Amenities

Nearest Airport

**Palma de Mallorca Airport  
(25km)**

Nearest Ferry Port	<b>Palma Ferry Port (8km)</b>
Nearest Village	<b>Portals Nous (2km)</b>
Nearest Town/City	<b>Palma (10km)</b>
Nearest Restaurant	<b>Lila Portals Restaurant (2km)</b>
Nearest Bar/Pub	<b>Roxy Beach Bar (2km)</b>
Nearest Supermarket	<b>Cidon Supermarket (1km)</b>
Nearest Beach	<b>Cala Portals Nous Beach (600m)</b>
Nearest Golf	<b>Real Golf Bendinat (2km)</b>
Nearest Tennis	<b>Sporting Club Bendinat (1km)</b>

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## What Oliver loves...

- Ultra-modern with 4 bedrooms distributed over 3 floors with lift, gym, sauna, sea views and close to a golf course
- Extra long swimming pool with roman steps, comfortable sun loungers and roof terrace off the master bedroom
- Close to all the amenities of the south and perfectly located for a day trip or night out in beautiful Palma city
- On request extra services include - nanny, private driver, massage, itinerary management, party planning, boat charter, yoga, beauty treatments and personal trainer.

## What you should know...

- A car is recommended due to the residential location of the property although it is only a quick taxi ride to anywhere in the south
- Children should not be allowed in the lift or on the roof terrace without being supervised
- Housekeeping is 3 times per week
- Please note a 50% deposit is required at the time of the booking



# Terms & Conditions

- Security deposit: Credit cards details may be requested as guarantee
- 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, bath and pool towels are included in the rental price.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, 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 of €2.20 per person per night for over 16's is not included in the rental price and will need to be paid prior arrival via a link direct to the supplier.
- 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: 50% deposit is required at the time of the booking