

Deluxe Hills

Region: Calvia Sleeps: 12

Overview

Villa Deluxe Hills is an effortlessly stylish property with chic modern interiors and just 1.5 km from the beach. It's a truly stand-out luxury villa on the south coast of Mallorca. Situated in a quiet residential area in the popular area of Portals Nous, perfect for escaping to a prestigious part of the island. The modern interiors, with splashes of aqua décor, are bright and airy and boast pure elegance and comfort. Blessed with panoramic views, Deluxe Hills is the ultimate property for a large gathering or family celebration. Offering an abundance of space, both inside and out, this beautiful property provides a welcoming setting for guests of all ages.

The interiors offer spacious living with modern chic décor. Offering an open plan lounge with comfortable sofas, smart TV, surround sound system, dining area perfect for inside dining and a modern fully equipped kitchen with all mod cons. With floor to ceiling patio doors, the contemporary interiors flow naturally out onto a large fully furnished terrace. The five bedrooms are located on the lower floor, all with ensuite bathrooms. Also, underwater windows from the pool give a great cosy fun feeling to a second living room. All bedrooms have air conditioning, blackout curtains and fitted wardrobes.

The expansive outdoor patio living space includes a long infinity swimming pool and views over the Mediterranean. Guests will be able to enjoy swimming laps in the longer than average pool. Beautifully lit at night and offering coastal views all day with perfect sunrises and sunsets. Spend lazy days in the company of a good book by the south-facing pool and cook up culinary delight on the barbecue, an excellent setting for dining al fresco.

Portals Nous is full of top-class waterfront restaurants, should you feel like eating out. Alternatively, extra services offered by the local agent are Chef, Nanny, Airport Transfer, Car Rental, Boat Charter. Perfect for golfers as the Real Golf de Bendinat is closeby.



Facilities

Wow Factor • Modern • 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 • All Bedrooms En-Suite •
Smart TV • Satellite TV • Heating • Fenced Grounds • Wine Tasting •
Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit
& Activities • Tourist Towns & Villages • Historical Sites

Interior & Grounds

The Villa

Situated in a quiet residential area in the popular area of Portals Nous, this modern minimalist villa is perfect for a relaxing holiday and those seeking easy access to beaches and restaurants. There are 5 bedrooms and 5 bathrooms, and it can accommodate up to 12 people



Lower Ground Floor

- Small living area with satellite TV
- Bedroom with double bed, access to the garden and en-suite shower room
- Bedroom with double bed, access to the garden and en-suite shower room
- Bedroom with double bed and en-suite bathroom
- Bedroom with two single beds and en-suite bathroom
- Bedroom with two single beds and en-suite shower room

Ground Floor

- Entrance hall via stairs
- 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 kitchen with breakfast bar and access to the terrace

Exterior Grounds

- Private infinity swimming pool
- Large terraced area
- Covered terrace
- Various sun loungers
- Outdoor dining
- Barbecue area
- Various parasols
- Private parking

Additional Facilities

- Wi-Fi connection
- Air conditioning
- Underfloor heating
- Smart TV
- Sound system
- Alarm system
- Washing machine



Touristic Registration Number: ETV/6551

Location & Local Information

Portals Nous - Portals Nous is a small, relaxed town west of Palma. Thanks to its location, just 12km from the capital and only a short walk from the glitzy marina of Puerto Portals, it's a popular choice with both holidaymakers and residents. The main high street is focused along Carretera d'Andratx. Here you'll find a selection of shops including fashion boutiques, newsagents, hardware stores, a supermarket, an independent book shop and a variety of restaurants. Portals Nous has all the essential shops catering for your everyday needs as well as a few delightful independent boutiques.

Port Andratx – 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, it is 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 - 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.

Palma City - 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.

Local Amenities

Nearest Airport	Palma de Mallorca Airport (25km)
Nearest Ferry Port	Palma Ferry Port (10km)
Nearest Village	Portals Nous (1km)



Nearest Town/City	Palma (13km)
Nearest Restaurant	Chameli's Restaurant (1km)
Nearest Bar/Pub	The Ship Pub (900m)
Nearest Supermarket	Cidon Supermarket (850m)
Nearest Beach	Portals Nous Beach (1km)
Nearest Golf	Bendinat Golf Course (3km)
Nearest Tennis	Portals Tennis Club (2km)

What Oliver loves...

- Located in the prestigious residential area of Portals Nous, close to Portals Marina, walking distance to the beach and only 22 km from the airport
- With a longer than standard infinity pool and stunning panoramic views over the surrounding area, perfect for watching sunsets and sunrises
- 5 double bedroom and a perfect villa for all ages

What you should know...

- A car is recommended due the residential location of the villa and also ideal if you wish to do some sightseeing around the island
- Small children should be supervised due to the villa having a roof sun terrace, garden on different levels and steps

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, 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).