

# Andratx Views

Region: Andratx Sleeps: 10

## Overview

A truly remarkable villa known as Andratx Views, this property allows guests to revel in a luxurious and elegant space in whichever way they please. The most promising aspect of this property is the considerable swimming pool that sits in the centre of the grounds. This spectacular pool is encircled by delightful sun loungers, prompting guests to deeply unwind and relax during their stay on this property. This villa is also home to a striking collection of outdoor terraces. All of these spaces make use of high-quality furniture to ensure that guests can remain comfortable as they gaze out at the tremendous views that sit before them. There is even a sauna and a hot tub located on the exterior, giving this property an added layer of opulence.

Inside, this property continues to adhere to an extremely grandiose theme. The main living area uses an effortless blend of light and dark, placing two large grey sofas against bright magnolia walls. This space is ideal for family movie nights and catching up with your favourite shows, seen by the flatscreen TV at the back of the room. Guests can also access the outdoor terrace through the large glass doors within this room. The combined kitchen/dining table offers a contemporary and chic style. The kitchen follows a monochrome colour scheme and provides guests with a plethora of high-end facilities. The dining area contains a broad black table and a set of wooden chairs, creating a unique mixture of texture and design.

Moving up to the first floor, this is where you'll find the main five bedrooms within this property. Each of these bedrooms is decorated in a minimalist and modern style, encouraging guests to have a peaceful night's sleep throughout their stay. Two of these bedrooms contain spacious double beds as well as en-suite showers. Thus, guests can enjoy their own sense of privacy and convenience. The remaining three bedrooms all contain a pair of single beds. As such, these rooms are ideal for two small children or for couples who would rather sleep apart. Plus, these rooms also have access to their own en-suite bathrooms.



## Facilities

Modern • **Recommended** • **Exclusive** • Private Pool • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Hot Tub • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Hairdryer • Satellite TV • Sauna/Steam • Cot(s) • High Chair(s) • Walking/Hiking Paths • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Boat Trips

# Interior & Grounds

## The Villa

This beautiful Mediterranean Villa is located in a private street that also provides access to 4 other villas. The plot of approx. 2500 sqm. offers an exceptional view over Port Andratx.

### Lower Ground Floor

- Well equipped integrated kitchen with small dining
- Garage for two cars

### Ground Floor

- Large living room with comfortable seating, satellite TV, fireplace and access to a terrace
- Separated semi open air dining area for 8 people
- Well equipped modern kitchen with central island, dining for 10 people and access to a terrace

### First Floor

- Bedroom with double bed, access to a terrace and en-suite shower room
- Bedroom with double bed, access to a terrace and en-suite shower room
- Bedroom with two single beds, access to a balcony and en-suite shower room
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### Exterior Grounds

- Private swimming pool
- Ample terrace and garden area
- Various sun loungers
- Covered terrace
- Garden furniture
- Outdoor dining
- Barbecue
- Whirlpool
- Sauna

### Additional Facilities

- Wi-Fi connection
- Air conditioning
- Underfloor heating
- Washing machine
- Coffee machine



## Location & Local Information

Andratx is a very popular region within Mallorca due to its diverse range of alluring tourist attractions. This region is also known for its independent wineries, an industry that has carried the entirety of Mallorca for generations. Bodega Santa Catarina is an acclaimed establishment that can be found just 45-minutes away from the centre of Andratx. This winery focuses on education and helping local communities learn more about this bustling manufacturing process. Bodega Santa Catarina also offers a wide variety of wine tasting tours, providing access to the factory and a delicious sampling platter. There is also the chance to create a tailor-made tour as a way to celebrate a special occasion or to experience the vineyards as a group.

For avid golfers, Golf de Andratx is one of the most beautiful courses in the region, offering immersive and picturesque views as you travel through. This course was designed to give every player an interesting challenge, scattering bunkers and difficult holes throughout the landscape. There is even a driving range and a game area on-site to help guests brush up on their vital skills before completing their run on the course. If you start to feel hungry after your game, guests can visit CAMPINO restaurant and indulge in a selection of delectable meals. Golf de Andratx is located just under 10-minutes away from the centre of the region and is open every day from 8 am till 6 pm.

La Trappa is an extraordinary nature reserve that collates an abundance of landscapes, architecture, and terrains in one incredible location. This landmark was once home to an archaic monastery, which led to the construction of an entire town. These buildings still reside here today, and guests can observe their nuances in detail. This nature reserve also offers awe-inspiring views of the Tramuntana Mountain range, providing panoramic views that seem to span for miles. This site is also protected and preserved by the ecologist group GOB, ensuring that this location is maintained and secure for generations to come. La Trappa can be found just 40-minutes away from the centre of Andratx.

## Local Amenities

Nearest Airport	<b>Palma de Mallorca Airport (44 km)</b>
Nearest Ferry Port	<b>Palma Ferry Port (29 km)</b>
Nearest Village	<b>Port d'Andratx (2 km)</b>



Nearest Town/City	<b>Andratx (6 km)</b>
Nearest Restaurant	<b>Restaurant Trespais (2 km)</b>
Nearest Bar/Pub	<b>Bar No11 (2 km)</b>
Nearest Supermarket	<b>Eroski (2 km)</b>
Nearest Beach	<b>Cala Marmassen (3 km)</b>
Nearest Golf	<b>Andratx Golf Club (6 km)</b>
Nearest Tennis	<b>Andratx Tennis Club (6 km)</b>

## What we love

- This property offers stunning sea views in a tremendously elevated position
- Relax in the soothing coolness of the central air-conditioning that is provided throughout this property
- Awake each morning to the sound of the sea as you stand in your bedroom's balcony area
- Browse in a variety of shops or enjoy a bite to eat in Port d'Andratx, which is just a 10-minute walk away

## What you should know...

- Due to the heightened location of this property, a car is required
- Small children should be supervised as there are quite a lot of steps throughout the property
- A security system is in place for maximum privacy and protection

# Terms & Conditions

- Security deposit: €5,000 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: No.
- 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 garbage disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 7 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 on this property.
- Tax: Tourist Tax is included in the rental price.
- 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.