

ROYAL-VILLAS-EUROPE

from where you are . . .
to wherever you want to be

Spain

Mallorca

Ref BSP13



This exceptional property in the south of Mallorca offers unparalleled luxury and facilities combined with total security and privacy.

Set in its own 217 acre private estate just 15 minutes north of Palma the manor house and guest house are nestled in the most beautiful and tranquil grounds. The estate is fully enclosed and has two perimeter fences, the first enclosure is a wildlife sanctuary with wild deer and goats and within the second perimeter fence are the manicured gardens of the estate with three small lakes with fountains, a floodlit tennis court and behind the manor house itself the mountain which borders the sea.

The kilometer long drive winds through the grounds and there is 24 hour security. The manor house and guest house are linked by a pathway which runs past the estate office and separate staff accommodation.

The manor house has a vast part covered terrace with various seating options on comfortable sofas, there is a bar and barbeque area and outdoor dining, the swimming pool located close to the house and has a charming 200 year old Balinese day bed close by, perfect for that afternoon nap.

The interiors of the property are superb with the very best quality linens and furnishing and beautiful pieces of furniture and art. It is luxurious but also extremely comfortable with every possible amenity. Most rooms including the kitchen have plasma screen televisions and there are three separate satellite systems so every one is not confined to the same channel, in addition you have Bose surround sound, Bang & Olufson hi-fi and high speed internet as well as a video surveillance system.

The manor house has two state of the art professional kitchens with steam oven, convector ovens, ice makers, American fridge and even a coffee station. A professional chef can be provided upon request.

There are two elegant living rooms on the ground floor together with a formal dining room and breakfast room.



ROYAL-VILLAS-EUROPE

from where you are . . .
to wherever you want to be

The lower floor has a television room, home cinema with popcorn machine, games room with juke box and office and a snooker room. Here you will also find the indoor spa with fully equipped gym, indoor swimming pool, sauna, Jacuzzi and steam room. Also located on this floor are three double bedrooms each with en suite bathrooms.

On the first floor you will find the master bedroom suite with sitting room, dressing room, en-suite bathroom and private terrace overlooking the lake. There are a further two bedrooms on this level, a twin and a double both with en-suite bathrooms.

The guest house is equally well appointed with a living / dining room, kitchen and private terrace with swimming pool. There are four bedrooms, a master with en suite bathroom, two doubles which share a shower room and a double with en-suite bathroom .The manor house and guest house are fully air-conditioned and house wine, beer and soft drinks are included.

This is a superb location for a totally luxurious and private holiday; we can organize masseuse, butlers and many other services. There is a full concierge service to organize restaurant bookings, car rental, yacht charter etc.



No. Of Bedrooms :	No. of Bathrooms :	Nearest Airport :	Nearest Town :	Nearest Beach :
10	9	Palma 30 mins	Esporles 5 mins	