

# ROYAL-VILLAS-EUROPE

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



This modern and bright, fully air conditioned villa with four bedrooms in the main house and an independent studio is just a few minutes walk from Palma Nova beaches and plenty of good restaurants, bars and shops.

The villa has fully enclosed walled grounds with both pedestrian and car gates and there is ample parking for several cars, a car port and double garage. The villa itself is very spacious with large rooms and high ceilings. The spacious open-plan living room has high beamed ceilings and oversized couches and a contemporary wall-mounted plasma screen satellite television. Here there is also a study area with internet access. Two large terrace doors from the lounge open onto the swimming pool terrace. Leading off the living room are two double guest bedrooms with en suite bathrooms with bath tub and separate shower. Both have terrace doors opening onto the swimming pool terrace.

The vast open plan kitchen/ dining room boast a fully fitted kitchen with central Island housing a double sink. There is also a small laundry room. The formal dining comfortably seats 10 guests and there is an additional seating area with sofas so a great social space. Stairs from here lead down to the gym equipped with spin bike and rowing machine and there is also a bathroom here. Bedroom three located on the lower floor has a king size bed an en suite shower room and door opening onto the rear gardens.

The master bedroom covers the entire top floor and comprises a huge bedroom with seating area and plasma TV, an open plan style bathroom complete with a free standing bath, separate shower room and "his" and "her" dressing rooms.

Bedroom 5 is set away from the main house and is a totally independent open plan studio with double bedroom, bathroom with tub and shower, kitchen / dining and seating area, ideal for staff or teenagers of the more independent guest.

The grounds comprise large flat lawned areas, mature trees and the superb pool terrace with 12 x 5 metre pool with built in Jacuzzi and under water seating, the perfect place to sip a sundowner. Along the pool terrace are spacious sun terraces with sun loungers and a covered terrace with outside dining, barbeque, day beds and comfortable seating.

An excellent family villa with great facilities and walking distance from the beach and restaurants.

## Mallorca

### Palmanova

Ref BMSB29

- 4+1 BEDROOMS
- SWIMMING POOL AND JACUZZI
- FULL AIR CONDITIONING
- INTERNET ACCESS
- WALK TO BEACH
- 20 MINUTES FROM PALMA AIRPORT

