

SA TERRA ROTJA

Son Bunyola, Mallorca



Mallorca has some of the most beautiful mountain scenery of the Mediterranean - and **Sa Terra Rotja**, our Spanish retreat only 30km from the airport, is in the ideal spot to appreciate it. Reached via a private lane from the main road, the stone house is definitely for those who want to get away from it all. Once you have appreciated the glorious views over mountains to one side and olive groves to the other from your wicker chair on the outside terrace, you will have little inclination to leave. Inside all is bright and cheerfully decorated, with an orange-coloured beamed ceiling in the sitting room and lots of modern art on the walls. The four en-suite bedrooms have terracotta floors and local furnishings. Hired exclusively for up to eight guests, this is a place to sit back, relax and enjoy the view.

How does the accommodation work?

There are four bedrooms with en-suite bathrooms...



The Master Suite (left) occupies the entire upper level of the west wing. It has a king size bed that cannot split into a twin and a Jacuzzi bath.



The Green Room (left) occupies the front half of the upper level in the east wing. It has a king size bed that can split into a twin and a large private terrace.

The Red Room occupies the front half of the lower level in the east wing. It has a four poster king size bed that cannot split into a twin and a private terrace. In this room there is also a large sofa that folds out into a double bed so two extra people can be accommodated in this room. A supplement of £250 per person/per week applies.

The Blue Room occupies the rear half of the lower level in the east wing. It has a king size bed that can split into a twin and a large private terrace.

All rooms have sea and mountain views except for the Blue Room, however this still has a very pretty view of the mountains and enjoys early morning sunshine on the terrace.

All of the bathrooms are equipped with a separate bath and shower, twin basins, toilet and bidet.

What is there to do?

The Villa is designed with nothing but relaxation in mind! Facilities for keeping yourself occupied include an outdoor pool, tennis court, the Master Suite Jacuzzi bath, home entertainment system and satellite television. There is also a selection of board games and a small book, CD and DVD library.

With a car it is well worth exploring this area of Mallorca with its beautiful scenery and many charming villages. You will find art galleries, shops and some fabulous restaurants. You could also visit the beach or head for Palma's shops. There is information in the villa about what to see and do in Mallorca.

What kind of food can I expect? What happens with cooking?

It's up to you! Mallorca is blessed with some wonderful fresh local produce and wonderful seafood. You can either tell us, in as much detail as you wish, what you would like for every meal, or you can leave it up to us to surprise you! We also have a BBQ, which makes a good casual option for the balmy Mediterranean evenings.

You are also more than welcome to cook some or all of your own meals. A discount will not be given for this and our staff will still do all of your shopping. If you wish to do all of your own shopping and cooking, let us know and we can negotiate a lower rate based on your personal requirements.



Can I bring children?

Absolutely! Sa Terra Rotja makes a great place for a family holiday, with the pool and lots of space to run around! If it rains there are the board games and DVDs to watch. We are also happy to prepare children's meals and of course, non-alcoholic beverages are all included in the cost of your stay. Babysitting can also be arranged at an additional cost, however ideally we need advance notice.

When should we arrive and depart?

Generally your stay with us should begin on a Saturday, occasionally we are flexible with this depending on when you are going and from time to time we even have shorter gaps between other bookings that you may be able to book. Please call us when you have specific dates in mind so we can explain the options to you.

Once you have booked your dates, we ask that you arrive no earlier than 16h00 and that you depart by 11h00. Again this could be flexible if we have no other bookings either side of yours, so call us closer to your arrival date if you think you will need an early arrival or late departure.

What about medical facilities?

There are first aid kits at the Villa and the nearest doctor is about 30 minutes away, with the hospital in Palma being 40 minutes by road. In an emergency it would be possible to arrange a medical evacuation by helicopter.



**Sa Terra Rotja
Rates & Information**

(Valid for Saturday arrivals from 2nd January 2010 to 25th December 2010)

Arrivals dates in 2010	Exclusive use rate for 7 nights
02-Jan-10 to 27-Feb-10	£5,500
06-Mar-10 to 20-Mar-10	£6,500
27-Mar-10 to 3-Apr-10	£7,500
10-Apr-10 to 24-Apr-10	£6,500
01-May-10 to 22-May-10	£7,500
29-May-10 to 26-Jun-10	£9,800
03-Jul-10 to 28-Aug-10	Villa normally unavailable
04-Sep-10 to 25-Sep-10	£9,800
02-Oct-10 to 23-Oct-10	£7,500
30-Oct-10 to 11-Dec-10	£6,500
18-Dec-10 to 25-Dec-10	£9,800

The rates shown above are per week in Sterling and are for private use of Sa Terra Rotja for up to 8 guests.

Additional guests – maximum of two – are charged £350 per adult per week and £150 per child per week. Sa Terra Rotja reserves the right to alter its rates at any time. Set arrival dates and minimum stays apply.

What do the rates include?

- Exclusive hire of Sa Terra Rotja for 7 nights.
- All drinks and beverages including alcoholic drinks.
- Private use of Sa Terra Rotja with a staff of two. The villa has 4 en-suite bedrooms, lounge, kitchen, dining room and several outdoor seating and dining areas.
- All meals and snacks prepared by our local staff. They will prepare some beautiful local dishes using only the freshest ingredients. They are also happy to work with your own personal requirements.
- We have a fully stocked bar including excellent local wines, beer, champagne, cava, spirits and a wide selection of non-alcoholic beverages.
- One large heated outdoor swimming pool with stunning views! The pool area is equipped with outdoor furniture and children's pool toys such as lilos. It is maintained daily by our staff. There is a Jacuzzi bath in the Master Suite.
- One tennis court with equipment provided.
- A home entertainment system with a selection of CDs and DVDs. There is also a small library and a selection of board games for both adults and children.
- Cots, highchairs and bassinets.
- All linen and towels, including pool towels. Towels can be changed every two days and linen is changed twice-weekly.
- Direct dial phones are provided in every room and at various locations around the villa.
- In the bedrooms guests will find a selection of complimentary toiletries, hairdryers, sun block & insect repellent.
- All taxes are included and gratuities are at guests' discretion.

How do I go about confirming my booking?

Bookings will be confirmed upon receipt of a 50% deposit, with the remainder being due 8 weeks prior to arrival. Payments can be made in sterling by credit card, cheque or bank transfer. You will be given further details of the options with your invoice.

What happens if I cancel my booking?

As with any travel, we strongly recommend that you purchase travel insurance that gives you full cancellation cover. We can give you advice if you are not sure where to purchase this.

We must receive all cancellations in writing to avoid any errors! This can be done by e-mail, letter or fax. We will then confirm the cancellation back to you in writing and give you a cancellation number. We can also provide letters proving that you lost deposits in order to help you with any travel insurance claims.

Please note that if a payment is not received on time we reserve the right to release your reservation, regardless of any payment already received. We will make every effort to contact you prior to taking this course of action and will remind you of payments due.

1. If you cancel any time up to 60 days prior to arrival, the cancellation penalty will be 20% of your total booking amount.
2. If you cancel between 59 and 30 days prior to arrival, the cancellation penalty will be 60% of your total booking amount.
3. If you cancel within 30 days of arrival, the cancellation penalty will be 100% of your total booking amount.

There may also be cancellation fees levied by third parties, and we will advise you of these at the time. Please note that you will be liable for any payments that are outstanding at the time of your cancellation.

What if I need to change the dates?

These situations are dealt with on a case-by-case basis and are at the sole discretion of the Reservations Manager at the Virgin Limited Edition UK Head Office. Generally our cancellation policy will apply as detailed above, however we may look at allowing you to transfer deposits to a new booking at Sa Terra Rotja, provided we re-sell your original dates in full. Please be rest assured that we make every effort to do this and that the more notice you can give us, the more likely it is that we can re-sell your dates.

Force Majeure

We act on the advice given by our government and the government of your home country. If flights are grounded because of war or terrorism or you are advised by your government that it is unsafe to travel, then we will do all we can to make it easy for you to postpone your holiday. We will never impose any cancellation penalties for accommodation cancelled at Sa Terra Rotja if government advice means that you can't travel. Please contact our reservations offices if you are concerned about travel due to war, terrorism or similar events.