

Sa Terra Rotja is available to hire exclusively for 8 guests sharing 4 bedrooms with en-suite bathrooms, with the possibility of up to two additional guests on a request basis only. Rates are for 7 night stays at the villa for Saturday arrivals from 8th January 2011 to 10th December 2011 and are priced in British Pounds.

Arrival dates in 2011			Exclusive use rate for 7 nights
08-Jan-11	to	26-Feb-11	£5,600
05-Mar-11	to	19-Mar-11	£6,600
26-Mar-11	to	2-Apr-11	£6,600
09-Apr-11	to	23-Apr-11	£7,800
30-Apr-11	to	21-May-11	£7,800
28-May-11	to	25-Jun-11	£10,200
02-Jul-11	to	27-Aug-11	Villa normally unavailable
03-Sep-11	to	24-Sep-11	£10,200
01-Oct-11	to	22-Oct-11	£7,800
29-Oct-11	to	10-Dec-11	£6,600

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. Contact our Reservations team for availability.

WHAT'S INCLUDED?

- Exclusive hire of Sa Terra Rotja for 7 nights
- All meals prepared by two dedicated local staff
- All drinks and beverages including alcoholic drinks
- All local taxes

THINGS TO DO... AND ALSO INCLUDED!

- Slip into the heated outdoor pool and admire the spectacular views over the Mediterranean – there are lots of children's pool toys to keep the little ones (or maybe the big ones!) entertained
- Work up an appetite on the villa's tennis court – racquets and balls provided if you haven't brought your own
- Challenge your friends to a game of table tennis!
- Get comfy in the lounge in front of the home entertainment system with satellite TV as well as a great selection of CDs and DVDs. There is also a small library and a selection of board games for both adults and children
- If you don't fancy driving you can take one of our two mountain bikes and go cycling!

GETTING HERE

Sa Terra Rotja is located on the Son Bunyola Estate on the northwest coast of the Spanish Island of Mallorca, about 30km northwest of Palma Airport – a 35 minute drive. The nearest village is Esporles. Guests will need a car to reach the villa.



Frequently Asked Questions

Where is Sa Terra Rotja?

Sa Terra Rotja is on the northwest coast of the Spanish island of Mallorca, only 30km from Palma, the island's largest city. The nearest village is Esporles, and the villa is reached by a private access road off the main road.

What is the language?

The official languages of Mallorca are Spanish (Castilian) and Catalan. There are a number of local dialects collectively referred to as Mallorquí and based on Catalan, but in practice these can be totally different from village to village! Younger Mallorcans will generally speak some English, but we recommend attempting a few phrases in either Spanish or Catalan if you can – the effort is always appreciated!

What does Sa Terra Rotja mean?

Sa Terra Rotja means 'red earth' in Mallorquí, the local dialect in Mallorca. The name comes from the red rocks in the area.

How do I get there?

The nearest international airport is in Palma, about a 35 minute drive from Sa Terra Rotja. Palma de Mallorca International Airport is served by direct flights from most of the main European hubs, with average flight times from northern Europe of about 2 ½ hours. There are also frequent short hop flights from Barcelona and Madrid, so if you're coming from further afield it's likely that you'll have to connect through either of these destinations first.

As the villa is in a private and exclusive location, you will need a car to reach the site. It's also essential to have transport if you intend to visit other areas of the island, something we thoroughly recommend! The beaches closest to Sa Terra Rotja are pebble beaches, but the sandy beaches on the western and southern parts of the island are some of Europe's best and are about 30-40 minutes drive away.

Do I need a visa?

Spain is part of the European Union Schengen Zone, which means EU citizens will not need to clear customs when travelling from other EU countries also taking part in Schengen. You will however need to provide proof of identification upon check-in at the airport, which can be either your passport or identity card. The UK and Ireland are not part of Schengen and full border controls will apply, but no visa is necessary. Travellers from the US do not require a visa to enter Spain, but your passport must be valid for at least 6 months beyond your intended return date. Travellers from other countries may require a visa, so please check with your nearest Spanish Embassy or Consulate.

Can I bring my children?

Absolutely! Sa Terra Rotja makes a great place for a family holiday - we have children's pool toys, books, games and DVDs. We are also happy to prepare children's meals and of course, non-alcoholic beverages are included in the cost of your stay. Babysitting can also be arranged at an additional cost, however ideally we need advance notice.

Rates for infants, children, and supplements for additional adults

Just what is...	
...an infant?	a guest under the age of 6
...a child?	a guest between the ages of 6 and 12
...an adult?	a guest aged 12 years and over

Infants stay free of charge and we have cots, highchairs and bassinets available. Up to 2 children can be accommodated on the pull-out sofa in the Red Room, and a charge of £150 per week per child will apply. For adults staying on the pull-out sofa a weekly charge of £350 per person per week will apply.

How about cash? What is the currency?

The currency in Spain is the Euro, and there are cash machines at the airport. You can also get cash from your bank before you arrive. You won't have a problem paying by credit card in Palma, but the villages closer to Sa Terra Rotja are less likely to accept cards, insisting on cash in most locations. The nearest cash point to the villa is located a short drive away in Esporles.

When is the best time to visit? What will the temperature be?

Whenever you like. The temperature varies from a daytime average of 10°C/50°F in January, the coldest month, to a very pleasant 23°C/73°F in the months of June and September, although it can be considerably warmer when the sun is at its highest! Best known for the annual summer influx of holiday makers and avid clubbers, Mallorca can be surprisingly peaceful, and there's plenty to see in Palma and in some of island's other towns.

Is there air conditioning? What about heating?

The villa is heated and is fully air-conditioned so you can adjust the temperature to your own comfort level. There is also a wood burning fireplace if you really want to get toasty.

What kind of food can I expect?

It's up to you! Mallorca is blessed with some wonderful fresh local produce and outstanding 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 for a good casual option for the balmy Mediterranean evenings. One day a week our staff will not be available to cook, but they will leave food and dishes that can easily be prepared by guests on the specified day.

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.

What is there to do in the area?

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 are the rooms like?

Sa Terra Rotja has four double bedrooms, all with en-suite bathrooms. The Master Suite occupies the entire upper level of the west wing. It has a king size bed that cannot be split into a twin and a Jacuzzi bath. The Green Room occupies the front half of the upper level in the east wing. It has a king size bed that can be split into a twin and a 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 be 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. A supplement of £350 per person per week applies for adults, and £150 per person per week for children. The Blue Room occupies the rear half of the lower level in the east wing. It has a king size bed that can be split into a twin and a large private terrace.

The Master Suite, Green and Red Rooms all have sea and mountain views. The Blue Room 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 (except the Green Room which has a combined unit), twin basins, toilet and bidet.

What's in my room?

In the bedrooms guests will find a safe for valuables, a selection of complimentary toiletries, hairdryers, sun block and insect repellent. All linen and towels are provided, including pool towels. Towels are changed every two days and linen is changed twice-weekly.

The Legal Stuff

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 40 minutes away by road. In an emergency it would be possible to arrange a medical evacuation by helicopter.

Arrival and departure details

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.

Voltage

Spain is on 220 volts with two-pin round plugs. We have international adaptors available in the rooms.

1: Definitions and Parties

In these terms and conditions: The '**Company**' shall mean Sa Terra Rotja, a corporation organised under the laws of Spain. '**We**' shall mean the Company. The '**Client**' shall mean the person who has paid the deposit as the Lead Booking Name and each person listed within the booking as their travelling companion. '**You**' shall mean the Client. '**Exclusive Use Bookings**' shall mean bookings for exclusive use. '**Sa Terra Rotja**' means Sa Terra Rotja. In these terms and conditions the masculine words shall include the feminine and neuter genders and vice-versa and the singular shall include the plural and vice-versa.

2: Bookings

A contract will only be constituted between the Company and the Client once a written request for confirmation of a booking has been received from the Client by the Company, and written confirmation of acceptance of a booking has been sent on behalf of the Company to the Lead Booking Name following receipt of payment of the deposit as outlined in paragraph 3 below. The Lead Booking Name on paying the deposit warrants to the Company that he accepts these terms and conditions on behalf of himself and each of his travelling companions.

3: Payment and Confirmation

Bookings will be confirmed upon receipt of a 50% accommodation deposit, of which a sum equal to 20% of the total accommodation cost is non-refundable. The remaining 50% payment is due no later than 60 days prior to your proposed date of arrival at Sa Terra Rotja, along with any additional sums equal to any payments due to third parties and/or our affiliates. If the Client makes a reservation less than 60 days prior to the proposed date of arrival, such bookings will only be confirmed upon receipt of a 100% payment, plus any additional sums due to third parties and/or our affiliates, all of which shall be paid as far as possible in advance of the proposed date of arrival. Please note that if a payment is not received on time or in the correct amount we

reserve the right to release your reservation, regardless of any payment(s) already received. We will use reasonable endeavours to contact you prior to taking this course of action and will remind you of payments due. The method by which you should pay for your booking will depend on where you are making your reservation. Your reservations office should provide full details when they send you your invoice.

4: Cancellation by the Client

Firstly, as with any travel, we strongly recommend that you purchase travel insurance which gives you full cancellation cover. Secondly, you must send us any and all cancellations clearly and in writing to avoid any errors! This can be done by letter, fax or email using the following contact details: Reservations, Virgin Limited Edition, Voyager House, 162-164 Fulham Palace Road, London, W6 9ER; Fax: +44 (0) 208 600 0431; enquiries@virginlimitededition.com. We will then confirm the cancellation back to you in writing and provide you with a cancellation number. Thirdly, since we incur costs in cancelling your booking, if you cancel a booking you will be obliged to pay the applicable cancellation charges outlined below. Please note that if a payment is not received on time or in the correct amount we reserve the right to release your reservation, regardless of any payment(s) already received. We will use reasonable endeavours to contact you prior to taking this course of action and will remind you of payments due. If you cancel your booking more than 60 days prior to your arrival date, we will refund any monies received by us less the 20% non-refundable deposit. If you cancel your booking between 59 and 30 days prior to your arrival date, we will refund any monies paid to us less a cancellation charge equal to 60% of your total accommodation charge. There may also be cancellation fees levied by third parties and/or our affiliates such as flight or transfer operators; we will advise you of any such additional cancellation fees in due course once we have this information and, if requested, you will refund us in respect of such fees forthwith. If you cancel your booking within 30 days of your arrival date no refund of any part of the total

accommodation charge will be given. For the purposes of calculating the charges set out in this clause, we consider your arrival date to be day 0. Please note that the Client is liable for any payments outstanding on the date cancellation is received.

5: Changes by the Client to date or nature of the booking

We will use reasonable endeavours to accommodate requests for amendments received up to 60 days prior to the proposed date of your arrival at Sa Terra Rotja, however this is at the sole discretion of the Management at Virgin Limited Edition's UK Head Office. If we receive your request within 60 days prior to the proposed date of your arrival, we will also use reasonable endeavours to accommodate your amendment, however we reserve the right to charge a fee of up to 20% of your total accommodation costs. As before, any such accommodation of your amendment will still be at the sole discretion of the Management as described above and it will be dependent on, amongst other things, the percentage of dates and rooms originally booked that have been subsequently re-sold. Should the Client choose to leave Sa Terra Rotja early for any reason other than in circumstances outlined in paragraph 8 below, no refund will be made to the Client nor will alternative dates be arranged. The Client also agrees that individual or group stays at Sa Terra Rotja cannot be sold, awarded as prizes or otherwise transferred without the Company's prior written authorisation.

6: Changes and Cancellation by the Company

The Company reserves the right to alter or cancel the whole or part of the booking.

The Company will advise the Client of any changes or cancellations as soon as reasonably possible. Different terms will then apply depending on whether the proposed changes are, in the opinion of the Company, minor or substantial. If the proposed changes are, in the opinion of the Company, minor, the Company will make alternative, comparable arrangements at no cost to the

Client, who shall accept such alternative arrangements. If the changes are, in the opinion of the Company, substantial, then the Company may offer alternative arrangements to the Client, but the Client shall not be obliged to accept such alternative arrangements. If no such alternative arrangements are offered in these circumstances, or the Client does not accept any such offered alternative arrangements, then the Client may reject the booking within 14 days of notification to the Client of the relevant change(s) and the Company will cancel the booking. If the Client rejects the booking in these circumstances, all monies which have been paid by the Client to us as at the date of cancellation will be repaid to the Client less the Company's reasonable expenses in respect of the booking. Under no circumstances will the Company be liable to the Client for any financial recompense in the event of a change (whether material or otherwise) which does not lead to a cancellation. Any liability of the Company which may arise in the event of cancellation shall be limited to a refund of monies as provided above. The Company will not be liable for any cancellation which results from the Client's default. Without prejudice to the provisions set out above relating to cancellation, the Company reserves the right to cancel the service or the services it is contractually obligated to provide to the Client and require the Client to leave Sa Terra Rotja immediately if the Company reasonably considers that the Client's behaviour at Sa Terra Rotja has caused (or is likely to cause) loss, damage or harm to Sa Terra Rotja or its reputation or any part of it or is (or is likely to be) objectionable to other guests; in these circumstances the Company shall not be obligated to make any refund of monies to the Client. Further, the Client shall indemnify and hold harmless the Company (for itself and on behalf of its affiliates, agents and employees against any such loss, damage or harm).

7: Liability of the Company

a) We accept no liability for ensuring that the accommodation which you book with us is provided as described in this ratecard, save where any part of your accommodation is not provided as described in this ratecard due to the fault of our employees or agents and this has adversely affected your travel arrangements.

Subject to paragraph (b) below, our liability in all cases shall be limited to a maximum of three times the aggregate amount paid by you to us for your accommodation with us.

b) Nothing in paragraph (a) above shall exclude or restrict our liability or responsibility for death, injury or illness caused by the negligent acts and/or omissions of our employees or agents whilst acting within the scope of, or in the course of, their employment or engagement in the provision of your accommodation with us.

c) For the avoidance of doubt the Company will not be liable for loss or injury suffered by the Client which was outside the control of the Company. We would suggest that you obtain suitable insurance to cover loss or injury. The Company shall not be obligated to make any payments in those circumstances other than as otherwise referred to in the terms and conditions above.

8: Force Majeure

We act on the advice given by the government of the United Kingdom 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, 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 Office if you are concerned about travel due to war, terrorism or similar events.

9: Entire Agreement; Variation and Waiver; Severance

These terms and conditions constitute the entire understanding and agreement in relation to their subject matter and supersede any previous explicit or implied agreement or undertaking between the parties with respect thereto. The Company reserves the right to alter these terms and conditions from time to time and will notify the Client of any changes as soon as reasonably possible using the postal or email contact details provided by the Client for the Client's booking. The amended terms and conditions

will apply to any Client booking that commences after the date of such notification. No other variation, waiver or release of these terms and conditions shall be effective unless it is made by the Company and notified to the Client in accordance with this paragraph. If any part of these terms and conditions is void or unenforceable due to any applicable law, it shall be deemed to be deleted and the remaining provisions of these terms and conditions shall continue in full force and effect.

10: Governing Law

This contract shall be governed and construed according to English Law.

11: Data Protection

Your information is safe with us. Rest assured your details are held by Virgin Limited Edition in accordance with the Data Protection Act 1998 (UK). We will not share your personal information with third parties for marketing or any other purposes without your consent unless required by law. We operate an automatic opt in policy which means that when you request information from us on one of our properties or make an enquiry/reservation, you are added to our database and may be contacted by us with relevant promotions, offers or information that we feel may be of interest to you from time to time. With Virgin YOU are always in control of your personal information, so if at any time you wish us to stop contacting you then simply email us at: enquiries@virginlimitededition.com, write to Virgin Limited Edition, Voyager House, 162 – 164 Fulham Palace Rd, London, W6 9ER, or call us on freephone 0800 716 919 or + 44 (0) 208 600 0430 to let us know. Thanks.

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