

SON FIBLA - GUEST BOOK

Avda. de la Mar 104, Urbanización El Toro-Port Adriano 07180, Calvià, Illes Balears.

Carretera Palma-Andratx, salida 15, pass throughn gas station, Aquapark, through Son Ferrer, to the round about with a big red A, turn left, straight ahead up to the sea side and turn right.

http://maps.google.es/maps?saddr=Aeropuerto+de+Palma+de+Mallorca,+Palma&daddr=El+Toro,+Calvi%C3%A0&hl=es&ie=UTF8&sl=40.396764,-3.713379&ssp=9.83612,23.181152&geocode=FRF6WwIdZK8pACFW-bdpZdoxcA%3BFaV9WgIdIuMIACmfpWckQIiXEjEgQld_ca8CCg&oq=El+Toro&vpsrc=0&mra=ls&t=m&z=12

El Toro-Port Adriano, between Palma and Port d'Andraitx, between Portals and Calvià, between Magaluf and Santa Ponça, in the middle of every thing, near the mountains, but in the most quiet site of the southwest coast of Mallorca. Surrounded of golf courses, marinas, natural parks, beaches, and all kind of entertainments.

In a virtual circle of 5 km, El Toro-Port Adriano contains 3 marinas (Santa Ponça, Portals), 5 golf courses: Santa Ponça 1 (members only) and 2, Golf de Poniente, Camp de Mar, and Bendinat. A wide range of daytime and nighttime leisure activities.

http://maps.google.es/maps?hl=es&cp=17&gs_id=1b&xhr=t&q=golf+santa+ponsa+1&gs_upl=&bav=on.2,or.r_gc.r_pw.,cf.osb&biw=1440&bih=900&wrapid=tljp1326207972984026&um=1&ie=UTF-8&ei=4FMMT_acHI2yhAfpqN2vBA&sa=X&oi=mode_link&ct=mode&cd=3&sqi=2&ved=0CCoQ_AUoAg A complete set of clubs is at your disposal.

Due to its proximity and its additional facilities, we recommend Port Adriano <http://www.portadriano.com/> for nautical sports, and the County Club <http://www.spcountryclub.com/> for other sports, as it also has golf teachers, driving range, gymnasium, diving and sailing schools, leisure activities of all kinds, restaurants, etc...

In the Urbanization of El Toro-Port Adriano itself, there is a medical service in the mornings -depending on the PAC of Santa Ponça, open 24 hours-, pharmacy, catholic church, banks -La Caixa-, supermarket, and all kinds of bars and restaurants with a great variety of prices and qualities. Some of them offer home delivery service (<https://glovoapp.com/es/es/>). Major supermarkets are located in Santa Ponça (Eroski), Son Ferrer (Eroski), and Palma Nova (Mercadona, Aldi and Lidl). At 15 minutes by car, at the entrance of Palma there is also a Carrefour and the Porto Pi shopping center.

The roof of the house coincides with the level of the street, so the cars and their trailers are located at the entrance, and the house is not visible from the street, ensuring total discretion, even from the neighbors, except from the sea.

Access to the plot is either through the door with key or intercom, or with the remote control of the sliding door (only one copy is provided). The call is video on all three floors of the house. As additional security there is an intermediate metal gate for nights, or prolonged absences. For any breakdown or problem BPA 971476165.



At the entrance there is a small closet where accessories for skiing, skating, diving, cycling, rowing,... are kept at the disposal, and under the responsibility of the tenants.

Although in 20 years there have never been any security problems or thefts, the warehouse where in addition to objects and fuel tanks, filters, water, is enabled as a Panic Room, with CCTV and telephone for emergency calls. Its use is excluded from the rent, since it is intended to store the owner's personal items. If deemed necessary by the tenant, the system can be reorganized in some other way satisfactory to both parties.

There is space for 3 covered vehicles (in its normal use, 2 cars and a boat), 2 semi-covered (in its normal use, one is dedicated to trailers and bicycles, and the other to surf, kayak and sailboat). Access is by sliding gate with automatic opening and closing.

Trekking or biking in the countryside. Because of its proximity, and its easy access by the bike path that connects Port Adriano to Palma and Calvià, the surroundings des Capdellà, Galilea,... Horseback riding recommended. There are stables all over the island, although due to its proximity, we recommend

http://www.santaponsaridingclub.com/?utm_source=seemallorca.com&utm_medium=links&utm_campaign=contract.

Motorboat rides (Kiwi <https://kiwimallorca.com/es/barcos-a-motor/>), diving, kayaking and sailing (Mar Balear <http://www.marbalear.com/>). The closest is Port Adriano, located

between the natural marine reserves of El Toro and Las Malgrat, both of which are recommended excursions of little complexity.

For long nautical trips, we recommend IBYachting, <http://www.ibyachting.com/>, José Antonio 686985503, according to which, except in summer, you can rent 40-foot sailboats for days or weekends at very affordable prices. Hunting and big game fishing, with boat, Alex www.partner-mallorca.com, 664111595.

In addition, at the Centro Cultural del Toro, 971232152 cceltoro@calvia.com, and other nearby centers in Calvià, courses are offered on guitar, dance, dynamic expression, relaxation, tai-chi, handicrafts, restoration and cabinet-making, painting, gardening, dressmaking, languages, computer science, etc...

There is a complete indoor gym, and a negotiated service with a personal trainer, which, if required, costs €20 per hour. (Mark 648885980)



On the starboard side of the car park, in addition to music equipment, there are two sinks with cleaning equipment and objects for the vehicles, and on the port side compartments for camping accessories and repairs. On the roof of the car park there are two water tanks - separating exterior and interior taps- and antennas -Astra, Hispasat, and DTT-. The English-speaking channels require 180 cm diameter antennas, and a personalized subscription, so they are not available except with an additional charge; However, and to alleviate this circumstance, the Canal + decoder is well maintained, where you can select the English version option in many movies, documentaries, and series, as well as the German channel decoder.

The roof of the house at street level is divided into Chill Out and BBQ with access to an occasional elevator (the key will only be given to the elderly or people with mobility problems or disabilities), which goes directly to the living room. For Thai, oil and sports massage, call 971232716/609930621 (approximate rates €40/hour) sasintonwelz@gmail.com, in the same urbanization.

In the Barbecue there is a wood oven, stove-paellero, and fireplace, accessories and tools, as well as tables and a bar counter. There is wood available under the assumption that it must be replaced. The enclosure can be closed around its entire perimeter in the event that there is wind and you want to use it, however it is the responsibility of the tenant not to leave the awnings down in their absence, since hurricane wind events are possible and relatively frequent, and occasionally they could tear them off. .

The conceptualization of the house is bioclimatic, so in summer it takes advantage of the sea breeze to cool down, and in winter the windows use the sun to heat. For this you have to use logic, in addition to the heat and cold equipment. To cool the house in summer without electrical equipment, the doors of the living room and the windows of the rooms must be open at night, and optionally the entrance door during the morning. The windows of the rooms have three positions: closed, open, and half open. With the sensible use of all of this, air conditioning is not required throughout the day, except on days with little wind that may recommend the use of the installed equipment between 3:00 p.m. and 9:00 p.m. More than that is excessive and unnecessary. In order to avoid abuse and inefficient use of energy, the rate included in the rent is limited to €300 per month, which is much more than enough (the rest will cost 30 cents/Kw)

Because the house is located to the west facing the sea, especially in Autumn, very strong winds are relatively frequent, even in the last 20 years, tornadoes have passed over the house on two occasions. It is very important **IN THE EVENT OF BAD WEATHER** to close all the doors and windows well, with all the additional systems for their reinforcement, because if you leave a window half open or a door poorly closed, it is likely that there will be great damage inside the house, which It would be the responsibility of the tenant. If you are away for several days, it is always necessary to check that all the doors and windows are closed, also to prevent access to possible thieves. The cleaning service is instructed to do so, but may not be present every day.

Due to its orientation, the Sun shines fully in the afternoon. The sunshade awnings are automated in summer, and free to use in winter. In Summer they prevent the Greenhouse Effect, and in Winter they enhance it. Its automatism consists of going down in the afternoon, and they rise on cloudy afternoons, before sunset, or with excessive wind, in which case, it is necessary to use the manual interior blinds on an exceptional basis. It is recommended not to touch the programming of the awnings, unless you know its operation well. The manual use of the awnings interrupts the programming, and after that it must be restored. At night it is advisable to lower the awnings on the upper floor, and in winter it is usual that the wind does not allow them to be lowered all night. In winter it is useful to watch television or the cinema on sunny afternoons. The fans are to distribute the hot air that is concentrated in the upper part, and it is valid for both summer and winter. They work

with the central light switches, although said light can be turned off from the remote control.

In Winter, the radiators are programmed to maintain a basic temperature that is maintained in the absence of people in the house, -between 15 and 18 °C-, in such a way that at all times there is a certain sensation of non-cold, and humidity control . To quickly heat and cool the house, there are three heat pump air conditioning units, which should only be connected while inside the house, and disconnected when leaving it. The one in the main bedroom is activated from the control on the wall behind the door, the two in the rest of the house, from the office in the kitchen (the one on the left for port and small bedrooms and the one on the right for starboard and kitchen). . Electric heating equipment should never be started at the same time, because together with other equipment such as kitchen, sauna or pool equipment, -also large consumers of electricity- they can exceed the contracted power -which is high, but not infinite- , and generate a total blackout. We have 10 kW of solar energy and a supply contract for 17 kW from the grid.

The gas fireplace offers comfort for the starboard lounge, but it is not enough for the whole house, and it is advisable for when you are in that area of the house watching television. It has a remote control both to turn it on, and to adjust it and turn it off. The wood-burning fireplace offers comfort for the cinema, for having guests in the port lounge, or for dinners at the central table, but it is not enough for the whole house. Firewood is included so that it can be used a couple of times, assuming that if it is used it will be replaced by the tenant.

In the living room there is a sound system connected to the movie projector (DVD) and to the computer (CD). In turn, the living room has an "all in one" computer with a touch screen, two RJ45 access points -just like the rooms-, for the connection of other computers, and a Wi-Fi printer, with the corresponding driver. The theater supports CD, DVD and USB as input formats. The printer's IP address is <http://192.168.1.33>. The SSID of the local network is Son_Fibla, and the password is 971234510. The telephone and fax numbers are 971234510, and can be used for national calls within Spain.

The movie screen is manual and the image, 5.1 sound, and recording are independent. It is recommended to turn on the sound with bass above 12, and volume at maximum (40) to graduate downward with the control of the DVD and USB reader. To turn on the projector you have to press the button on the far right, and to turn it off the same, but twice. Supports .avi, .mpg, .wmv, mp4 formats. PHP software is installed on the computer to download the movies that you want to see over the Internet, although it is the tenant's responsibility to delete them once they have been viewed. Said computer, available, also has on-demand television access for all the world's channels that offer this option, and can occasionally be plugged into the cinema.

The living room also has two terraces, one for billiards and board games, and the other for use as an outdoor dining room.

The kitchen is fully equipped with all kinds of electrical appliances, including a thermomix, a canner, coffee makers with enough doses for a few days, and a blender. The small fridge is mainly used for drinks, and the big one for everyday use. For occasional use there is an

additional chest freezer in the utility room. In the office there is a sufficient assortment of medicines and material for cures, -blue boxes- that are expected to be restored if their use is necessary. The same happens with detergents and cleaning supplies, which, if they run out, will be requested by the house care staff. The instructions for all the appliances in the house are grouped in folders at the end of the port office. Garbage collection is selective and the service personnel will be in charge of taking it to its corresponding collection point.

The cleaning service includes 4 hours every working day for the maintenance of the house, not for that of the tenants. IT IS NOT OPTIONAL, because if you do not clean the pool or the house, the work accumulates for future tenants. If needed for cooking, parties, or extending your work, the cost is €15 per hour. The service includes pool and garden maintenance. If extras are needed, they can be negotiated directly with the staff based on said rate. Childcare can be negotiated at the same price.

The fireplace in the main bedroom gives little heat, it is decorative, it works with bioalcohol, and a charge of 100 ml (half a glass) is enough to turn itself off in half an hour. It is not recommended anymore. In no case add bioalcohol while there is a flame. The bed has maximum hardness water and is graduated to make it comfortable. It is not recommended to modify the thermostat, although it is possible. The vibrator is double -for two people-, and has 10 programs. The television has an automatic shutdown system, connected to the DTT antenna, and with access to musical radio programs. It also works as an alarm clock. There are alarm clock radios on both sides of the bed. The music system requires an ipod or an iphone, and its speakers are removable.

The en-suite bathroom is double, has a jacuzzi, a hydromassage column, and two complete services. It shares the same heating system as the bedroom. It comes with 2 complete sets of towels of all sizes and two bathrobes, while salt for "peeling" and tea for aromatic baths are included upon request. Upon request, instruments and material for shoe cleaning and personal hygiene are made available, from soaps to shampoos, in the confidence that they will be duly replaced.

Each bedroom is equipped with a bed and two tables, although both can be folded to make room for an extra bed perpendicularly, which is under the main one. In the same place there is an additional mattress for some exceptional circumstance with guests, (the corridor of the main bedroom is recommended to place them), and for each of the mattresses there are two sets of bedding, that is, 8 x 2 in total, the same number of sets of towels. The front room has two automated and adjustable beds. The bathroom for the three port rooms is provided with personal hygiene products.

The pools can work independently or both together. In its normal set mode, being overflowing, to bathe it must be working, for which you have to activate the switch located at the bottom, near the "pool" table. Next to it is the one with the fish and turtle fountain, which is requested to always be in on mode, as it has its own timer. The service personnel is instructed for its cleaning and care.

Please do not sit, let alone stand, on the overflow.

In order to extend the bathing season, the indoor pool has a boiler that raises the temperature to 28°C, which is what the water has in August, and that allows a pleasant bath, but it is not a jacuzzi (38°C).

The covered space of the pool is used both as an alternative room and for parties. Because of the wind, it is very important that it always remain closed in winter. The music equipment is available for live performance, both for those who know how to play any of the instruments made available: guitar, bass, keyboard, percussion, and wind, as well as for use from the computer, with mixing programs, karaoke, and Spotify installed, plus TV. Two extra beds are available in this area.

The spa consists of a sauna, Turkish bath and UVA rays. Its operation is alternate and not simultaneous, that is, one or the other can be used, or one after the other, but not all at the same time, because if it is added to the heating above, the contracted electrical capacity may be exceeded. Do not use the UVA in sessions of more than 10 minutes, and if you use the sauna, you should do without the Turkish bath and vice versa, although it is noteworthy that the first is for two people and the second for a single occupant.

The service is in charge of feeding the fish and turtles.

In the lower part of the plot, under the wooden terrace, a Zen Space has been set up, with a rock garden and sun loungers.

Access to the sea is possible, and yet there are no stairs to go back up and you have to swim 200 meters to either side to do so. The access is designed for swimming in summer, or fishing, or simply meditating.