Exclusive, newly built luxury villa with an infinity pool and ocean views in Port Andratx



Property: SHM0005 | 07157 Puerto Andratx

Plot size	1.038,00 sqm
Living area	690,00 sqm
Rooms	8
Bedrooms	6
Bathrooms	6
No. of separate WCs	1
No. of terraces	2
No. of parking spaces	2
Purchase price	11.600.000,00 €

Kind of property	Villa
Year of construction	2023
Condition	First occupancy
Main energy source	Wind / Water heat pump
Year of construction according to energy certificate	2023
Energy certificate valid until	11.08.2033

SUNLIFE HOMES MALLORCA S.L.

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Energy certificate	available	Energy efficiency class	B
Energy consumption	15,53 kWh/(m²a)	CO2 emission class	A

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Description

This exclusive, newly built luxury villa in Port Andratx, Mallorca, is situated on a prime hillside location above Cala Llamp and offers spectacular views of the Mediterranean Sea and the surrounding mountain landscape. Set on a plot of approximately 1,038 m², it combines modern architecture, the highest quality of construction, and exclusive living comfort.

The light-filled villa spans four levels and features a well-thought-out floor plan as well as floor-to-ceiling windows that harmoniously connect the interior and exterior spaces.

The main living level features a spacious living and dining area with an elegant gas fireplace and direct access to the terraces. The high-quality designer kitchen by Leicht, equipped with exclusive Gaggenau built-in appliances, blends seamlessly into the open-concept living space. This level is complemented by a bedroom with an en suite bathroom.

The upper floor features the spacious master suite with a walk-in closet and luxurious en suite bathroom, another bedroom with an en suite bathroom, and a stylish patio.

The lower level was designed as a private lifestyle space and offers a versatile family area that is ideal for use as a home theater, fitness center, or spa. Three additional bedrooms with en suite bathrooms and a utility room complete this level.

The entrance level features a spacious underground garage with multiple parking spaces, an electric vehicle turntable, utility rooms, and an impressive entrance area. A Schindler elevator conveniently connects all four levels.

The Mediterranean-style outdoor area features spacious sun and lounge terraces, covered seating areas, a summer kitchen, and a saltwater infinity pool with an integrated sun deck and whirlpool function. The unobstructed ocean view over Cala Llamp makes this villa an exceptional retreat in one of Mallorca's most exclusive locations.

Location

Port Andratx is one of the most exclusive residential areas in southwestern Mallorca and captivates visitors with its unique natural harbor, considered one of the most beautiful in the Mediterranean. The elegant marina is a popular gathering place for sailors and yacht owners and is lined with excellent restaurants, stylish cafés, and exclusive boutiques along the harbor promenade. Numerous swimming coves, water sports opportunities, and the impressive coastal landscape highlight the distinctive Mediterranean lifestyle. The renowned Club de Vela Puerto de Andratx is one of the island's most modern marinas. Golf enthusiasts can reach the famous Golf de Andratx in Camp de Mar in just a few minutes by car. The island's capital, Palma, as well as the international airport, are conveniently accessible in about 30 minutes.

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Furnishing description

- Plot approx. 1,038 m²
- Built area approx. 690 m²
- 6 bedrooms and 6 en suite bathrooms
- Saltwater infinity pool with sun shelf and whirlpool function
- Spacious sun terraces and lounge areas with outdoor kitchen
- Spectacular sea and mountain views
- Designer kitchen by Leicht with Gaggenau appliances
- Living area with gas fireplace
- Multi-purpose room for home cinema, gym or spa
- Premium Technogym fitness equipment
- Natural stone and parquet flooring
- Underfloor heating and air conditioning (hot/cold)
- Heat pump and solar heating system
- Schindler elevator serving all four levels
- Sonos sound system, built-in wardrobes and electric sun screens
- Underground garage with multiple parking spaces and rotating car platform
- Automatic garden irrigation system

Other data

For more information, please contact us, quoting property ID SHM0005.

All details regarding this property are based solely on information provided by our client. SUNLIFE HOMES MALLORCA assumes no liability for the completeness, accuracy, or timeliness of this information.
Registered real estate agent: GOIBE 482660 / 2024

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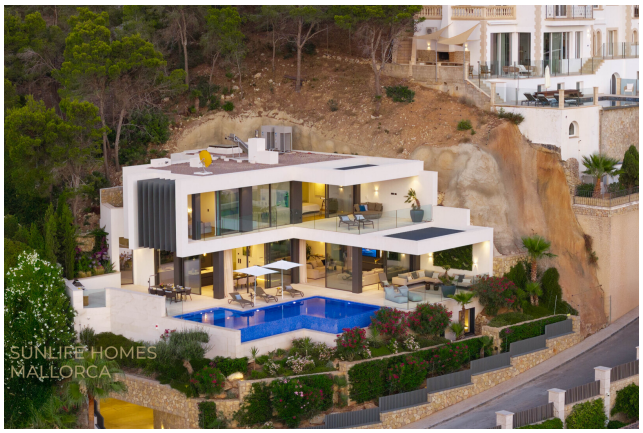












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