

Modern villa with pool, roof terrace and sea and harbor views in Port Andratx



Property: SHM0220 | 07157 Port Andratx

Plot size	1.089,00 sqm	Purchase price	6.950.000,00 €
Constructed area	650,00 sqm	Kind of property	Villa
Living area	358,00 sqm	Year of construction	2022
Usable area	650,00 sqm	Condition	Well maintained
Garden area	680,00 sqm	Energy certificate valid until	07.02.2033
Rooms	7	Energy certificate	available
Bedrooms	5	Energy efficiency class	B
Bathrooms	5	CO2 emission	9,3
No. of separate WCs	1	CO2 emission class	B
No. of terraces	4		
No. of parking spaces	2		

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Description

This modern luxury villa in Port Andratx impressively combines architectural sophistication, the highest quality construction and a completely barrier-free living concept in one of the most exclusive locations in the southwest of Mallorca. On a generous plot of 1,089 m², the villa offers a living area of around 358 m², complemented by a Mediterranean-style garden of around 680 m². The south-west orientation ensures all-day sunshine and fantastic views - especially from the phenomenal roof terrace with harbor and sea views.

Inside, the property impresses with spacious, light-flooded living areas, well thought-out floor plans and a harmonious sense of space on all levels. Flowing transitions between indoor and outdoor areas create an open living ambience.

The main house has three bedrooms, each with their own en-suite bathrooms, a spacious living and dining area and an open-plan kitchen from Next125, which is equipped with high-quality materials such as real wood fronts made from American walnut, ceramic worktops, a Bora hob and Siemens appliances. A guest WC and a utility room complete this area. A private fitness room, a garage for two cars and several motorcycles as well as practical built-in wardrobes underline the high level of comfort. An elevator connects all levels - from the garage to the roof terrace - and guarantees absolute accessibility. The elegant infinity pool with overflow and a separate pool changing room with shower and WC round off the offer.

A fully self-contained guest apartment with its own access offers two further bedrooms with en-suite bathrooms, a fully equipped Next125 kitchen, a living and dining area, a separate guest WC and a further utility room.

The villa is just a few minutes' walk from the Club de Vela marina and the harbor promenade of Port Andratx.

Location

Port Andratx, a charming and exclusive town on the southwest coast of Mallorca, is known for its luxurious properties and coveted harbor, which is a popular port of call for yachts. The charming beach promenade with first-class restaurants, cafés and boutiques invites you to linger and offers breathtaking views of the Mediterranean. Water sports and sailing enthusiasts will get their money's worth at the renowned Club de Vela del Puerto de Andratx, one of the best marinas on the island. The famous Golf de Andratx in Camp de Mar is just a few minutes away and is a paradise for golf lovers. Properties in Port Andratx not only offer an incomparable location, but also exclusive comfort and privacy in one of the most sought-after areas of Mallorca.

Furnishing description

The villa is equipped to a high standard and combines modern technology with stylish design. Schüco windows, electric venetian blinds and insect screens ensure comfort and security. A heat pump, underfloor heating and integrated air conditioning ensure a pleasant indoor climate.

Smart home system, cameras and access control offer modern control and security. Natural stone and real wood floors as well as designer bathrooms with brands such as Kaldewei, Alape and Duravit underline the quality. Designer furniture, atmospheric lighting and a private fitness area with massage table and table tennis round off the furnishing concept.

Other data

For further information, please contact us, quoting property no. SHM0220.

All information about this property is based exclusively on the information provided by our client. SUNLIFE HOMES MALLORCA S.L. assumes no liability for the completeness, accuracy and timeliness of this information. Registered real estate agent: GOIBE 482660 / 2024



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