



SUNLIFE HOMES
MALLORCA *Real Estate*

Premium villa with sea views in Puerto de Andratx



Property: SHM0282 | 07157 Port Andratx

Plot size	1.823,00 sqm	Bathrooms	3
Constructed area	573,00 sqm	No. of separate WCs	2
Living area	382,00 sqm	Purchase price	9.950.000,00 €
Usable area	573,00 sqm	Kind of property	Villa
Rooms	4	Energy certificate	in process
Bedrooms	3		

SUNLIFE HOMES MALLORCA S.L.

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Description

This luxurious villa is located in one of the most sought-after residential areas of Puerto de Andratx in the southwest of Mallorca and offers an exceptional Mediterranean living experience. The property is situated on a generous plot of 1,820 m² and impresses with a usable area of 573 m² and a living area of 382 m². Contemporary design, elegant architecture and light-flooded rooms give the villa an exclusive, modern ambience.

The spacious living and dining area opens up to several sunny terraces via floor-to-ceiling windows, creating a harmonious connection between indoor and outdoor areas. An optical garden patio ("green garden patio") reinforces the open feeling of space and brings Mediterranean nature directly into the interior of the house. The adjoining green zone ("zona verde") guarantees additional privacy, unobstructed sea views and spectacular sunsets that bathe the entire property in an impressive light every day.

The villa's outdoor areas offer numerous highlights: An elegant infinity pool with saltwater system, spacious terrace areas and an expansive roof terrace with BBQ area make this area perfect for relaxation and stylish entertaining. The modern BULTHAUP designer kitchen, an elegant spa and fitness area with sauna, a separate office space and an OTIS elevator to all levels underline the exclusive character of the property.

There is also the option of creating a separate guest house of approx. 100 m² - ideal for two further bedrooms and two bathrooms. The excavation work for this has already been completed.

This villa is the ideal home for discerning buyers looking for a modern luxury villa in Puerto de Andratx with high-quality fittings, plenty of privacy and incomparable sea views.

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

- 3 bedrooms
- 3 bathrooms
- 2 guest WCs
- BULTHAUP designer kitchen
- Infinity pool with salt water system and sea views
- Spacious roof terrace with BBQ area
- Spa & fitness area with sauna
- Separate office space - ideal for home office
- Gas fireplace
- OTIS elevator across all levels
- Double garage
- Underfloor heating
- Air conditioning via energy-efficient heat pump
- Hot water system with solar support
- KNX smart home system
- High-speed fiber optic internet
- Alarm & camera system
- Municipal water supply with water softener
- Option for a guest house (approx. 100 m², 2 bedrooms, 2 bathrooms) - excavation already completed

Other data

For further information, please contact us, quoting property no. SHM0282.

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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