



Property: C1864FH

## **Dream house with extension project in best residential area**

Villa, Port d'Andratx

4.450.000,00 €

## Data overview

PropNo	C1864FH
Type of property	House
Kind of property	Villa
Type of use	Residential
Type of commercialization	Purchase
Postcode	07157
City	Port d'Andratx
State	Balearic islands
Additional geographical information	Puerto Andratx
Constructed area	approx. 224 sqm
Living area	approx. 180 sqm
constructed area	approx. 224 sqm
Number of bedrooms	3
Number of bathrooms	3
Number of rooms	4
Plot size	approx. 1.450 sqm
Number of sep. toilets	1
Waste water connection	Yes
Year of construction	1985
Elevator	No lift
Type of parking space	Garage
Swimmingpool	Yes
Sea view	Yes
Kitchen	Fitted kitchen
Guest toilet	Yes
Heating type	Underfloor heating, Air Conditioning hot / cold (central)
Floor	Stone
Window	Double glazing, wooden
Cable Sat TV	Yes

Terrace	Yes
private garden	Yes
Parking spaces	1 Garage
Swimmingpool (private)	Yes
Year of construction	2020
Condition	Completely renovated
Purchase price	4.450.000,00 €

## Highlights

Complete renovation in 2020, natural materials, extension project available for 4 more bedrooms and another swimming pool, panoramic partial sea view, swimming pool, high quality fitted kitchen with Miele appliances, natural stone floors (zarci gray), underfloor heating, fireplace, air conditioning hot/cold, large terraces, KNX system, alarm system, garage, quiet residential area, only 1km from the marina.

## Description

This dream house was completely renovated and equipped in 2020 with great attention to detail. With the many natural materials and the warm harmonious colors, a feel-good oasis was created. The house offers an open living area with kitchen and dining area, a guest toilet, 2-3 bedrooms and 2-3 bathrooms. Due to the size of the plot, the house can still be extended if necessary. For this purpose, there is a design that provides up to four more bedrooms and another swimming pool. Another highlight are the many terrace areas around the swimming pool with BBQ corner and fantastic views into the greenery to the sea. The house also includes a garage for one car.

Pictures by Marco Richter

## Location

A great feature of this property is the somewhat elevated location with beautiful views and the proximity to the unique port of Andratx. So it is just 1km to the marina Club de Vela, where there is a small supermarket, a restaurant and there is even a sandy beach for swimming in the sea. Also other very popular restaurants like the restaurant Barlovento or the restaurant Verico can be reached very quickly. To the popular harbor promenade with a variety of boutiques, bars and restaurants are only 2 km away. Also other popular places in the southwest of Mallorca such as Camp de Mar or Puerto Portals are quickly accessible by car. The island capital Palme de Mallorca is about 25 minutes away by car.

## Other data

This house in Port Andratx is offered to you by your real estate agent HOLZMÜLLER - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions they reach us under [info@holzmueller-mallorca.com](mailto:info@holzmueller-mallorca.com) or by Whatsapp / telephone under 0034 603 367 779.

The information is based on information from the seller and is passed on without assumption of liability by us. We will of course verify this information before any sale by obtaining an extract from the land register.



## Images



Entrance



Floor



Kitchen



Kitchen





Dining



Living



Kitchen



Outdoor kitchen



Pool area



Sea view





Bedroom



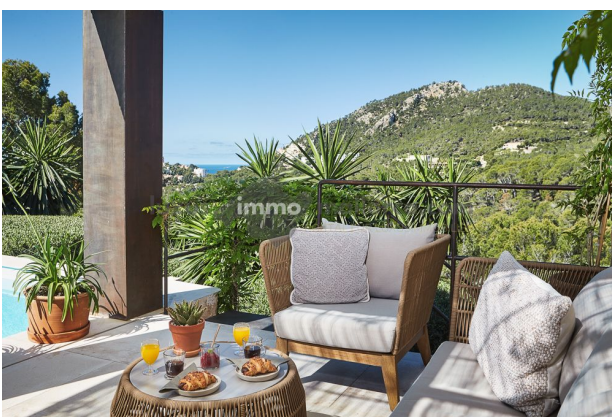
Bathroom



Bedroom



Terrace



Terrace



Sundeck





Sundeck



Sundeck



Sea view



Terrace



Villa



Swimmingpool



View



## Your contact person

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